

# INDUSTRIAL FOR LEASE/SALE

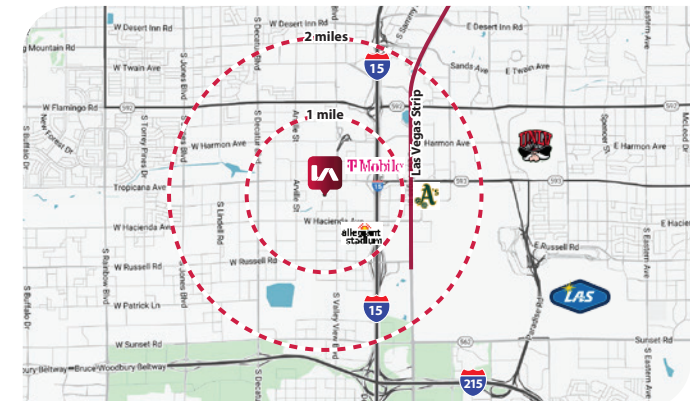
## FREESTANDING ±10,505 SF BUILDING WITH ½ ACRE YARD/PARKING

5035 SCHUSTER STREET, LAS VEGAS, NV 89118



### PROPERTY OVERVIEW

<b>LEASE RATE:</b>	\$1.45/SF/MO (Absolute Net)
<b>SALE PRICE:</b>	\$3,495,000
<b>SIZE:</b>	±10,505 SF (±1,150 SF Office)
<b>SITE:</b>	0.73 AC
<b>CONCRETE YARD:</b>	±0.48 AC (Includes Parking)
<b>LOADING:</b>	> 2 Grade Doors (14'x12') > 1 Dock Well
<b>RESTROOMS:</b>	2
<b>POWER:</b>	400 amps (220/240 volt)
<b>ZONING:</b>	Industrial Light (IL)-CC



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View and download more information at:  
[www.5035Schuster.info](http://www.5035Schuster.info)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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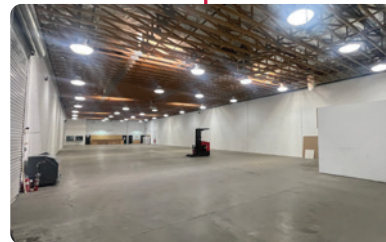
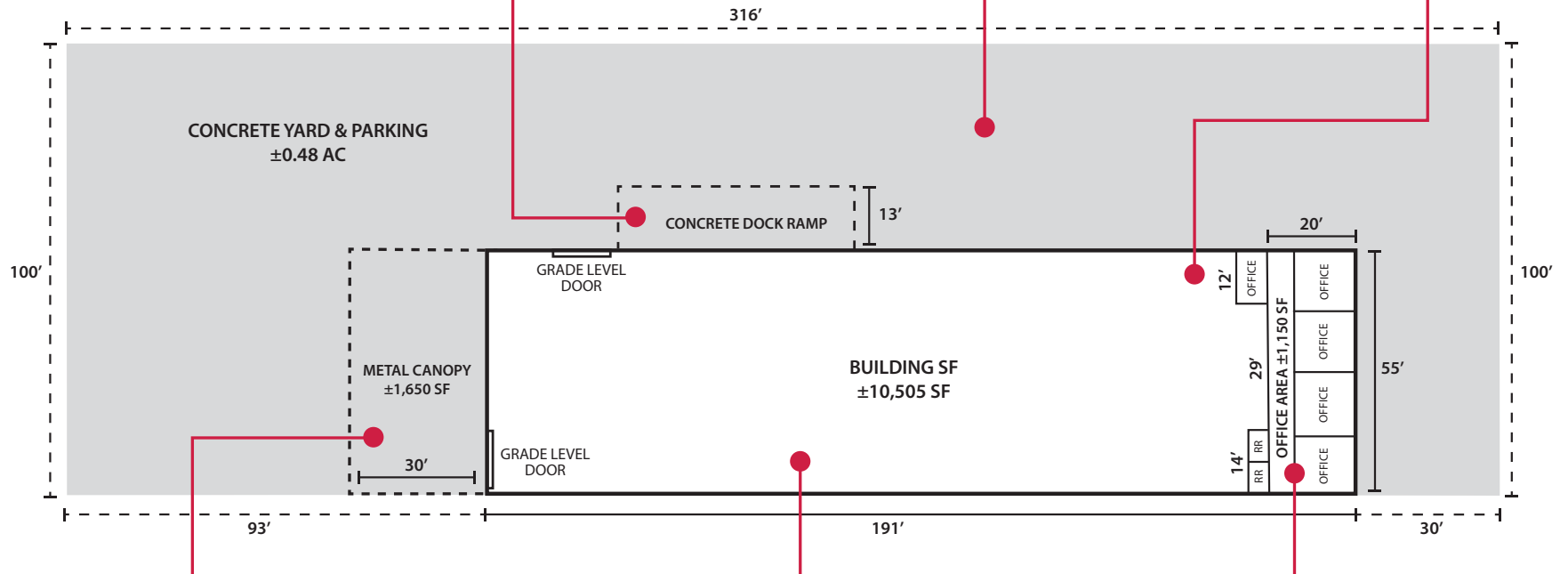
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**SITE PLAN**



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## LAS VEGAS / NEVADA

Nevada Ranks #1 Best State for Infrastructure  
(Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada Ranks #2 State for Job Growth

Source: Bureau of Labor Statistics (2021)

Nevada #6 State for Economy  
(Business Environment, Employment, Growth)

Source: US News State Rankings (2021)



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## FAVORABLE TAX CLIMATE

- » No Corporate Income Tax
- » No Inventory Tax
- » No Franchise Tax
- » No Personal Income Tax
- » No Inheritance Tax
- » No Estate Tax
- » No Unitary Tax

## WHY LAS VEGAS?

A Global destination with more than 42 million annual visitors, Las Vegas boasts one of the country's fastest growing economies. With no state or corporate taxes, low cost of living, international airport, world-class amenities, moderate year-round climate and business-friendly policies, Las Vegas is also one of the nation's up-and-coming tech talent markets.

INNOVATE VEGAS



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## Small Business Administration Lending



**Prepared For:** Lee & Associates  
**Property Address:** 5035 Schuster Sreet  
Las Vegas, NV 89118

**As of Date:** 10/22/2024

**Business Development Officer:**  
**Phone Number:**  
**Email Address:**  
**Address:**

**Guy Gugino**  
**702.498.9642**  
[guy.gugino@midfirst.com](mailto:guy.gugino@midfirst.com)  
5888 W Sunset Road, Suite 104  
Las Vegas, Nevada 891118

Guy Gugino  
 Phone Number: 702.498.9642

Loan Type: SBA 7(a)

**90% LTV Owner Occupied Commercial Real Estate Financing**

<b>Date:</b>	10/22/2024		
<b>Project Cost</b>			
Purchase Price	\$333	per square foot	\$ 3,495,000
SBA Guarantee Fee		(estimate)	83,000
7(a) Packaging Fee		(estimate)	1,500
<u>Closing Costs (see below)</u>		(estimate)	11,000
<b>Total Project Cost</b>			<b>\$ 3,590,500</b>
<b>Down Payment</b>			<b>\$ 359,050</b>
<b>Total Loan Amount</b>			<b>\$ 3,231,450</b>
<b>Loan Details</b>			
SBA 7(a) Loan Amount			\$ 3,231,450
Loan Rate (see below)			7.30% estimate
Loan Term (in years)			25
Monthly Payment			\$ 23,461
Monthly Occupancy Cost (P+I)			\$ 2.23 per square foot

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend. All credit decisions are subject to credit qualification

Closing costs are estimated and represent fees for the following; appraisal, environmental, title/escrow

Loan rate is an estimate only based on the wide variety of interest rate options. A final Loan Rate is subject to full credit analysis.

Prepared for: Lee & Associates  
 10/22/2024

**Guy Gugino**

Phone Number: 702.498.9642

**Loan Type: SBA 504**

**90% LTV Owner Occupied Commercial Real Estate Financing**

**Date: 10/22/24**

**Property Description: 10,505 Square Foot Commercial Building**

**Project Cost**

Purchase Price	\$333 per square foot	\$	3,495,000
CDC Debenture Fee (2.65% total by CDC)	(estimate)		32,055
CDC Origination Fee	(estimate)		2,500
Bank Loan Fee (1.5% approx)	(estimate)		29,412
<u>Other Fees: appraisal, environent, title, legal</u>	(estimate)		13,500
<b>Total Project Cost</b>		<b>\$</b>	<b>3,572,467</b>

**Cash Down Payment (10%)** **\$ 357,247**

**Total Loan Amount (includes 1st & 2nd mortgage)** **\$ 3,215,221**

<b>Loan Details</b>	<b>MidFirst 1st Mortgage</b>	<b>SBA 504 2nd Mortgage</b>	<b>Combined Loans</b>	
Loan Amount	1,959,702	1,255,519	<b>\$ 3,215,221</b>	
Loan Rate	7.30%	5.76%	<b>6.70%</b>	Loan Adjustable 10 years
Loan Term (in years)	25	25		
Amortization Term (in years)	25	25		
Monthly Payment	14,228	7,906	<b>\$ 22,134</b>	
Monthly Occupancy Cost (P+I)			<b>\$ 2.11</b>	per square foot

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Prepared for: Lee & Associates  
10/22/2024

Guy Gugino

Phone Number: 702.498.9642

## Own vs. Lease Comparison With SBA 7a Loan

### • Loan Information •

Date:	10/22/24
Property Description:	10,505 Sq Ft Commercial Building
Loan Amount:	\$3,231,450
Interest Rate (estimate):	7.30%
Term Due in years:	25
Monthly Payment:	\$23,461

### • Own •

<b>Purchase Assumptions:</b>		
<b>Project Cost</b>		<b>\$3,590,500</b>
<b>Start-up costs</b>		
Cash down payment of 10.00%		\$359,050
<b>Monthly Cost (est.)</b>		
	Per Sq. Ft.	Amount
Mortgage payment	\$2.23	\$23,461
Operating costs	\$0.13	\$1,366
<u>Association Dues</u>	<u>0.00</u>	<u>0</u>
Total Monthly Costs	\$2.36	\$24,827
<b>Monthly Ownership Benefits</b>		
Monthly Depreciation estimate <sup>(1)</sup>		\$7,672
Tenant income (if applicable)		\$0
<u>Monthly appreciation estimate: (1.00% annualized)</u>		<u>\$2,992</u>
<b>Total Ownership Benefits</b>		<b>\$10,664</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>		<b>\$14,163</b>

### • Lease •

<b>Lease Assumptions:</b>		
<b>Rent per square foot per month</b>		<b>\$1.45</b>
<b>Rent per month</b>		<b>\$15,232</b>
<b>Start-up costs</b>		
Prepaid rent and security deposit (Equal to 2 months rent)		\$30,465
<b>Monthly Cost (est.)</b>		
	Per Sq. Ft.	Amount
Rent payment	\$1.45	\$15,232
Operating costs	\$0.13	\$1,366
<u>Association Dues</u>	<u>0.00</u>	<u>0</u>
Total Monthly Costs	\$1.58	\$16,598
<b>Monthly Ownership Benefits</b>		
Monthly depreciation estimate:		N/A
Tenant income		N/A
<u>Monthly appreciation estimate:</u>		<u>N/A</u>
<b>Total Ownership Benefits</b>		<b>N/A</b>
<b>TOTAL EFFECTIVE MONTHLY COST</b>		<b>\$16,598</b>

### • Property Value and Owner's Equity <sup>(2)</sup> •

<u>Time Period</u>	<u>Property Value</u>	<u>Loan Balance</u>	<u>EQUITY</u>
Year 5	\$3,673,280	\$2,957,032	<b>\$716,248</b>
Year 10	\$3,860,654	\$2,562,166	<b>\$1,298,488</b>
Year 15	\$4,057,586	\$1,993,985	<b>\$2,063,601</b>
Year 20	\$4,264,564	\$1,176,417	<b>\$3,088,147</b>

<sup>(1)</sup> Depreciation is estimated based upon 100.0% allocation of purchase price to building cost that is depreciated over 39 years.

<sup>(2)</sup> Owner's equity calculation assumes annual appreciation rate of 1.00% and a constant interest rate as outlined above. The 7(a) interest rate is subject to changes to Prime rate.

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Guy Gugino

Phone Number: 702.498.9642

Cell Number: 702.498.9642

## Own vs. Lease Comparison With SBA 504 Loan

• Loan Information •		
Date: 10/22/24		
Property Description: 10,505 Sq Ft Commercial Building		
	<u>MidFirst Loan</u>	<u>SBA Loan</u>
Loan Amount:	\$1,959,702	\$1,255,519
Interest Rate (est.):	7.30%	5.76%
Amortization in years:	25	25
Term in years:	25	25
Monthly Payment:	\$14,228	\$7,906

• Own •		
<b>PURCHASE ASSUMPTIONS:</b>		
Project Cost		\$3,572,467
<b>START-UP COSTS</b>		
Cash down payment (10.00%)		\$357,247
<b>MONTHLY COSTS</b>	Per Sq. Ft.	Amount
Mortgage payment	\$2.11	\$22,134
Operating costs	\$0.13	\$1,366
Association Dues	0.00	0
Total Monthly Costs	2.24	23,500
<b>MONTHLY OWNERSHIP BENEFITS</b>		
Monthly Depreciation estimate <sup>(1)</sup>		7,633
Tenant income		0
Monthly appreciation estimate: (1.00% annualized)		2,977
Total Ownership Benefits		10,611
<b>TOTAL EFFECTIVE MONTHLY COST</b>		<b>\$12,889</b>

• Lease •		
<b>LEASE ASSUMPTIONS:</b>		
Rent per square foot per month		\$1.45
Rent per month		\$15,232
<b>START-UP COSTS</b>		
Prepaid rent and security deposit (Equal to 2 months rent)		\$30,465
<b>MONTHLY COSTS</b>	Per Sq. Ft.	Amount
Rent payment	\$1.45	\$15,232
Operating costs	\$0.13	\$1,366
Association Dues	0.00	0
Total Monthly Costs	\$1.58	\$16,598
<b>MONTHLY OWNERSHIP BENEFITS</b>		
Monthly depreciation estimate:		N/A
Tenant income		0
Monthly appreciation estimate:		N/A
Total Ownership Benefits		N/A
<b>TOTAL EFFECTIVE MONTHLY COST</b>		<b>\$16,598</b>

• Property Value and Owner's Equity <sup>(2)</sup> •			
<u>Time Period</u>	<u>Property Value</u>	<u>Loan Balance</u>	<u>EQUITY</u>
Year 5	\$3,673,280	\$2,918,463	<b>\$754,817</b>
Year 10	\$3,860,654	\$2,456,194	<b>\$1,404,460</b>
Year 15	\$4,057,586	\$1,858,539	<b>\$2,199,047</b>
Year 20	\$4,264,564	\$1,124,754	<b>\$3,139,811</b>

<sup>(1)</sup> Depreciation is estimated based upon 100.0% allocation of purchase price to building cost that is depreciated over 39 years.

<sup>(2)</sup> Owner's equity calculation assumes annual appreciation rate of 1.00% and a constant interest rate as outlined above. Rate may be subject to change.

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