



OFFERING MEMORANDUM | 4860 TOPAZ | 12.41% CAP CARWASH

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# 4860 Topaz St | 12.41% Cap Carwash

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	4860 Topaz St Las Vegas NV 89121
COUNTY	Clark, NV
MARKET	Las Vegas Metro
SUBMARKET	Central Las Vegas
BUILDING SF	2,568 SF
LAND ACRES	0.46
LAND SF	20,038 SF
YEAR BUILT	1977
YEAR RENOVATED	2017
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,150,000
PRICE PSF	\$447.82

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	21,699	164,681	433,036
2025 Median HH Income	\$54,623	\$51,915	\$55,036
2025 Average HH Income	\$78,638	\$71,845	\$78,037





## 4860 Topaz St | Carwash

4860 Topaz St, Las Vegas, NV 89121 is a lucrative self-service carwash, ideal for investors or owner-users looking for excellent cash flow and minimal management. This carwash is an actual 12.41% cap rate and it nearly runs itself! It's easier to manage than an apartment building. No staff needed. It is an inviting, brightly lit +/-2,568 SF car wash on a spacious +/-20,038 SF (0.46 AC) lot. It is located on Topaz St and Tropicana, adjacent to the busy intersection of Tropicana and Eastern, just two miles from the Strip. It has six (6) wash bays, eight (8) vacuums, a self service shampoo machine, an ArmourAll Station, a vacuum fragrance station, and an area to wash large vehicles, such as RVs, boats, Semi-Cabs, etc.

\*Note 1: The building and land are being sold. The business is owned by a separate LLC. The seller will transfer the business to buyer at no additional cost.

\*\*Note 2: Cash or bridge loan offers only. This property doesn't qualify for conventional loans.





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Location

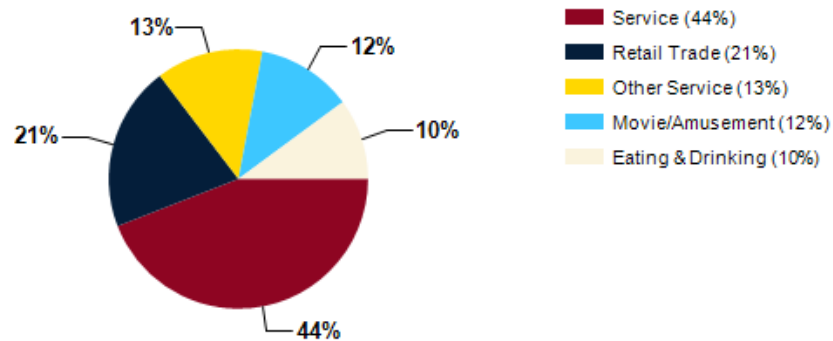
- Location Summary
- Major Employers Map
- Aerial View Map



## 4860 Topaz St | Carwash

This property is located in the bustling Central East Las Vegas area, just two miles from the Strip. Nearby businesses include Walgreens, El Pollo Loco, Starbucks, Baskin-Robbins, Starbucks, Wells Fargo, and more. Don't miss out on owning a piece of this thriving, centrally located carwash – seize the chance to own 4860 Topaz St today!

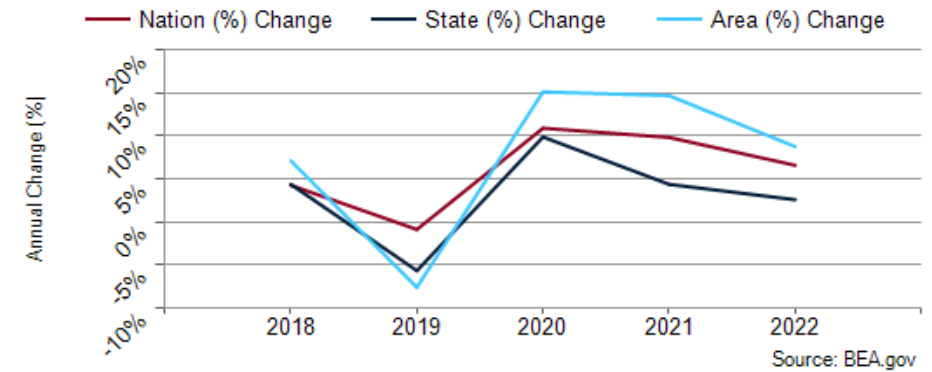
### Major Industries by Employee Count

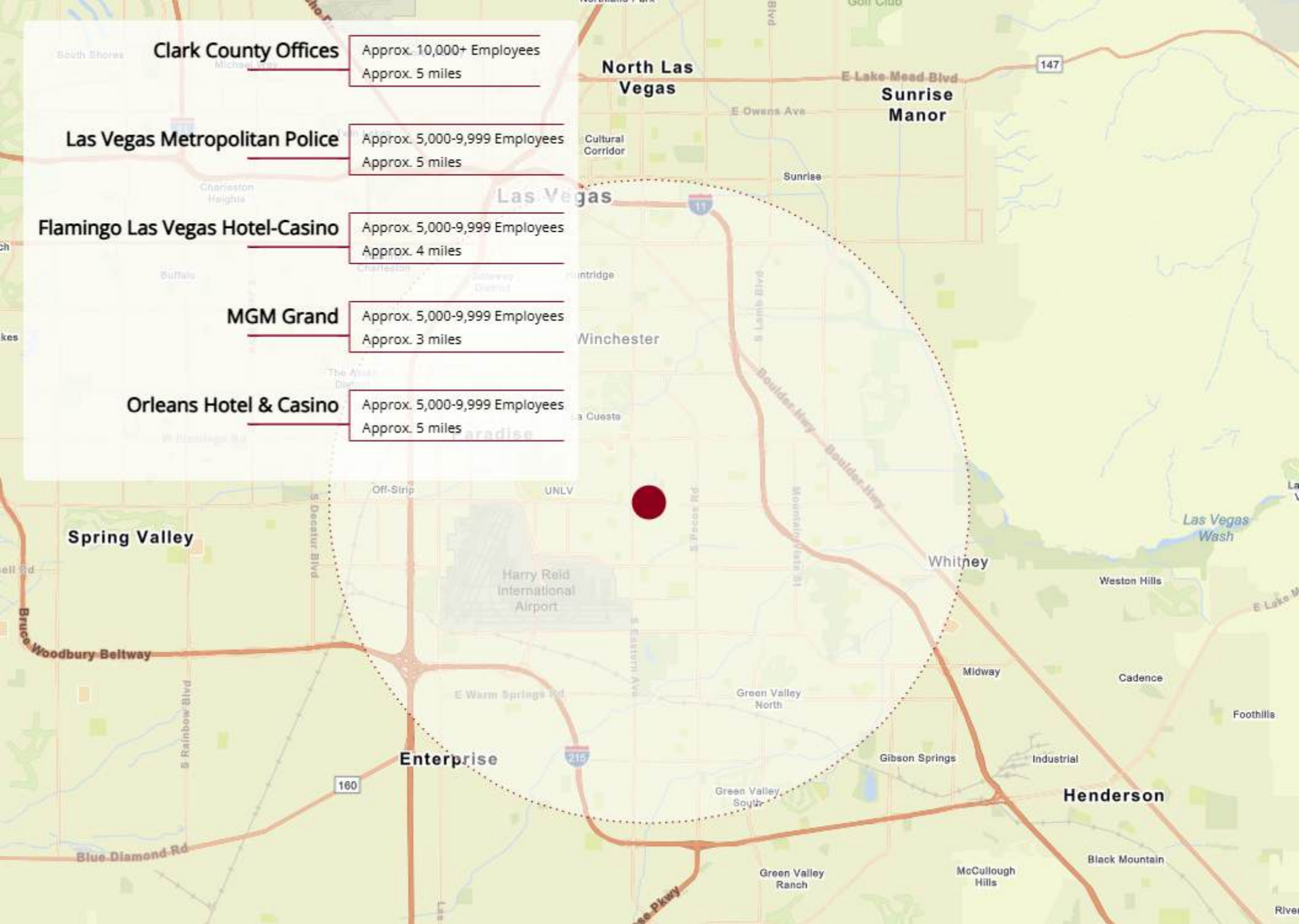


### Largest Employers

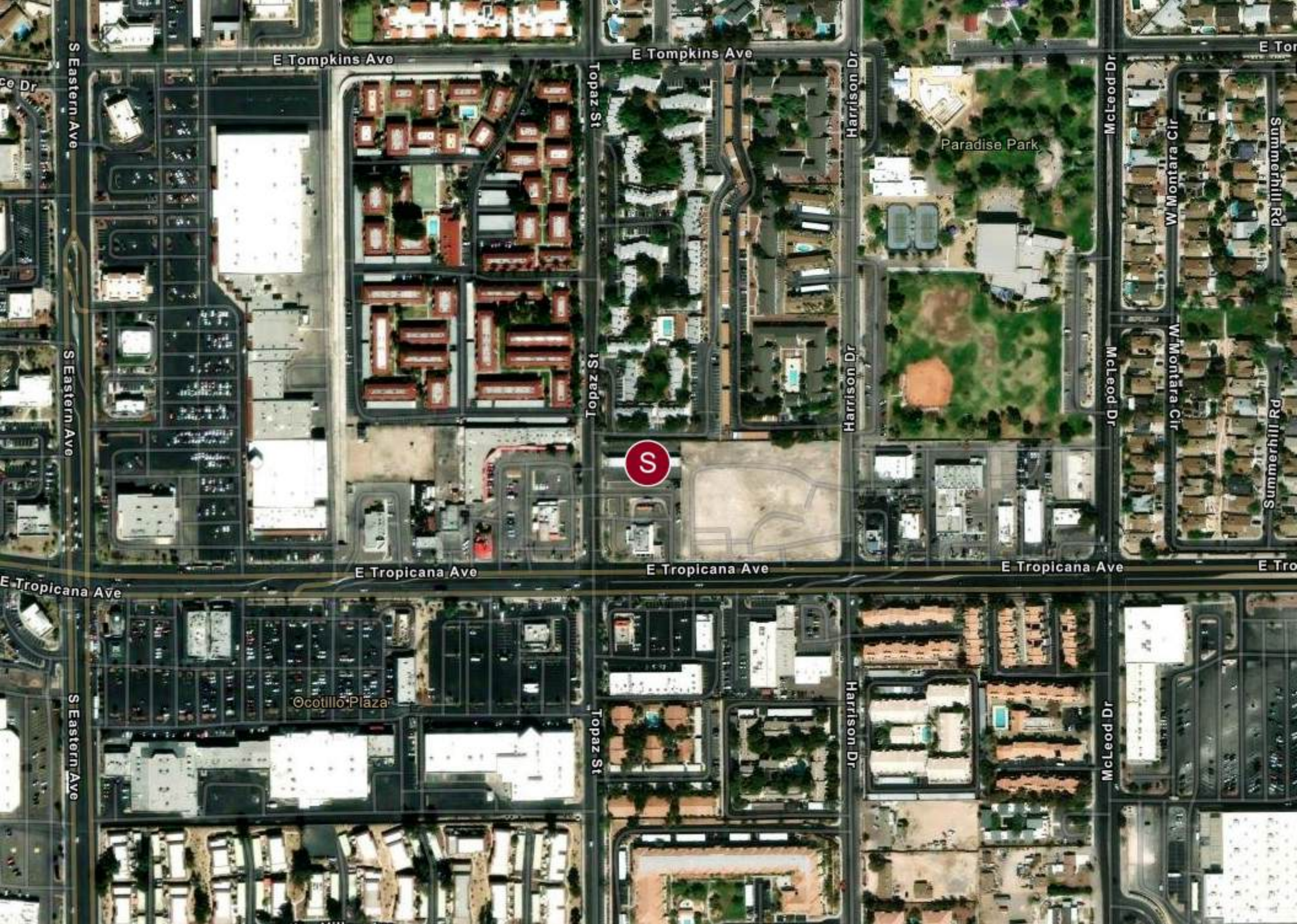
MGM Resorts International	54,250
Clark County School District	43,786
Caesars Entertainment	32,954
Station Casinos	12,000
Wynn Resorts	11,786
Las Vegas Sands Corp.	9,024
University of Nevada, Las Vegas (UNLV)	5,000
City of Las Vegas	5,000

### Clark County GDP Trend











03	Property Description
	Property Features
	Property Images



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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
BUILDING SF	2,568
LAND SF	20,038
LAND ACRES	0.46
YEAR BUILT	1977
YEAR RENOVATED	2017
# OF PARCELS	1
ZONING TYPE	C-2
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

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## CONSTRUCTION

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EXTERIOR	Metal
PARKING SURFACE	Paved
ROOF	Metal
LANDSCAPING	N/A

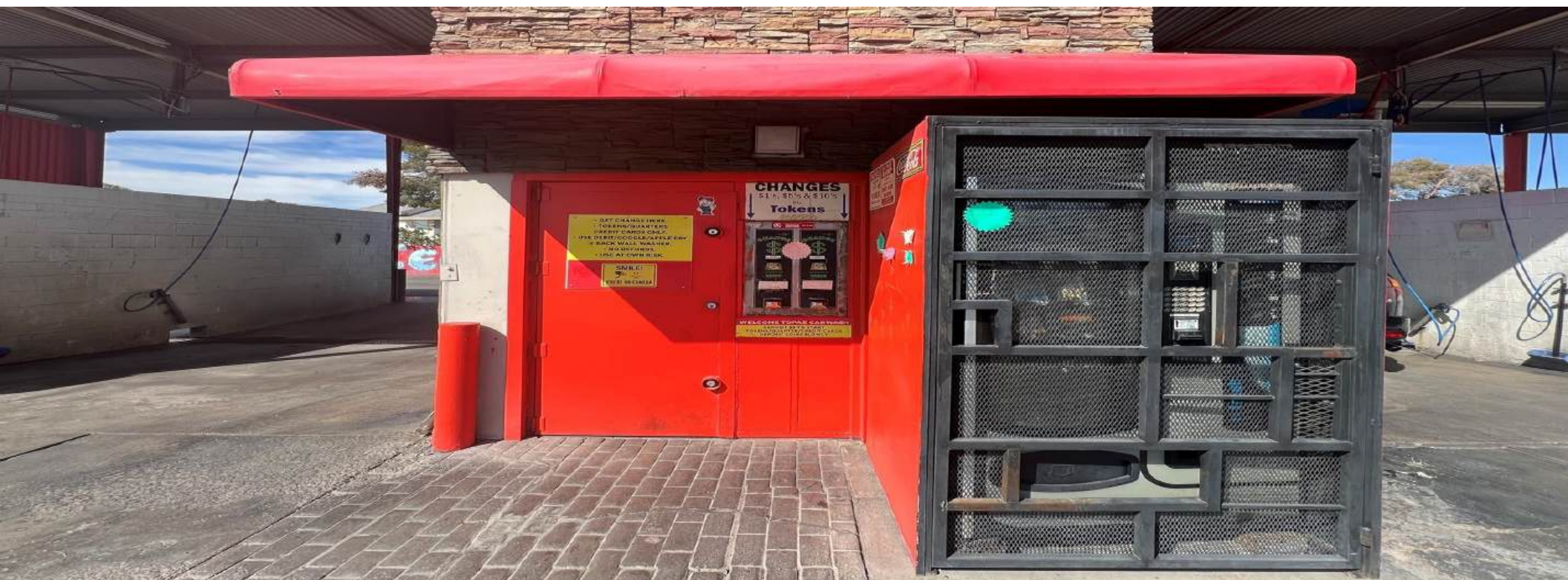
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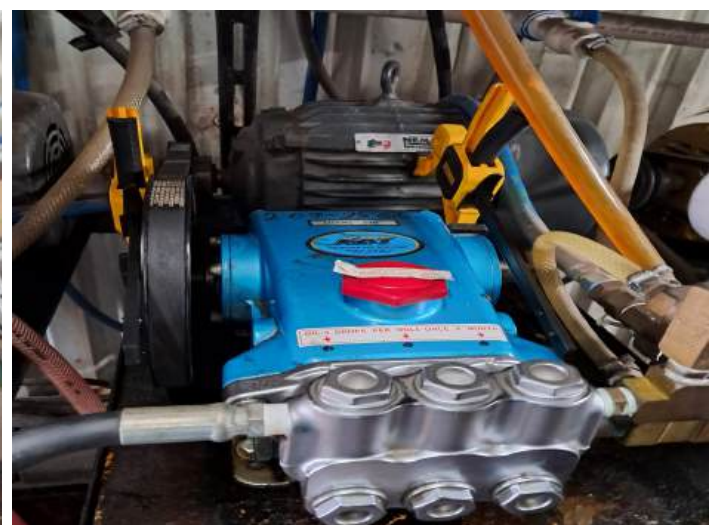












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## Financial Analysis

4860 Topaz Carwash - Profit & Loss Statement



TOPAZ SUPER WASH LLC - 4860 TOPAZ ST, LAS VEGAS, NV 89121  
 INCOME STATEMENT FOR THE PERIOD ENDING DECEMBER 31, 2025

	Year To Date		
<b>Sales</b>	<b>169,200</b>		
Other Income	-		
<b>Total Revenue</b>	<b>169,200</b>		
Cost of Goods (See Supplies	-		
<b>Total Cost of Goods</b>	<b>-</b>		
<b>Gross Profit</b>	<b>169,200</b>		
<b><i>Operating Expenses</i></b>			
Advertsing	<b>1,500</b>		
Business License	<b>150</b>		
Cable and Internet	<b>600</b>		
Insurance Liability	<b>7,597</b>		
Merchant charges	<b>2,887</b>		
Postage and Stamps	<b>119</b>		
SUPPLIES	<b>2,800</b>		
Secreatary of State	<b>550</b>		
Security Alarm	<b>660</b>		
Tools and Equipment	<b>1,665</b>		
Utilities Nevada Power	<b>2,650</b>		
Utilities Sewer	<b>400</b>		
Utilities Water	<b>2,838</b>		
Waste Disposal	<b>2,100</b>		
	<b>-</b>		
<b>Total Operating Expenses</b>	<b>26,517</b>		
<b>Total Operating Income</b>	<b>142,683</b>		
<b>Provision for Tax</b>			
<b>Net Income / (Loss)</b>	<b>142,683</b>		
<b>Price</b>	<b>\$ 1,150,000</b>		
<b>Cap Rate</b>	<b>12.41%</b>		

\*Note: See detailed month by month income statement on the following page

\*\*Cash or bridge loan offers only. This property doesn't qualify for conventional loans.

TOPAZ SUPER WASH LLC - 4860 TOPAZ ST, LAS VEGAS, NV 89121  
 INCOME STATEMENT  
 FOR THE PERIOD ENDING DECEMBER 31 2025

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Projected	
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total
Sales	12,499	9,310	17,446	15,901	14,810	15,071	15,729	12,091	13,771	14,372	14,100	14,100	169,200
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	12,499	9,310	17,446	15,901	14,810	15,071	15,729	12,091	13,771	14,372	14,100	14,100	169,200
Cost of Goods (See Supplies)													-
<b>Total Cost of Goods</b>													-
<b>Gross Profit</b>	12,499	9,310	17,446	15,901	14,810	15,071	15,729	12,091	13,771	14,372	14,100	14,100	169,200
<b>Operating Expenses</b>													
Advertising				195.07	195.09		610.21			250.00	125.00	125.00	1,500
Business License		150.00											150
Cable and Internet	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600
Insurance Liability	635.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	632.00	635.00	625.00	625.00	7,597
Merchant charges	249.98	249.98	249.98	249.98	249.98	249.98	249.98	249.98	100.00	287.44	250.00	250.00	2,887
Postage and Stamps		119.00											119
SUPPLIES	300.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	500.00	200.00	200.00	200.00	2,800
Secretary of State			550.00										550
Security Alarm	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	660
Tools and Equipment			350.00		250.00		315.00			250.00	250.00	250.00	1,665
Utilities Nevada Power	173.90	161.99	136.16	136.15	136.15	364.00	236.00	258.00	283.00	255.00	255.00	255.00	2,650
Utilities Sewer	100.00			100.00			100.00		100.00				400
Utilities Water	244.40	211.48	232.74	215.00	215.99	272.73	243.00	212.55	255.60	245.00	245.00	245.00	2,838
Waste Disposal	350.00			350.00		350.00				350.00	350.00	350.00	2,100
													-
<b>Total Operating Expenses</b>	2,158	1,832	2,459	2,186	1,987	2,177	2,694	1,661	1,976	2,577	2,405	2,405	26,517
<b>Total Operating Income</b>													53,035
<b>Provision for Tax</b>													
<b>Net Income / (Loss)</b>	10,341	7,478	14,987	13,715	12,823	12,894	13,035	10,430	11,795	11,795	11,695	11,695	142,683

\*NOTE: The building is owned by a separate LLC than the business. The land and building are being sold. Seller will transfer business to buyer at no additional cost.

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