

# FOR SALE

3365 Pepper Lane, Las Vegas, NV 89120



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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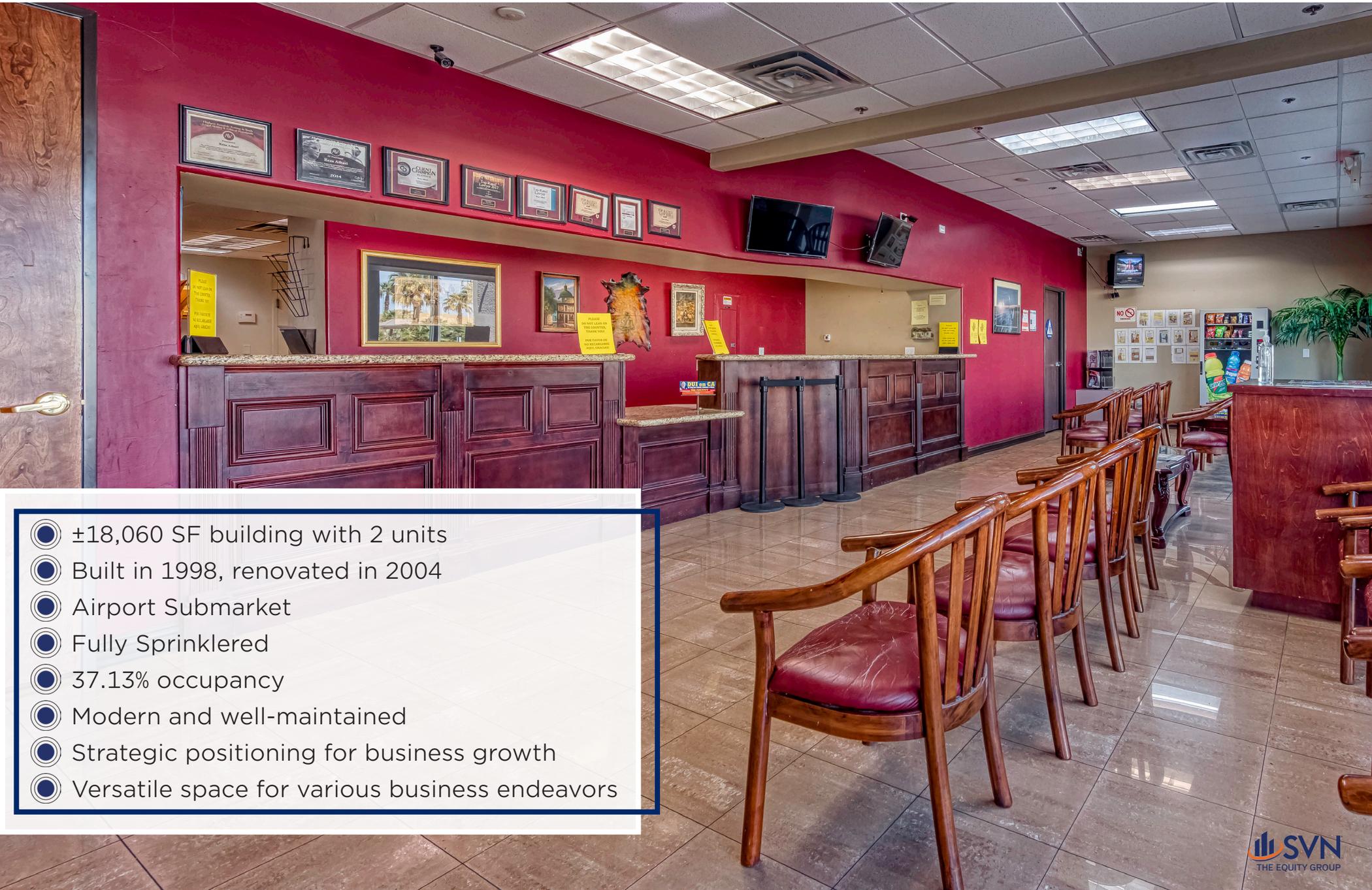
# OFFERING SUMMARY

# 04

Experience a prime investment opportunity with this impressive property, offering a ±18,060 SF building with two units, ideally located in the Las Vegas area. Built in 1998 and renovated in 2004, this property exudes modernity and potential. Zoned Industrial Park (IP), it presents a versatile space for a range of business endeavors. With current occupancy at 37.13%, there is considerable potential for growth and value appreciation. This well-maintained and strategically positioned property offers a compelling opportunity for office building investors seeking a solid return on investment in a dynamic market.

Discover the vibrant setting surrounding the property in Las Vegas, NV. This bustling area offers easy access to the renowned Las Vegas Strip, providing a plethora of entertainment, dining, and nightlife options for both visitors and residents alike. Additionally, the location boasts proximity to Harry Reid International Airport, making travel convenient for businesses and clients. Nearby attractions such as the Las Vegas Convention Center and the University of Nevada, Las Vegas, contribute to the area's dynamic atmosphere and attract a diverse array of individuals. With a thriving business environment and an abundance of amenities at your fingertips, the location presents an enticing opportunity for office building investors and tenants.





- ±18,060 SF building with 2 units
- Built in 1998, renovated in 2004
- Airport Submarket
- Fully Sprinklered
- 37.13% occupancy
- Modern and well-maintained
- Strategic positioning for business growth
- Versatile space for various business endeavors



# PROPERTY DETAILS

# 07



## PRICE

<b>Sale Price</b>	<b>\$2,500,000</b>
<b>Square Feet</b>	<b>±18,060</b>
<b>Price Per Square Foot</b>	<b>\$138.42</b>
<b>Occupancy</b>	<b>37.13%</b>
<b>Proforma NOI</b>	<b>\$323,027</b>
<b>Proforma CAP Rate</b>	<b>12.92%</b>

## PROPERTY DETAILS

<b>Property Address</b>	3365 Pepper Lane, Las Vegas, NV 89120
<b>Property Type</b>	Professional Office
<b>Parcel Number</b>	162-36-703-012
<b>Parcel Size</b>	±0.67 Acres
<b>Zoning</b>	Designed Manufacturing (MD)
<b>Parking Ratio</b>	3.25 Per 1,000
<b>Year Built</b>	1998

# RENT ROLL 08

## 3365 Pepper Lane - As-Is Rent Roll

Suite #	Tenant	% of Total	RSF	Start	End	Lease Type	CAM	Rate / RSF	Monthly Rent	Annualized
100	Reza Athari & Associates	37.13%	6,705	COE	COE + 5 Years	NNN	\$2,682.00	\$1.49	\$10,000.00	\$120,000.00
200	Vacant	62.87%	11,355	-	-	-	-	-	-	-
<b>Occupied</b>		<b>37.13%</b>	<b>6,705</b>				<b>\$2,682.00</b>		<b>\$10,000.00</b>	<b>\$120,000.00</b>
<b>Vacant</b>		<b>62.87%</b>	<b>11,355</b>							
<b>Total</b>		<b>100.00%</b>	<b>18,060</b>							

Rent Income :	\$120,000.00
CAM:	\$32,184.00
Total Income :	\$152,184.00
Total Expenses (1) :	\$86,688.00
Net Operating Income :	\$65,496.00

Notes:  
 (1) CAM Estimated at \$0.40 PSF

## 3365 Pepper Lane - Proforma Rent Roll

Suite #	Tenant	% of Total	RSF	Start	End	Lease Type	CAM	Rate / RSF	Monthly Rent	Annualized
100	Reza Athari & Associates	37.13%	6,705	COE	COE + 5 Years	NNN	\$2,682.00	\$1.49	\$10,000.00	\$120,000.00
200	Future Tenat	62.87%	11,355	TBD	TBD	NNN	\$4,542.00	\$1.49	\$16,918.95	\$203,027.40
<b>Occupied</b>		<b>100.00%</b>	<b>18,060</b>				<b>\$7,224.00</b>		<b>\$26,918.95</b>	<b>\$323,027.40</b>
<b>Vacant</b>		<b>0.00%</b>	<b>0</b>							
<b>Total</b>		<b>100.00%</b>	<b>18,060</b>							

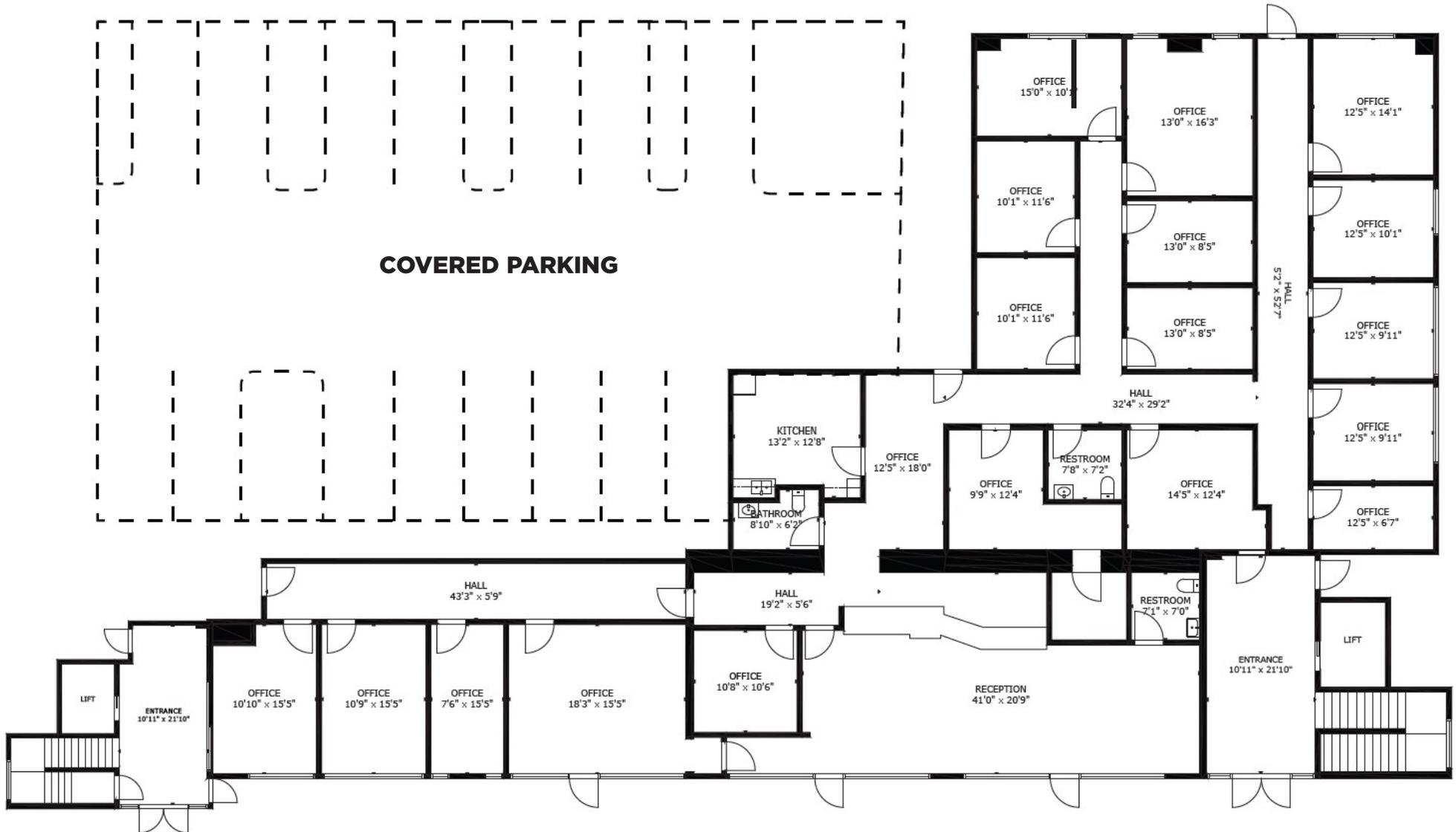
  

Rent Income :	\$323,027.40
CAM:	\$86,688.00
Total Income :	\$409,715.40
Total Expenses (1) :	\$86,688.00
Net Operating Income :	\$323,027.40

Notes:  
 (1) CAM Estimated at \$0.40 PSF  
 (2) Rent Roll makes the assumption a "Future Tenant" is secured to lease the second floor on a 60 month NNN Lease at \$1.49 PSF NNN

# FLOOR PLAN - FIRST FLOOR

09



# FLOOR PLAN - SECOND FLOOR

# 10



## Reza Athari, Mills & Fink, PLLC

Reza Athari & Associates is a law firm specializing in Immigration and Nationality Law in Las Vegas Nevada. They are a multi-jurisdictional law office headquartered in Las Vegas, Nevada. Their immigration lawyers in Las Vegas and Utah represent individuals and businesses throughout the United States and around the globe. Their immigration attorneys have extensive experience in all aspects of immigration law. They can help with cases such as obtaining green cards, naturalization, asylum, removal/deportation defense, and business or temporary visas. Their firm can also assist with family law, criminal defense, and personal injury cases in Las Vegas, Nevada.

<b>Year Established</b>	<b>October 1997</b>
<b>Ownership</b>	<b>Private</b>
<b>Headquarters</b>	<b>Las Vegas, NV</b>
<b>Website</b>	<b><a href="http://www.atharilaw.com">www.atharilaw.com</a></b>



# SBA FINANCING VS. LEASE

# 11

## Own vs. Lease Comparison

SBA 504 Loan Program - 3365 Pepper Ln, Las Vegas, Nevada 89120



Property Square Footage 18,060 sf

Own	
Purchase Price	\$2,500,000
Improvements	\$0
Other (contingency, interest reserve, etc.)	\$0
Total Project Cost	\$2,500,000
Total Price per Sq. Ft.	\$138.43 PSF

Lease	
Monthly Lease Rate	\$27,090
Rented Sq. Ft.	18,060 sf
Lease Rate per Sq. Ft.	\$1.50 PSF

### Start-Up Costs

Cash Down Payment	10%	\$250,000
Estimated Bank Fees	1.00%	\$12,500
Estimated Appraisal & Environmental		\$4,800
Estimated Escrow & Title		\$9,685
Other Fees		\$11,515
<b>Total Cash Required</b>		<b>\$250,000</b>

### Start-Up Costs

Lease	1 Months Rent	\$27,090
Security Deposit		\$13,545
Leasehold Improvements		\$0
<b>Total Cash Required</b>		<b>\$40,635</b>

### Monthly Costs

Mortgage Payment (monthly)	\$0.82	\$14,773
Property Taxes	\$0.10	\$2,250
Insurance	\$0.05	\$903
Cams	\$0.45	\$8,127
	\$0.00	\$0
<b>Total Monthly Payment</b>	<b>\$1.44 PSF</b>	<b>\$26,053</b>

### Monthly Costs

Lease Payment	\$1.50	\$27,090
Property Taxes	\$0.00	\$0
Insurance	\$0.05	\$903
Cams	\$0.45	\$8,127
<b>Total Monthly Payment</b>	<b>\$2.00 PSF</b>	<b>\$36,120</b>

### Total Adjusted Monthly Costs

Total Monthly Payment	\$1.44	\$26,053
Less Depreciation	(\$0.24)	-\$4,274

### Total Adjusted Monthly Costs

Total Monthly Payment	\$2.00	\$36,120
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**\$21,779.08**      \$1.21 PSF

**\$36,120.00**      \$2.00 PSF

### Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$14,773
Cash Savings After 10 Years	\$2,146,049
Equity After 10 Years	\$1,254,735

Assumptions: Depreciation est. at 80% allocation of purchase price.  
Equity assumes 2% annual building appreciation

### Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$47,128
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumes annual lease rate increase of 3%

### 90% Financing Example

Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$1,250,000	10 Yrs	25 Yrs	6.25%	\$ 8,246
SBA 504 2nd Mortgage	40%	\$1,032,000	25 Yrs	25 Yrs	5.81%	\$ 6,527

\*Includes financed SBA fee of \$32,000  
\*SBA Fee is estimated at 2.65% plus a \$5,000 legal fee. All SBA fees are financed in the 504 loan.

# AREA MAP 12



E6S FITNESS  
cricket wireless

Walmart  
Panera BREAD  
LOWE'S  
ROSS DRESS FOR LESS  
Starbucks

THE HOME DEPOT  
T-Mobile  
SUBWAY

Albertsons  
Pollo Loco  
EASTMAN BROS BAGELS  
CVS

La Bonita SUPERMARKETS  
Chevron



# DEMOGRAPHICS

# 13

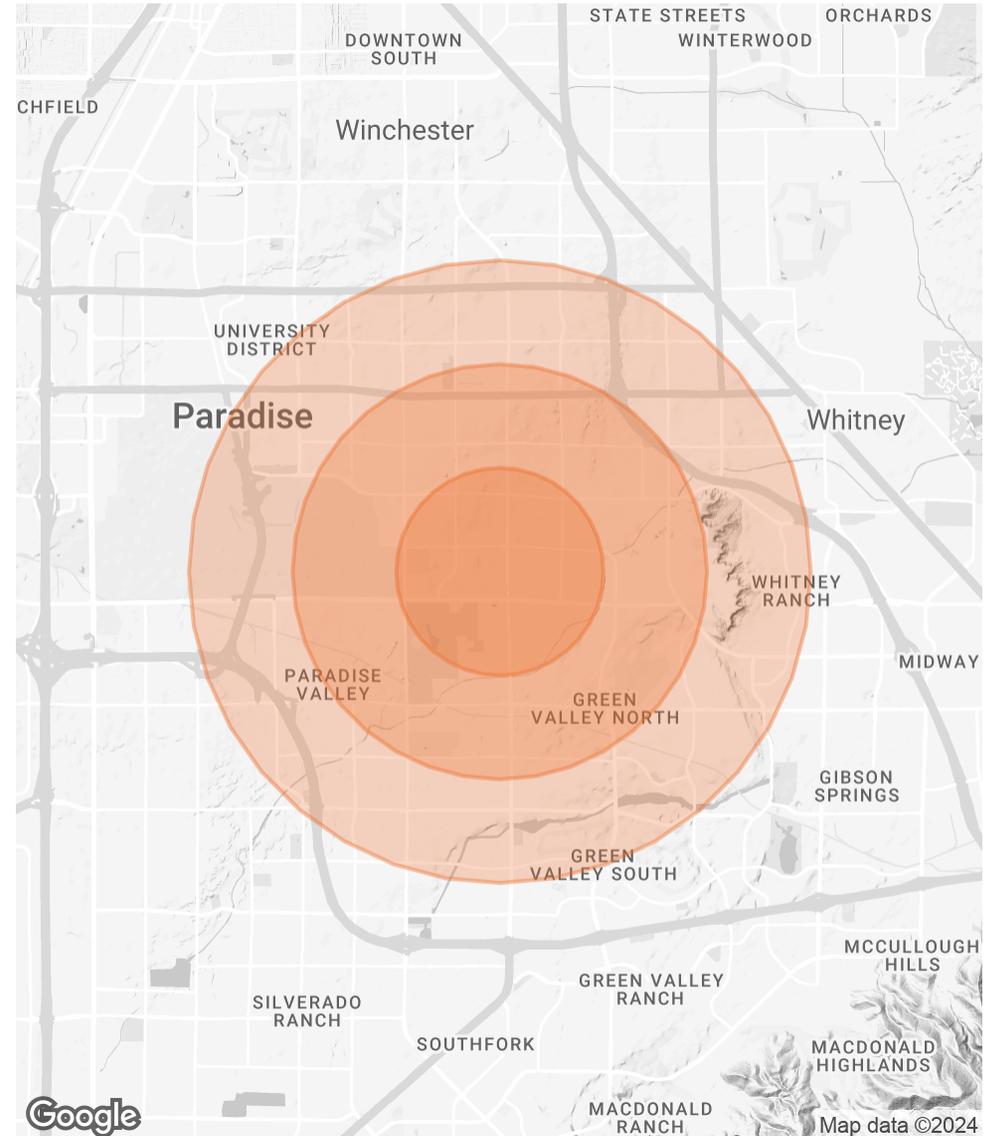
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	5,894	53,432	145,974
<b>AVERAGE AGE</b>	46	42	41
<b>AVERAGE AGE (MALE)</b>	45	41	41
<b>AVERAGE AGE (FEMALE)</b>	47	43	42

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	2,468	22,085	59,064
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$94,979	\$92,204	\$87,956
<b>AVERAGE HOUSE VALUE</b>	\$610,104	\$512,371	\$458,426

Demographics data derived from AlphaMap





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