

# Fountain Park Medical

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FOR MORE INFORMATION CALL  
LAWRENCE STRYCHALSKI AT  
702-781-3117  
10% DOWNPAYMENT

OFFERING MEMORANDUM

3650 S. Eastern Ave  
Las Vegas, NV 89169



# Fountain Park Medical

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*International Realty*

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B.1003087.CORP

# FOUNTAIN PARK MEDICAL

01 Executive Summary

Investment Summary

01

## OFFERING SUMMARY

ADDRESS	3650 S. Eastern Ave Las Vegas NV 89169
COUNTY	Clark
NET RENTABLE AREA (SF)	10,650 SF
LAND ACRES	0.16
YEAR BUILT	1984
YEAR RENOVATED	2015
APN	162-13-213-001
OWNERSHIP TYPE	Other

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,540,000
PRICE PSF	\$144.60
OCCUPANCY	100%
NOI (CURRENT)	\$115,420
NOI (Pro Forma)	\$129,043
CAP RATE (CURRENT)	7.49%
CAP RATE (PRO FORMA)	8.38%
CASH ON CASH (CURRENT)	10.94%
CASH ON CASH (PRO FORMA)	13.16%

## PROPOSED FINANCING

Owner will carry	
LOAN TYPE	Interest Only
DOWN PAYMENT	\$580,000
LOAN AMOUNT	\$960,000
INTEREST RATE	5.00%
LOAN TERMS	3 years
ANNUAL DEBT SERVICE	\$48,000
LOAN TO VALUE	62%

**Notes** Owner might carry, 5% interest only, 3 years with 40% down payment

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	18,210	198,556	490,442
2019 Median HH Income	\$44,780	\$37,826	\$39,793
2019 Average HH Income	\$63,582	\$54,721	\$56,066



# FOUNTAIN PARK MEDICAL

## Property Description

Property Features

Property Images

02

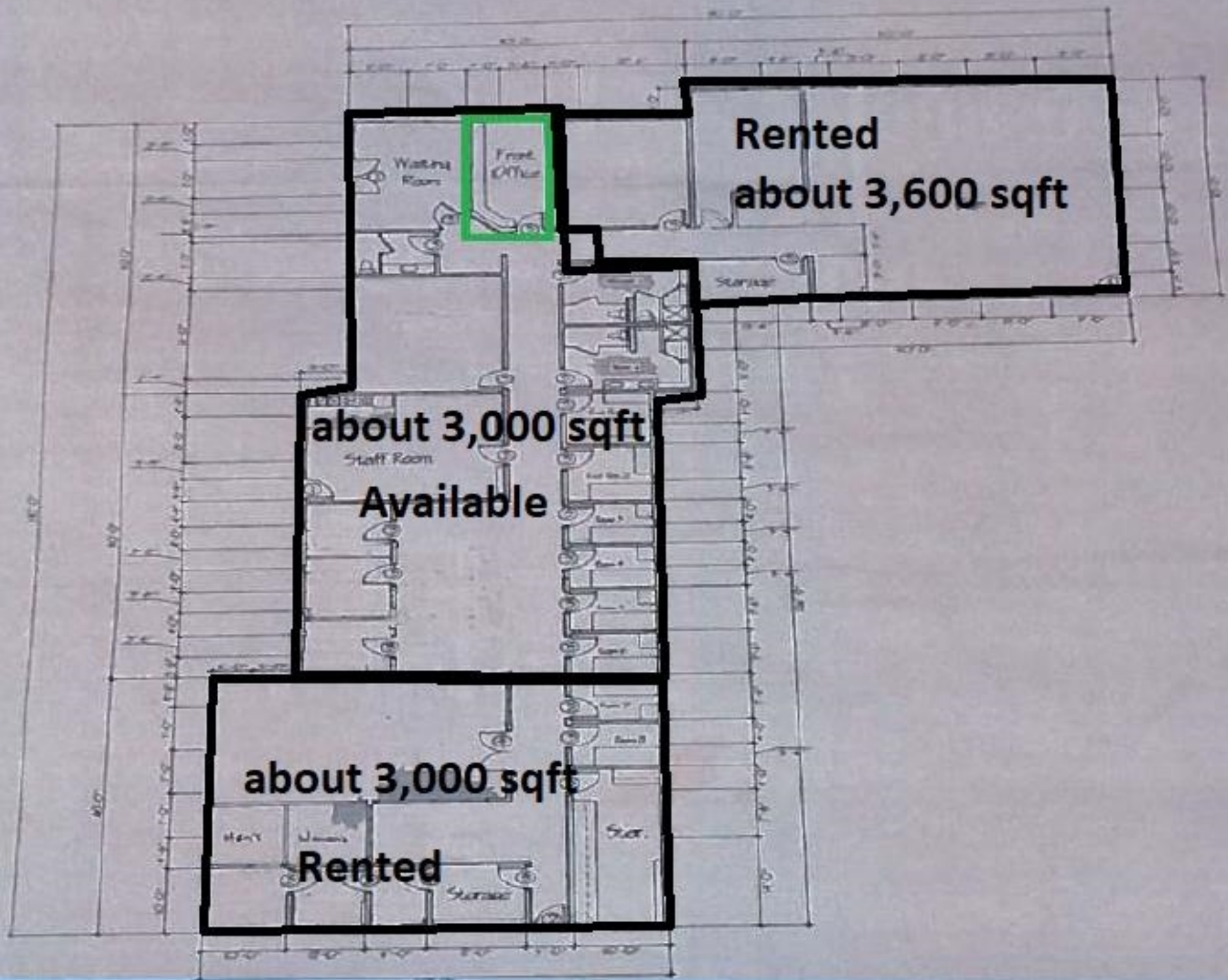
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## PROPERTY FEATURES

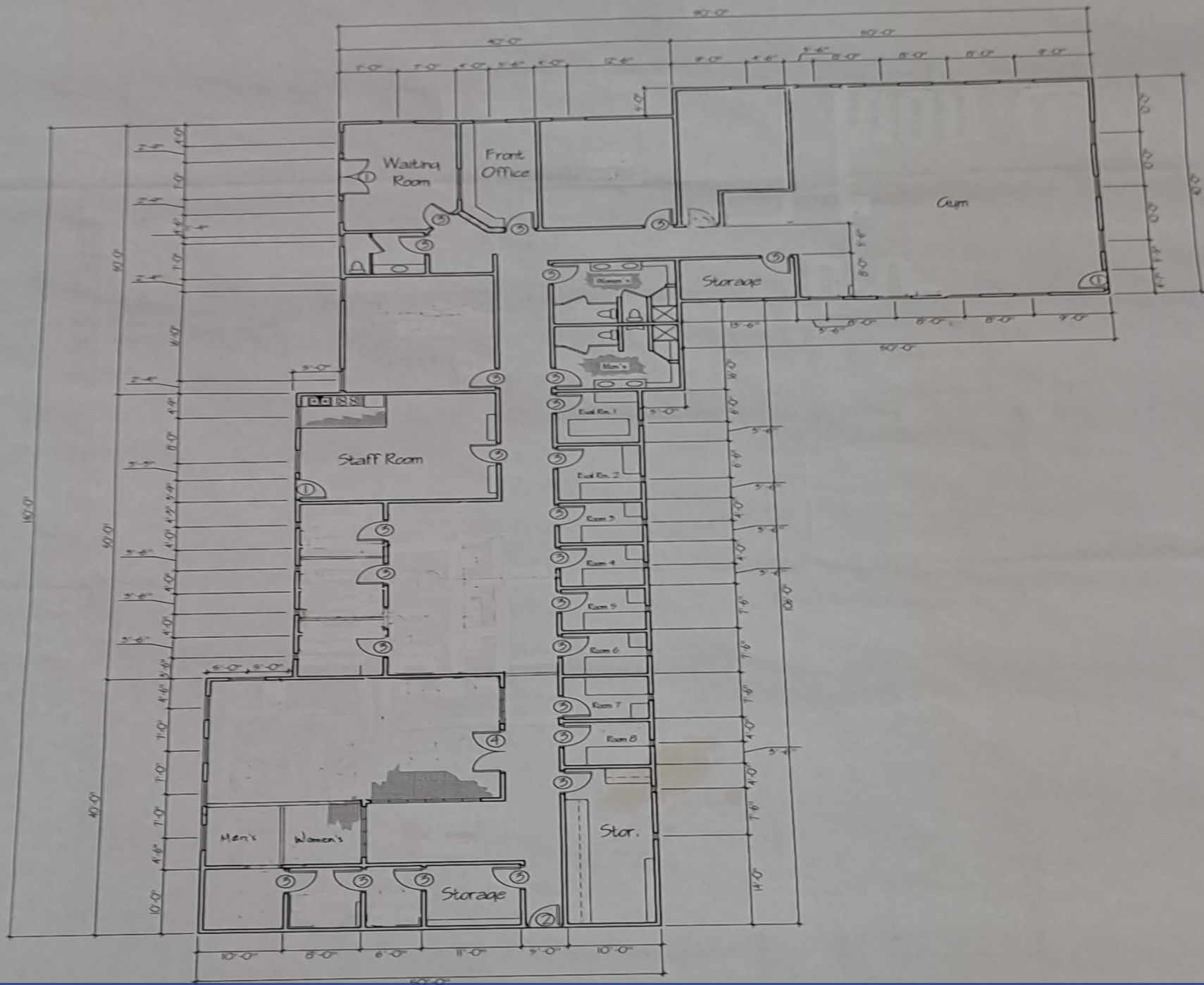
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NUMBER OF TENANTS	15
NET RENTABLE AREA (SF)	10,650
LAND ACRES	0.16
YEAR BUILT	1984
YEAR RENOVATED	2015
# OF PARCELS	8
ZONING TYPE	C-P
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	47
PARKING RATIO	5.47 / 1000 sf

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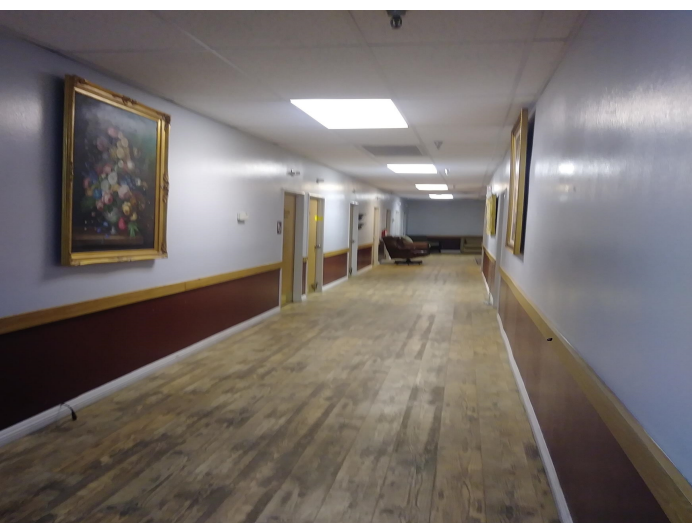




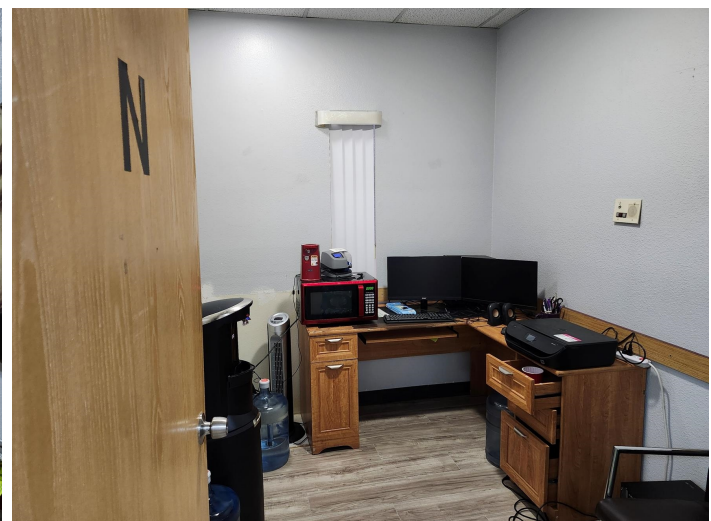
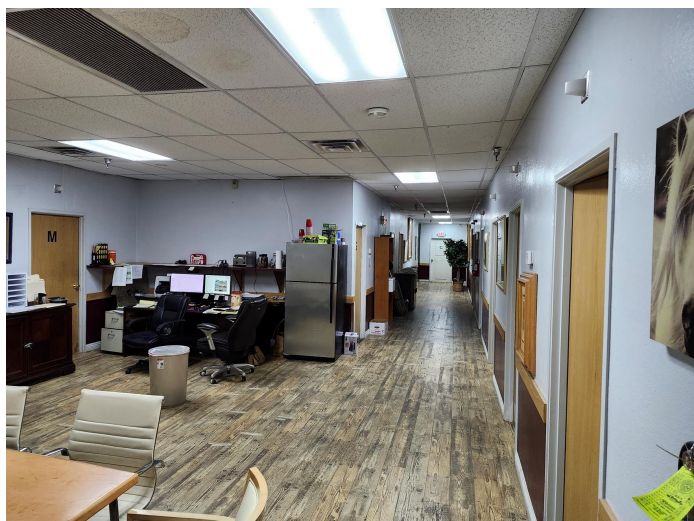


Building Floor Plan









## Sale Comps

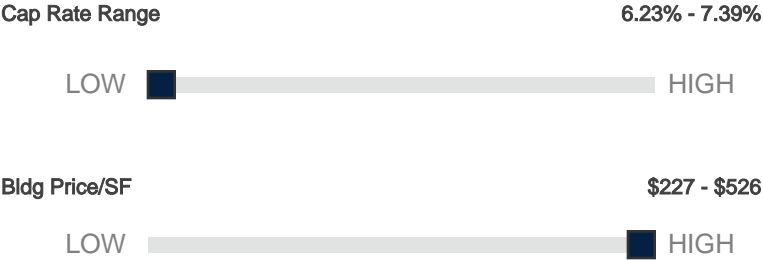
- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

03



1

BUILDING SF	16,209
SALE PRICE	\$8,525,000
PRICE PSF	\$525.94
CAP RATE	6.23%
DAYS ON MARKET	120
DISTANCE	0.9 miles



Shepard Eye Center

3575 Pecos Mcleod Rd  
Las Vegas, NV 89121

2

BUILDING SF	4,401
YEAR BUILT	1980
SALE PRICE	\$999,988
PRICE PSF	\$227.22
CAP RATE	7.39%
DAYS ON MARKET	90
DISTANCE	0.9 miles



Pecos-Mcleod

3663 Pecos-McLeod  
Las Vegas, NV 89121



3

BUILDING SF	2,061
YEAR BUILT	1984
SALE PRICE	\$899,000
PRICE PSF	\$436.20
DAYS ON MARKET	26
DISTANCE	249 ft



Fountain Park

3650 S Eastern  
Las Vegas, NV 89169

S




BUILDING SF	10,650
LAND ACRES	0.16
YEAR BUILT	1984
ASKING PRICE	\$1,540,000
PRICE PSF	\$144.60
CAP RATE	7.49%
OCCUPANCY	100%



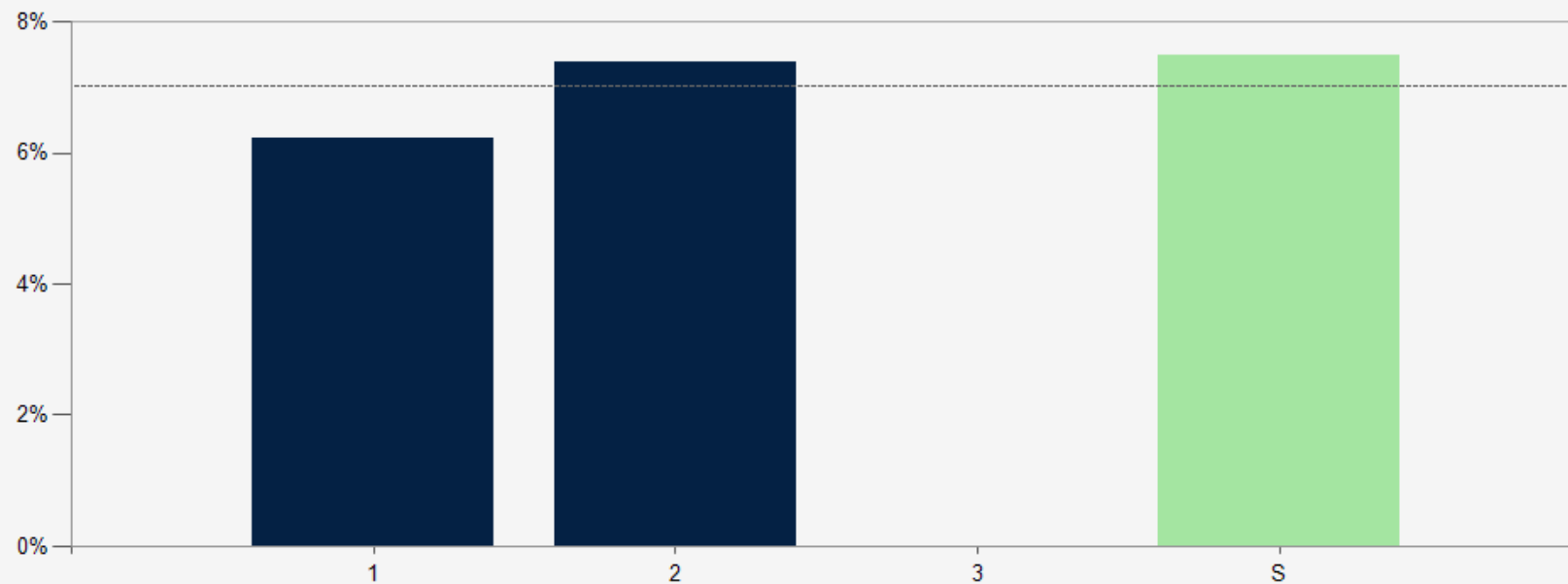
Fountain Park Medical

3650 S. Eastern Ave  
Las Vegas, NV 89169

	PROPERTY	BLDG SF	SALE PRICE	PSF	CAP RATE	BUILT	CLOSE DATE	DISTANCE (mi)
1	Shepard Eye Center 3575 Pecos Mcleod Rd Las Vegas, NV 89121	16,209	\$8,525,000	\$525.94	6.23%			0.90
2	Pecos-Mcleod 3663 Pecos-McLeod Las Vegas, NV 89121	4,401	\$999,988	\$227.22	7.39%	1980		0.90
3	Fountain Park 3650 S Eastern Las Vegas, NV 89169	2,061	\$899,000	\$436.20		1984		0.05
AVERAGES		7,557	\$3,474,663	\$396.45	6.81%			
S	 Fountain Park Medical 3650 S. Eastern Ave Las Vegas, NV 89169	10,650	\$1,540,000	\$144.60	7.49%	1984		

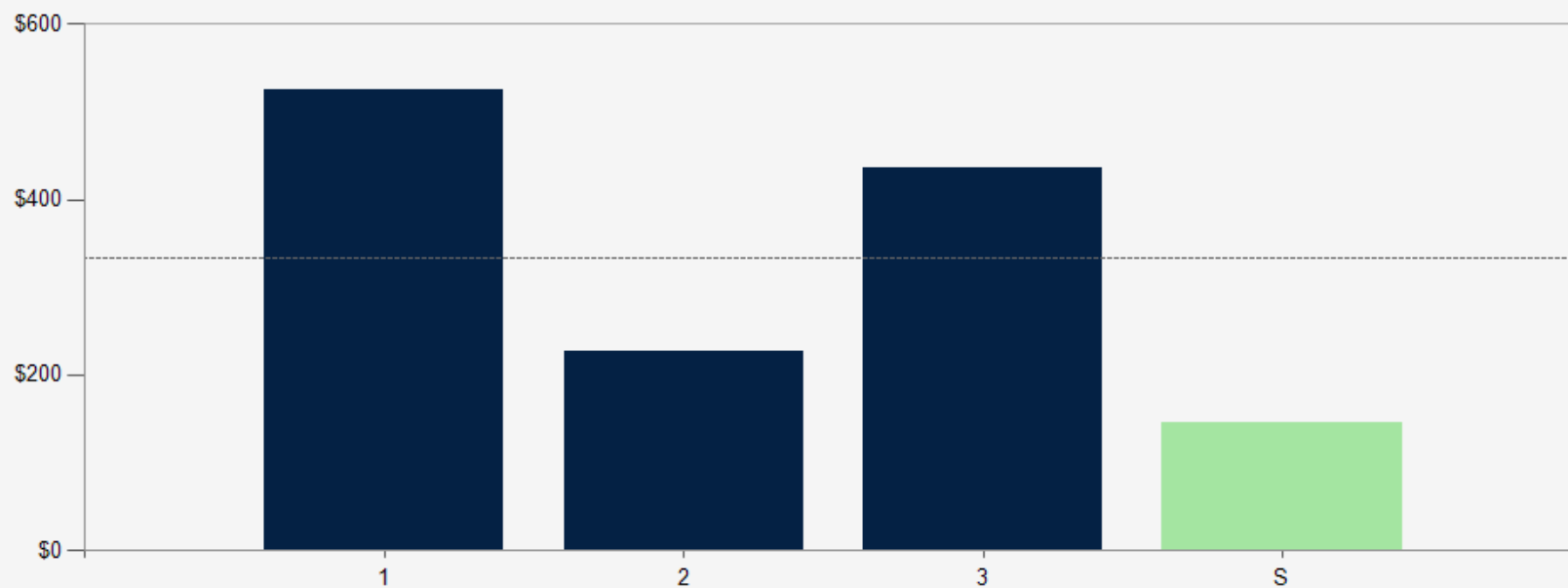
### Cap Rate

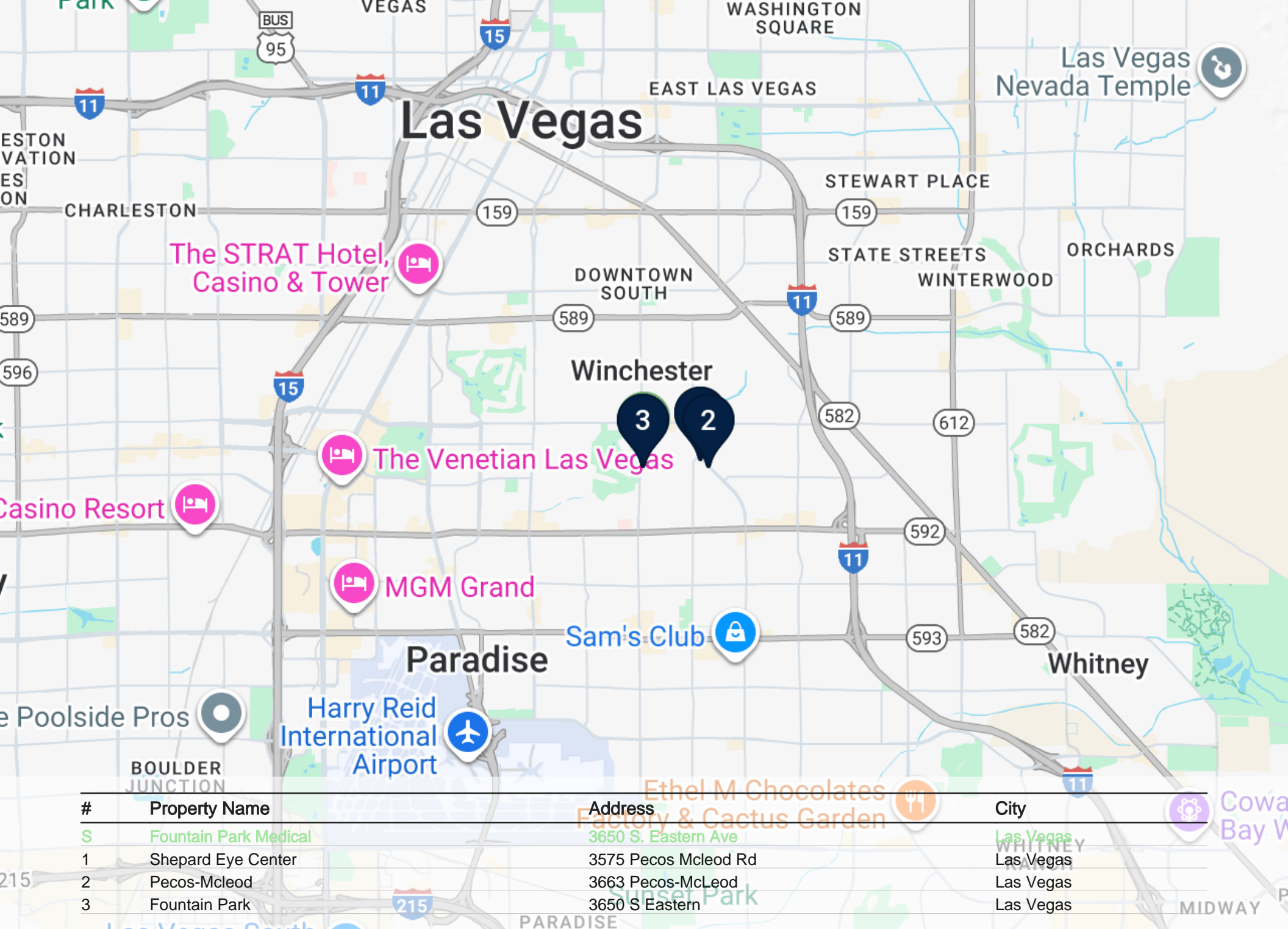
Average: 7.04%



### Price/SF

Average: \$333.49





#	Property Name	Address	City
S	Fountain Park Medical	3650 S. Eastern Ave	Las Vegas
1	Shepard Eye Center	3575 Pecos Mcleod Rd	Las Vegas
2	Pecos-Mcleod	3663 Pecos-McLeod	Las Vegas
3	Fountain Park	3650 S Eastern	Las Vegas

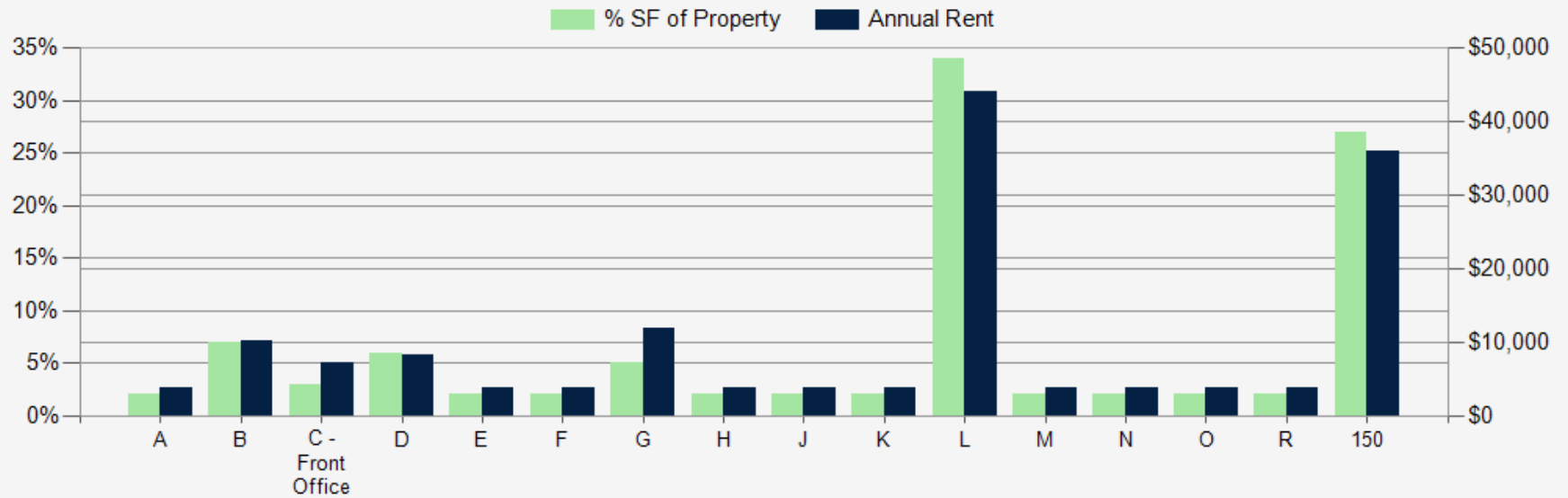
## Rent Roll

Rent Roll  
Lease Expiration

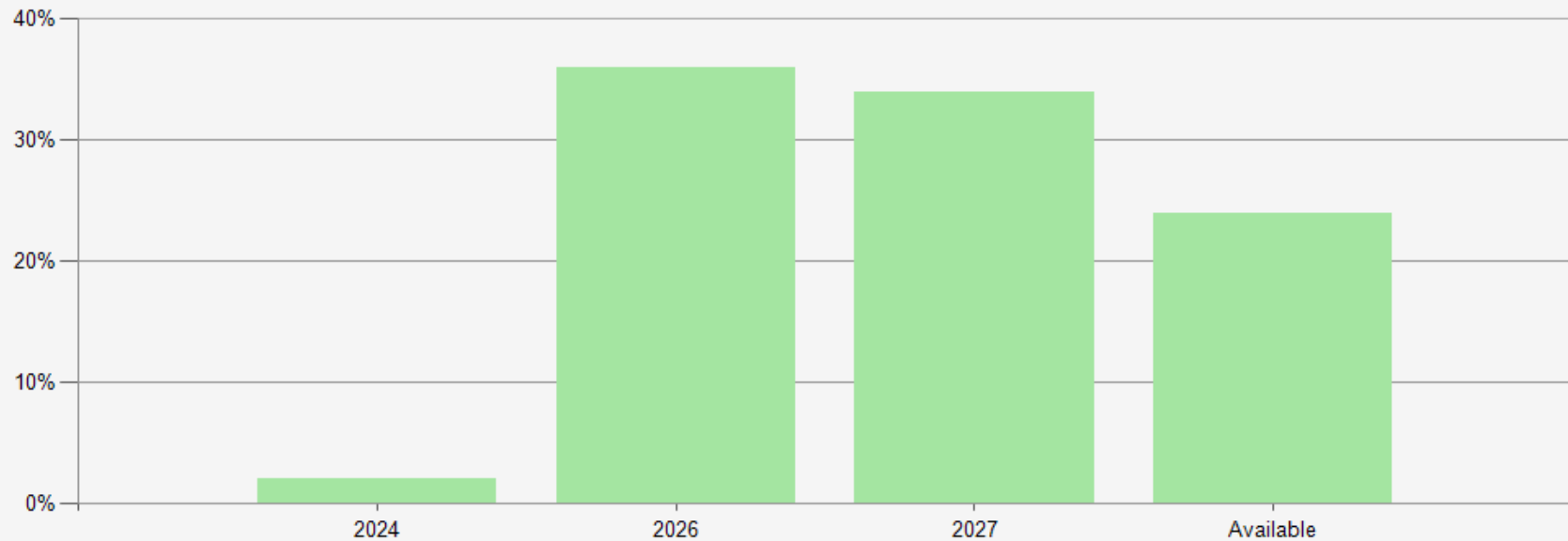
04

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
A	Jonathan G Lilly	200	1.88%	02/11/22	02/28/26	CURRENT	\$325	\$1.63	\$3,900	\$19.50		Month to Month	
B	International Realty	700	6.57%	12/15/25	12/31/26	CURRENT	\$850	\$1.21	\$10,200	\$14.57		Month to Month	
C - Front Office	Brandon S. Brookins	300	2.82%	07/01/24	07/01/25	CURRENT	\$595	\$1.98	\$7,140	\$23.80		Month to Month	
D	Mario Alsina	600	5.63%	06/10/20	06/10/25	CURRENT	\$695	\$1.16	\$8,340	\$13.90			
E	Lyndon Graves	250	2.35%	04/01/24	03/31/25	CURRENT	\$325	\$1.30	\$3,900	\$15.60		Month to Month	
F	Yute Lin	200	1.88%	12/01/22	11/30/25	CURRENT	\$325	\$1.63	\$3,900	\$19.50		Month to Month	
G	Kristin A. Pfaff	500	4.69%	04/01/24	03/31/25	CURRENT	\$1,000	\$2.00	\$12,000	\$24.00			
H	Keith C. Hosea	200	1.88%	01/01/24	12/31/25	CURRENT	\$325	\$1.63	\$3,900	\$19.50		Month to Month	
J	Pritpal Sandhu	200	1.88%	02/01/24	01/31/25	CURRENT	\$325	\$1.63	\$3,900	\$19.50			
K	Raymond N. Chace	200	1.88%	12/27/23	12/31/24	CURRENT	\$325	\$1.63	\$3,900	\$19.50		Month to Month	
L	Global Harvest Theological Institute	3,600	33.80%	06/10/20	06/10/27	CURRENT	\$3,668	\$1.02	\$44,016	\$12.23		Month to Month	
M	Future tenant	200	1.88%			CURRENT	\$325	\$1.63	\$3,900	\$19.50			
N	Future tenant	200	1.88%			CURRENT	\$325	\$1.63	\$3,900	\$19.50			
O	Future tenant	200	1.88%			CURRENT	\$325	\$1.63	\$3,900	\$19.50			
R	Daniel Myers	200	1.88%	07/01/24	06/30/25	CURRENT	\$325	\$1.63	\$3,900	\$19.50		Month to Month	
150	Tennille R. Davis	2,900	27.23%	03/25/24	02/28/26	CURRENT	\$2,995	\$1.03	\$35,940	\$12.39			
Totals:		10,650					\$13,053		\$156,636				

### Tenant SF Analysis



### Lease Expiration Summary



## 05 Financial Analysis

Income & Expense Analysis

Cash Flow Analysis

Financial Metrics

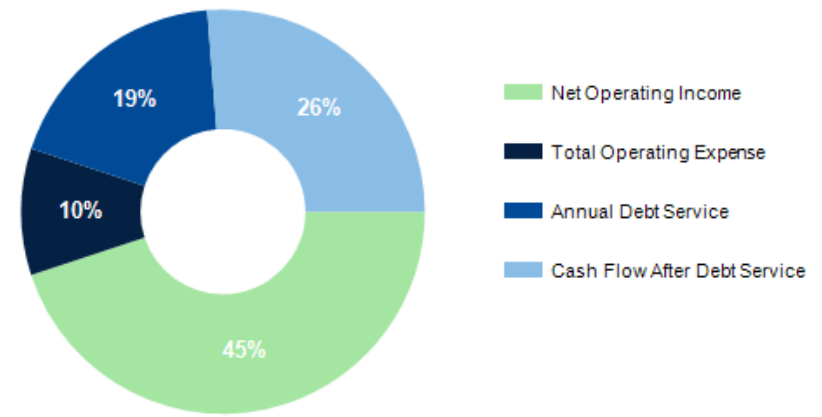
SBA Buyers



## REVENUE ALLOCATION

CURRENT

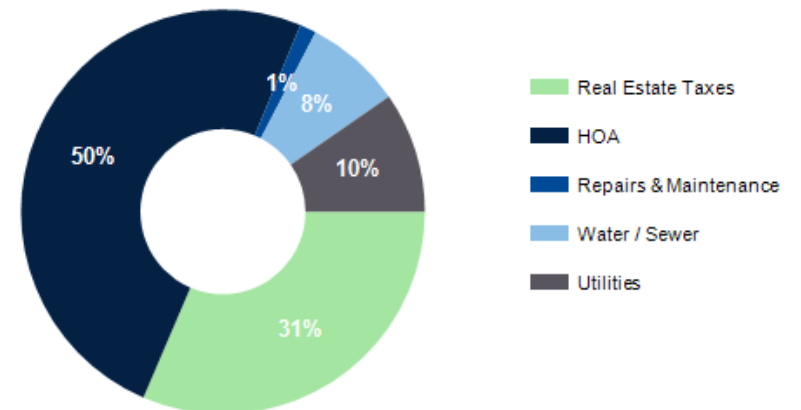
INCOME	CURRENT	PRO FORMA
Gross Rent	\$141,432	\$155,575
<b>Effective Gross Income</b>	<b>\$141,432</b>	<b>\$155,575</b>
Less Expenses	\$26,012	18.39%
<b>Net Operating Income</b>	<b>\$115,420</b>	<b>\$155,575</b>
Annual Debt Service	\$48,000	\$48,000
<b>Cash flow</b>	<b>\$67,420</b>	<b>\$107,575</b>
Debt Coverage Ratio	2.40	3.24



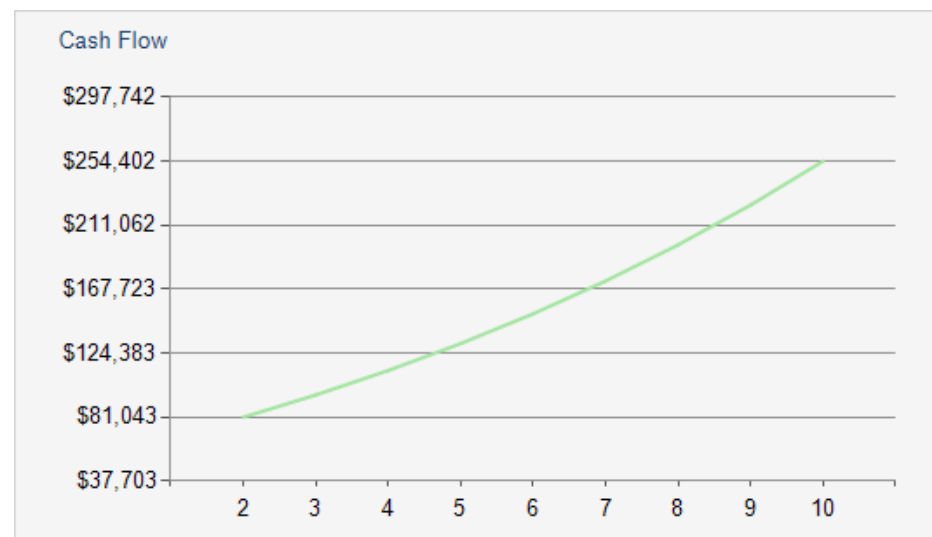
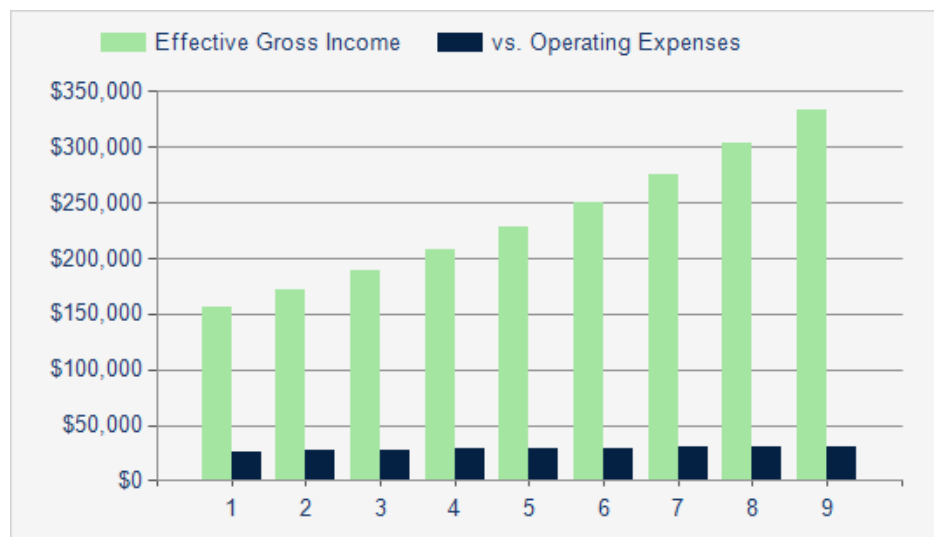
EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$8,181	
HOA	\$12,960	
Repairs & Maintenance	\$344	
Water / Sewer	\$2,019	
Utilities	\$2,508	
<b>Total Operating Expense</b>	<b>\$26,012</b>	
Annual Debt Service	\$48,000	\$48,000
Expense / SF	\$2.44	
% of EGI	18.39%	

## DISTRIBUTION OF EXPENSES

CURRENT

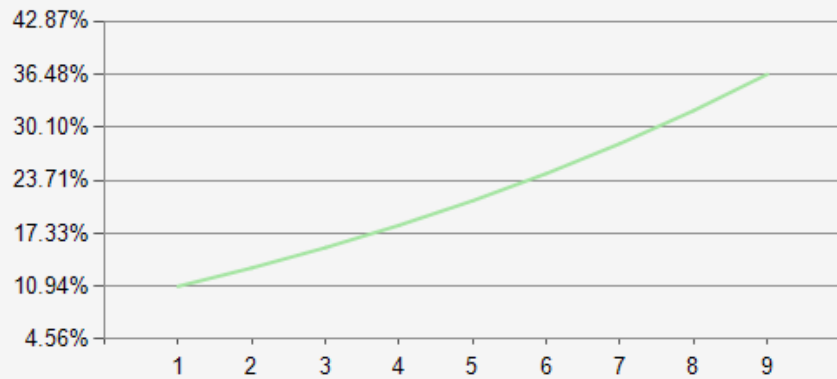


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Rent	\$141,432	\$155,575	\$171,133	\$188,246	\$207,070	\$227,777	\$250,555	\$275,611	\$303,172	\$333,489
<b>Effective Gross Income</b>	<b>\$141,432</b>	<b>\$155,575</b>	<b>\$171,133</b>	<b>\$188,246</b>	<b>\$207,070</b>	<b>\$227,777</b>	<b>\$250,555</b>	<b>\$275,611</b>	<b>\$303,172</b>	<b>\$333,489</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$8,181	\$8,345	\$8,512	\$8,682	\$8,855	\$9,032	\$9,213	\$9,397	\$9,585	\$9,777
HOA	\$12,960	\$13,219	\$13,484	\$13,753	\$14,028	\$14,309	\$14,595	\$14,887	\$15,185	\$15,488
Repairs & Maintenance	\$344	\$351	\$358	\$365	\$372	\$380	\$387	\$395	\$403	\$411
Water / Sewer	\$2,019	\$2,059	\$2,101	\$2,143	\$2,185	\$2,229	\$2,274	\$2,319	\$2,366	\$2,413
Utilities	\$2,508	\$2,558	\$2,609	\$2,662	\$2,715	\$2,769	\$2,824	\$2,881	\$2,939	\$2,997
<b>Total Operating Expense</b>	<b>\$26,012</b>	<b>\$26,532</b>	<b>\$27,063</b>	<b>\$27,604</b>	<b>\$28,156</b>	<b>\$28,719</b>	<b>\$29,294</b>	<b>\$29,880</b>	<b>\$30,477</b>	<b>\$31,087</b>
<b>Net Operating Income</b>	<b>\$115,420</b>	<b>\$129,043</b>	<b>\$144,070</b>	<b>\$160,642</b>	<b>\$178,914</b>	<b>\$199,058</b>	<b>\$221,261</b>	<b>\$245,731</b>	<b>\$272,694</b>	<b>\$302,402</b>
Annual Debt Service	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
<b>Cash Flow</b>	<b>\$67,420</b>	<b>\$81,043</b>	<b>\$96,070</b>	<b>\$112,642</b>	<b>\$130,914</b>	<b>\$151,058</b>	<b>\$173,261</b>	<b>\$197,731</b>	<b>\$224,694</b>	<b>\$254,402</b>

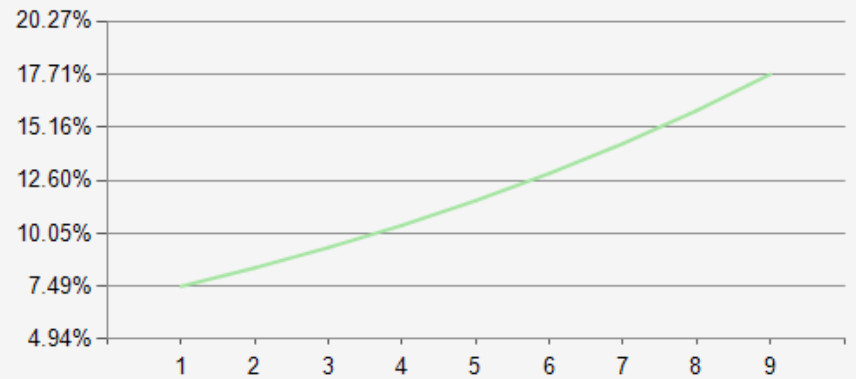


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	10.94%	13.16%	15.60%	18.29%	21.25%	24.52%	28.13%	32.10%	36.48%	41.30%
CAP Rate	7.49%	8.38%	9.36%	10.43%	11.62%	12.93%	14.37%	15.96%	17.71%	19.64%
Debt Coverage Ratio	2.40	2.69	3.00	3.35	3.73	4.15	4.61	5.12	5.68	6.30
Operating Expense Ratio	18.39%	17.05%	15.81%	14.66%	13.59%	12.60%	11.69%	10.84%	10.05%	9.32%
Loan to Value	62.30%	62.34%	62.37%	62.33%	62.35%	62.36%	62.35%	62.35%	62.35%	62.35%
Breakeven Ratio	52.33%	47.91%	43.86%	40.16%	36.78%	33.68%	30.85%	28.26%	25.89%	23.71%
Price / SF	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60	\$144.60
Income / SF	\$13.28	\$14.60	\$16.06	\$17.67	\$19.44	\$21.38	\$23.52	\$25.87	\$28.46	\$31.31
Expense / SF	\$2.44	\$2.49	\$2.54	\$2.59	\$2.64	\$2.69	\$2.75	\$2.80	\$2.86	\$2.91

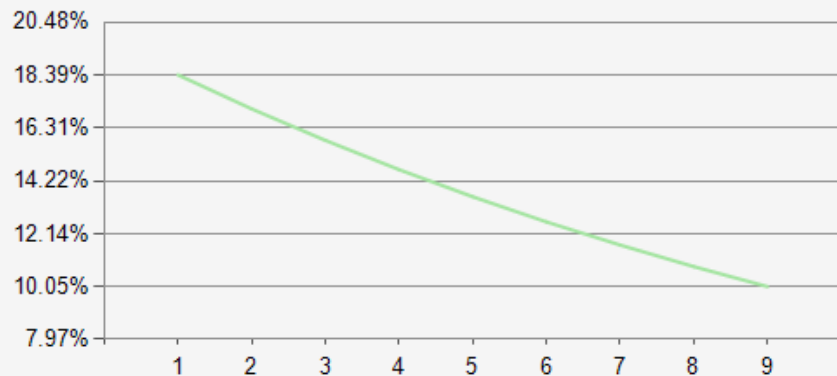
**Cash on Cash**



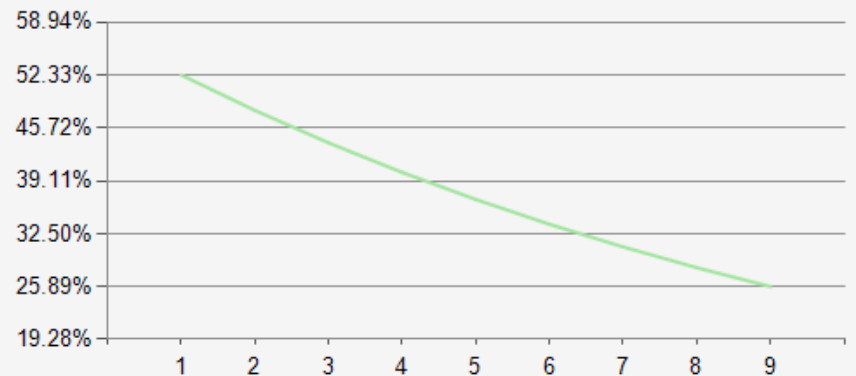
**Cap Rate**



**Operating Expense Ratio**



**Breakeven Ratio**



## **SBA Buyers: Your Time to Own a Prime Las Vegas Property Is Now**

### **How Small Business Owners Can Buy Commercial Property on S Eastern with Just 10% Down**

**Own Your Building | Josh @ International Realty LV**

**Call or Text: 702-742-1234**

If you're a small business owner renting in Las Vegas, you've probably experienced rising rents, limited control, and no equity to show for your monthly payments. What if you could change all that—by owning your own building with just **10% down**?

We're excited to present an outstanding SBA-eligible opportunity at **3650 S Eastern Ave, Las Vegas, NV 89169**—a highly visible commercial building in a prime location. Whether you're a medical professional, attorney, salon owner, or run a service-based business, this is your chance to secure your future with long-term ownership.




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#### **Why Now Is the Right Time to Buy**

The **SBA 504 loan program** is specifically designed to help small business owners buy commercial real estate with minimal down payment and long-term, fixed-rate financing. Here's why this matters:

- **Just 10% Down** – Makes ownership realistic and affordable.
  - **Monthly Cost = Rent or Less** – But instead of throwing money away, you're building equity.
  - **Stable, Long-Term Financing** – Lock in your rate and say goodbye to unpredictable lease renewals.
  - **Tenant Income Covers Mortgage** – Two existing tenants help offset your monthly costs.
- 


#### **Why 3650 S Eastern Ave Stands Out**

-  **Location:** Centrally located with excellent visibility and high traffic.
-  **Tenants in Place:** Two paying tenants help cover the mortgage from day one.
-  **Usable Space:** Perfect for your growing business with built-in rental income.

-  **Zoning:** Allows for a wide variety of business uses.
- 

### **Stop Renting. Start Owning.**

Ready to invest in your future? With just 10% down and income-producing tenants in place, **3650 S Eastern Ave** is an opportunity you don't want to miss.

 **Call or text Josh at 702-742-1234** to learn more about the property and how **SBA 504 financing** can help you become an owner, not a renter.

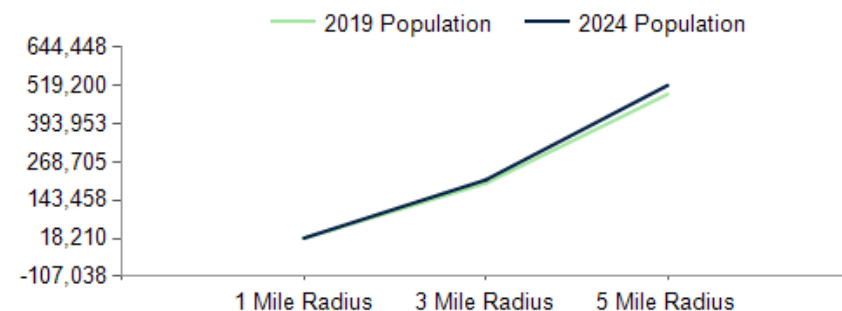
## Demographics

General Demographics

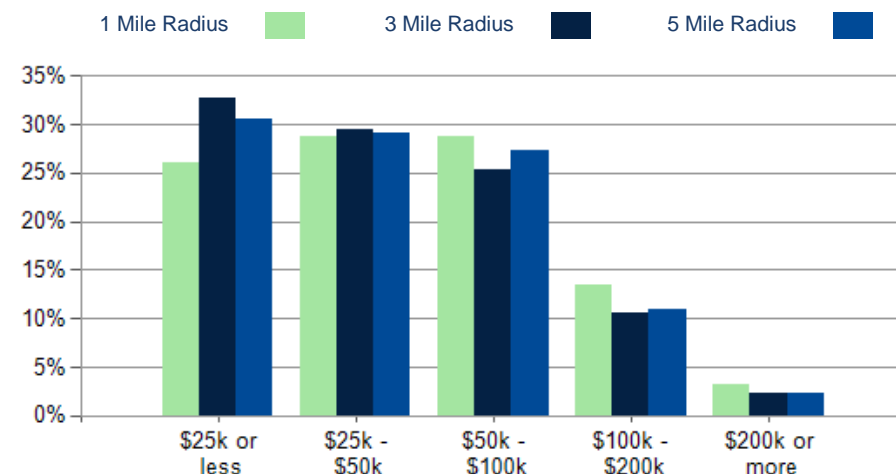
06

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,124	198,005	445,153
2010 Population	17,407	186,708	456,468
2019 Population	18,210	198,556	490,442
2024 Population	19,029	209,637	519,200
2019 African American	2,030	23,698	60,339
2019 American Indian	167	1,840	4,247
2019 Asian	1,896	14,149	35,385
2019 Hispanic	7,475	92,021	245,546
2019 Other Race	3,647	47,032	126,544
2019 White	9,369	99,403	233,678
2019 Multiracial	998	11,011	26,863
2019-2024: Population: Growth Rate	4.40%	5.45%	5.75%

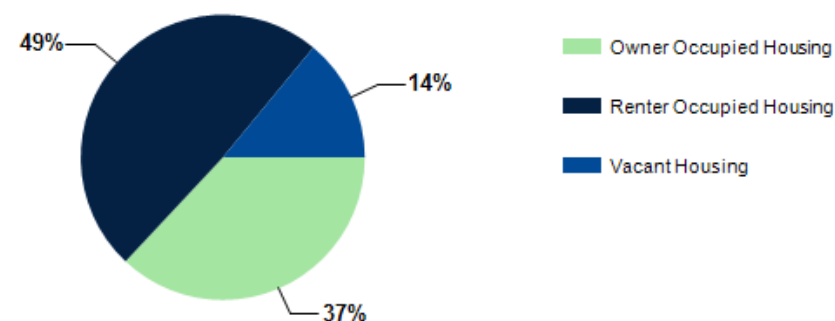
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,053	14,773	31,355
\$15,000-\$24,999	874	11,157	23,024
\$25,000-\$34,999	854	10,704	23,184
\$35,000-\$49,999	1,264	12,656	28,571
\$50,000-\$74,999	1,428	13,303	31,945
\$75,000-\$99,999	692	6,827	16,607
\$100,000-\$149,999	667	6,283	14,487
\$150,000-\$199,999	322	2,073	4,821
\$200,000 or greater	239	1,778	3,928
Median HH Income	\$44,780	\$37,826	\$39,793
Average HH Income	\$63,582	\$54,721	\$56,066



2019 Household Income



2019 Own vs. Rent - 1 Mile Radius

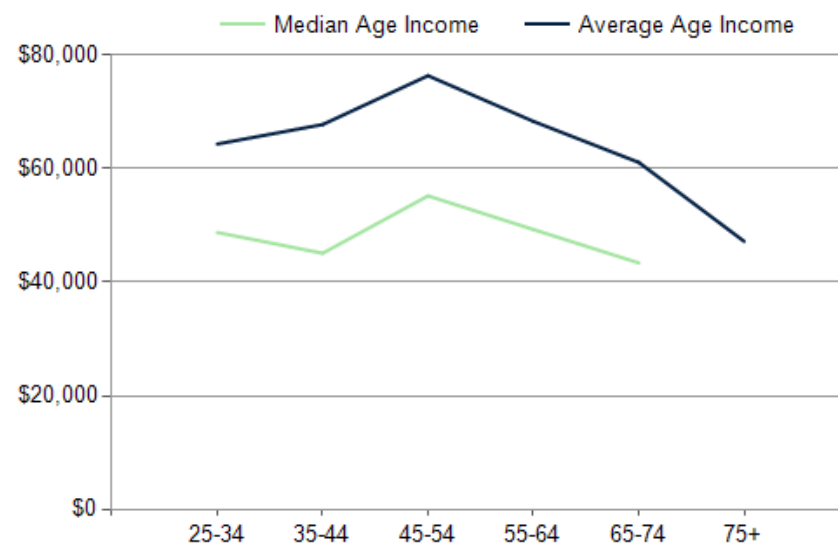
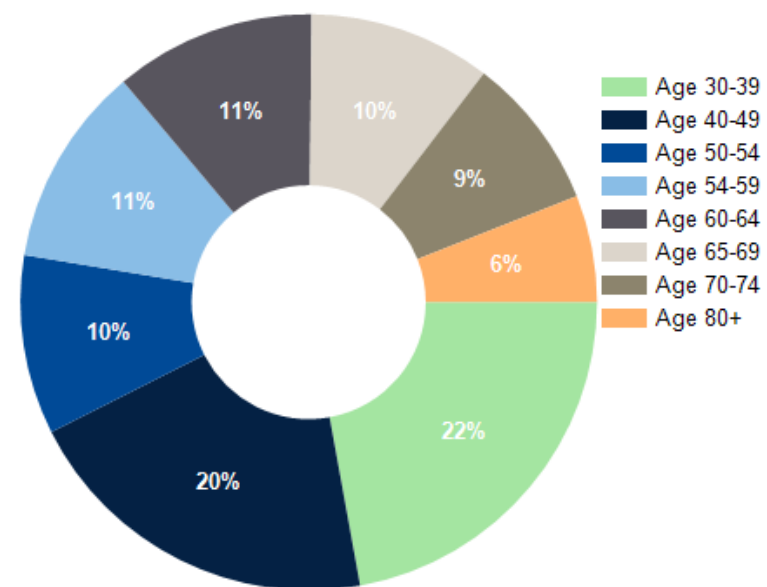


Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,243	13,960	36,378
2019 Population Age 35-39	1,205	13,024	33,209
2019 Population Age 40-44	1,142	12,048	30,031
2019 Population Age 45-49	1,114	12,267	29,976
2019 Population Age 50-54	1,113	12,450	29,278
2019 Population Age 55-59	1,245	13,167	29,932
2019 Population Age 60-64	1,246	12,756	27,873
2019 Population Age 65-69	1,131	11,380	24,433
2019 Population Age 70-74	951	9,032	19,455
2019 Population Age 75-79	664	6,193	12,664
2019 Population Age 80-84	459	3,846	7,895
2019 Population Age 85+	467	3,592	6,881
2019 Population Age 18+	14,819	158,075	377,486
2019 Median Age	42	39	36
2024 Median Age	43	40	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,758	\$42,056	\$43,826
Average Household Income 25-34	\$64,336	\$56,451	\$57,498
Median Household Income 35-44	\$45,098	\$40,967	\$43,332
Average Household Income 35-44	\$67,780	\$59,769	\$61,595
Median Household Income 45-54	\$55,204	\$46,850	\$50,038
Average Household Income 45-54	\$76,377	\$63,528	\$65,589
Median Household Income 55-64	\$49,277	\$39,530	\$41,872
Average Household Income 55-64	\$68,335	\$56,031	\$57,573
Median Household Income 65-74	\$43,392	\$33,437	\$34,586
Average Household Income 65-74	\$61,107	\$51,619	\$51,350
Average Household Income 75+	\$47,198	\$41,226	\$40,112

Population By Age





# Fountain Park Medical

*International Realty*

**Lawrence J. Strychalski**

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