

FOR SALE

730. S. Las Vegas Blvd, Las Vegas NV 89101

IREPLV, LLC 
Commercial Real Estate
Brokerage • Development • Property Management

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Property Highlights

- Office Condos Available
- 2,300sf - 4,500sf @ \$245/sf
- A mile from Federal & Municipal Courthouses
- A mile from City Hall
- A half-mile from Symphony Park
- Next to the Medical District & the Arts District

PROPERTY DETAILS - 730 S. LAS VEGAS BLVD



PROPERTY OVERVIEW

The Office @ 730 S. Las Vegas Blvd is a 2-story, +40,342 sq. ft. office building located in the heart of downtown at the corner of Gass Avenue and Las Vegas Boulevard. Accessibility to federal & municipal courthouses, as well as the Medical District, Symphony Park, the Arts District, and Fremont Street.

FIRST FLOOR - OFFICE CONDOS AVAILABLE

<u>Suite</u>	<u>RSF</u>	<u>PSF</u>
Suite 101	±3,679	\$245 PSF
Suite 102	±2,817	\$245 PSF
Suite 103	±2,723	In Escrow
Suite 104	±3,777	Sold
Suite 105	±3,259	\$245 PSF
Suite 106	±3,619	\$245 PSF

SECOND FLOOR - OFFICE CONDOS AVAILABLE

<u>Suite</u>	<u>RSF</u>	<u>PSF</u>
Suite 201	±3,662	\$245 PSF
Suite 202	±2,905	\$245 PSF
Suite 203	±2,702	\$245 PSF
Suite 204	±4,503	\$245 PSF
Suite 205	±1,574	\$245 PSF
Suite 206	±4,903	Leased

SURROUNDING AREA - 730. S. LAS VEGAS BLVD



FEDERAL COURTHOUSE



SMITH'S CENTER



MEDICAL DISTRICT



CLEVELAND CLINIC

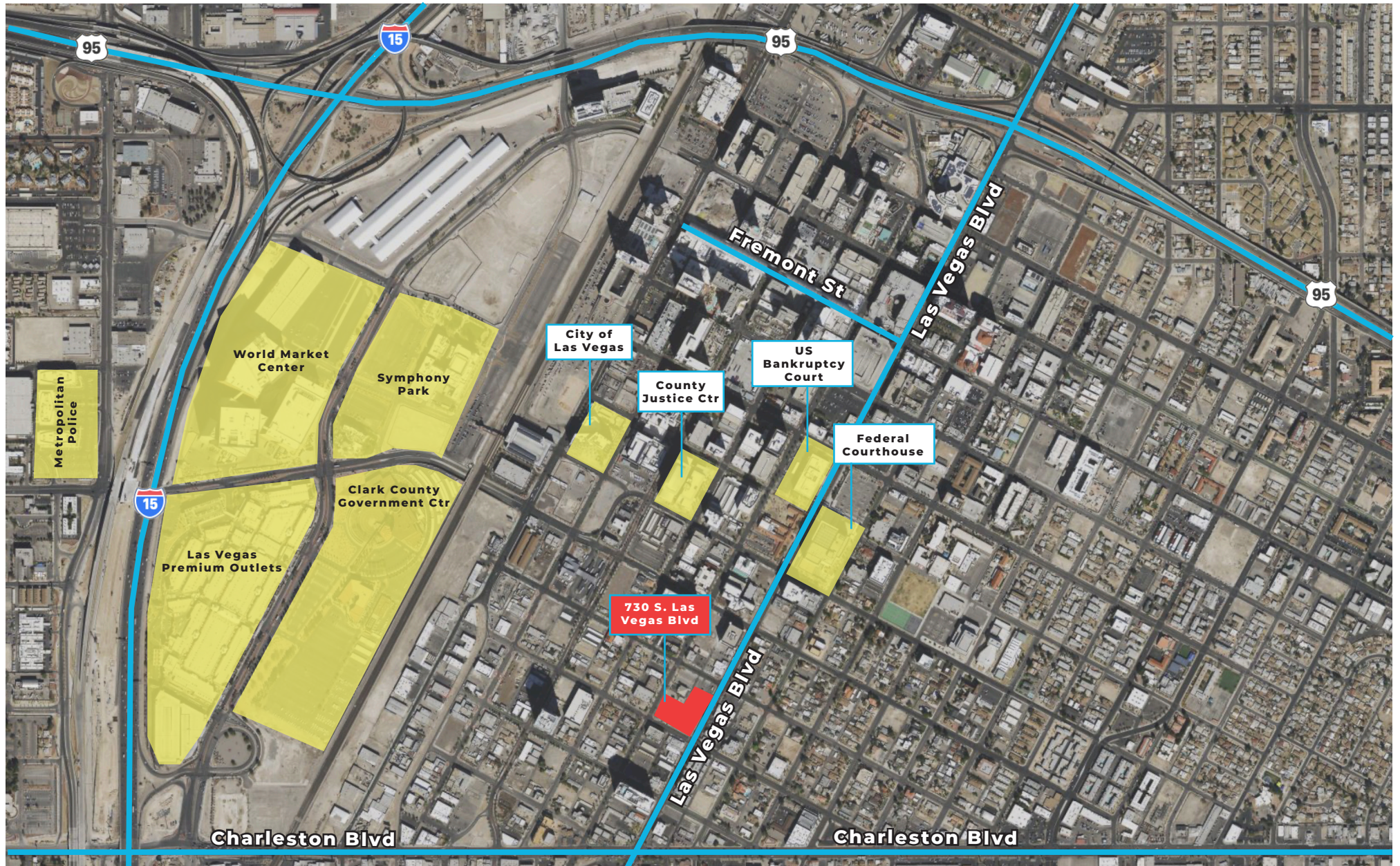


DISCOVERY MUSEUM

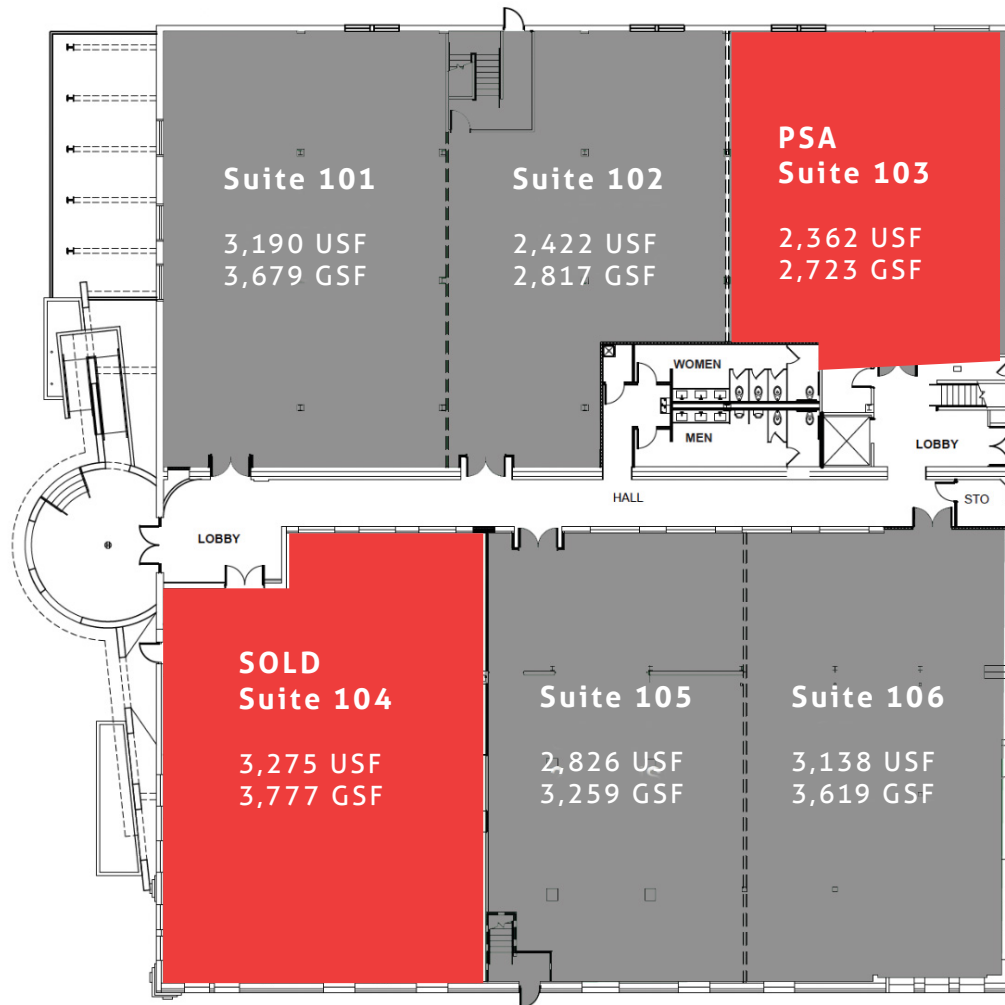


WORLD MARKET CENTER

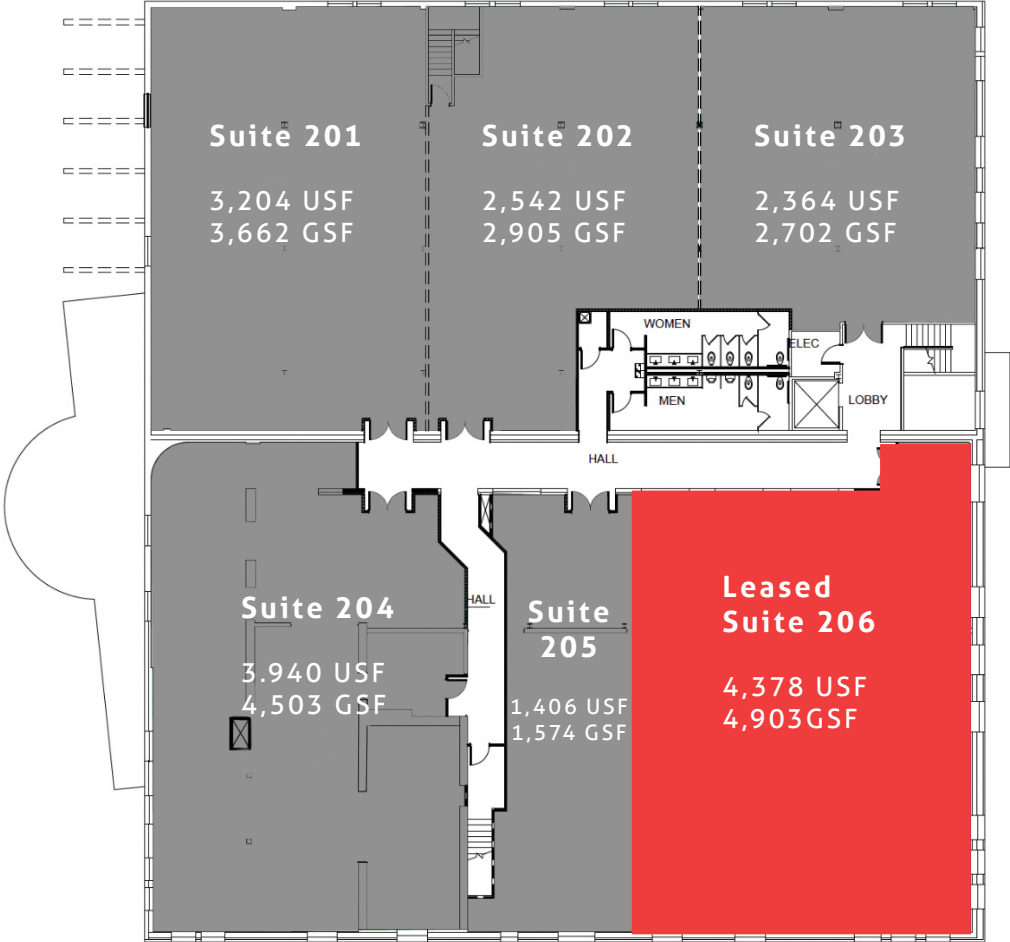
AERIAL MAP - 730 S. LAS VEGAS BLVD



LEVEL 1 - FLOOR PLAN - 730 S. LAS VEGAS BLVD



LEVEL 2 - FLOOR PLAN - 730 S. LAS VEGAS BLVD



LEASE vs. OWN ANALYSIS - 2,700sf



For more information contact us.
 Your SBA 504 Expert
 Chris Hunter
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Own	
Building Shell Price (\$245 psf)	\$661,500
Interior Improvements (\$75 psf-estimate)	\$202,500
Total Project Cost	\$864,000

Start-Up Costs		
Cash Down Payment	10%	\$86,400
Estimated Bank Fees	1.50%	\$6,480
Estimated Appraisal & Environmental		\$5,800
Total Cash Required		\$98,680

Monthly Costs		
Mortgage Payment (monthly)	\$1.96	\$5,284
Association Fees	\$0.40	\$1,080
Total Monthly Payment	\$2.36 PSF	\$6,364

Total Adjusted Monthly Costs		
Total Monthly Payment	\$2.36	\$6,364
Less Depreciation	(\$0.55)	-\$1,477

\$4,886.91 **\$1.81 PSF**

Forecasted Ownership Benefits	
Monthly Mortgage Payment in 10 years	\$5,284
Cash Savings After 10 Years	\$171,667
Equity After 10 Years	\$427,146

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

Lease	
Monthly Lease Rate	\$5,400
Lease Rate per Sq. Ft.*	\$2.00 PSF

*Increases to \$2.62 PSF in Year 10

Start-Up Costs		
Prepaid Lease	2 Months Rent	\$10,800
Security Deposit	1 Months Rent	\$5,400
Total Cash Required		\$16,200

Monthly Costs		
Lease Payment	\$2.00	\$5,400
Cam Fees	\$0.40	\$1,080
Total Monthly Payment	\$2.40 PSF	\$6,480

Total Adjusted Monthly Costs		
Total Monthly Payment	\$2.40	\$6,480
Less Depreciation	\$0.00	\$0

\$6,480.00 **\$2.40 PSF**

Forecasted Cost of Continuing to Lease	
Monthly Lease Payment in 10 years	\$7,926
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumptions: Assumes lease rate increase of 3% each year.

90% Financing Example						
Financing Package	%	Loan Size	Term	Rate	Monthly Pymt	
Bank 1st Mortgage	50%	\$432,000	25 Years	6.50%	\$	2,916.89
SBA 504 2nd Mortgage	40%	\$356,000	25 Years	6.33%	\$	2,366.94
Total Financing		\$788,000		6.42%	\$	5,283.84

Bank interest rate and terms are estimated. Actual rate negotiated with Lender
 SBA loan includes SBA fees of \$10,000 (2.15% plus \$2,500 in closing Costs)

LEASE vs. OWN ANALYSIS - 3,600sf



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Own	
Building Shell Price (\$245 psf)	\$882,000
Interior Improvements (\$75 psf-estimate)	\$270,000
Total Project Cost	\$1,152,000

Start-Up Costs

Cash Down Payment	10%	\$115,200
Estimated Bank Fees	1.50%	\$8,640
Estimated Appraisal & Environmental		\$5,800
Total Cash Required		\$129,640

Monthly Costs

Mortgage Payment (monthly)	\$1.96	\$7,041
Association Fees	\$0.40	\$1,440
Total Monthly Payment	\$2.36 PSF	\$8,481

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.36	\$8,481
Less Depreciation	(\$0.55)	-\$1,969

\$6,511.45 **\$1.81 PSF**

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$7,041
Cash Savings After 10 Years	\$231,355
Equity After 10 Years	\$570,039

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

Lease	
Monthly Lease Rate	\$7,200
Lease Rate per Sq. Ft.*	\$2.00 PSF

*Increases to \$2.62 PSF in Year 10

Start-Up Costs

Prepaid Lease	2 Months Rent	\$14,400
Security Deposit	1 Months Rent	\$7,200
Total Cash Required		\$21,600

Monthly Costs

Lease Payment	\$2.00	\$7,200
Cam Fees	\$0.40	\$1,440
Total Monthly Payment	\$2.40 PSF	\$8,640

Total Adjusted Monthly Costs

Total Monthly Payment	\$2.40	\$8,640
Less Depreciation	\$0.00	\$0

\$8,640.00 **\$2.40 PSF**

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$10,569
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumptions: Assumes lease rate increase of 3% each year.

90% Financing Example

Financing Package	%	Loan Size	Term	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$576,000	25 Years	6.50%	\$ 3,889.19
SBA 504 2nd Mortgage	40%	\$474,000	25 Years	6.33%	\$ 3,151.49
Total Financing		\$1,050,000		6.42%	\$ 7,040.68

Bank interest rate and terms are estimated. Actual rate negotiated with Lender

SBA loan includes SBA fees of \$13,000 (2.15% plus \$2,500 in closing Costs)



CALL US FOR MORE INFO

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