







## SITE DATA

### **Location**

The overall development site is located at the northwest corner of North Sandhill Boulevard and East Old Mill Road. The local address is 325 North Sandhill Boulevard, City of Mesquite, Clark County, Nevada 89027.

### **Clark County Assessor's Parcel Number (APN)**

The overall development site is further identified as Clark County Assessor's Parcel Numbers (APNs) 001-16-501-006, 001-16-501-007, 001-16-501-008, 001-16-501-009, and 001-16-501-010.

### **Configuration and Size**

The overall development site is slightly irregular in shape. The overall shape is not a detriment to development. The overall development site contains a total of approximately 1.15 net acres (50,094 net square feet).

### **Topography and Flood Hazard**

The overall development site is at grade with the right of ways and with the adjoining properties. The topography poses no detriment to development. The overall development is typical of other parcels along this portion of North Sandhill Boulevard and East Old Mill Road.

According to FEMA map, the overall development site is not located in a 100-year flood zone area. Thus, the overall development site does not appear to be affected by any flood hazard potential. A copy of the FEMA Community Panel Number 0387 is included in the Addenda of the report.

### **Soils and Subsoil**

A soils analysis for the overall development site was not provided. Other properties developed along North Sandhill Boulevard and East Old Mill Road have not reported any problems with the soil or subsoil conditions and none are assumed to affect the overall development site.

### **Easements and Encroachments**

Based on a site visit of the property, there do not appear to be any easements, encumbrances and/or encroachments that adversely affect the utility of the overall development site. There are general utility easements on the overall development site, but these types of easements are typical for properties like the overall development site. I do not believe that these easements adversely affect the overall development site. I did not perform a title search or survey of the overall development site.

## **Environmental Observations**

A site visit of the property was conducted and there did not appear to be any adverse environmental conditions affecting the overall development site. A current Phase I assessment was not provided. If there are any concerns over environmental issues, a Phase I analysis is recommended.

## **Seismic Hazard**

The Nevada Bureau of Mines and Geology has published a map of known faults and fissures in the area. Fault scarps are common in the Las Vegas Valley, yet horizontal or vertical land movement is generally low. According to a map entitled “Faults, Scarps, and Fissures in the Las Vegas Valley”, as reported by the Nevada Bureau of Mines and Geology, the subject does not appear to be affected by faults, scarps, or fissures. Seismic insurance is not typical in Las Vegas, as Nevada does not have a regulation for determining earthquake hazard/risk for a specific site.

## **Utilities**

All public utilities are available within the jurisdiction of Mesquite and at adequate capacity. All municipal services are provided, including police, fire and refuse garbage collection.

## **Street Improvements and Access**

North Sandhill Boulevard is a north/south thoroughfare through the immediate subject market area. North Sandhill Boulevard is a fully improved 6 lane arterial with 3 main traffic lanes in each direction. The overall development site can be accessed via a curb cut located along the east side of North Sandhill Boulevard.

East Old Mill Road is an east/west thoroughfare through the immediate subject market area. East Old Mill Road is a fully improved 4 lane arterial with 2 main traffic lanes in each direction. The overall development site can be accessed via 3 curb cuts located along the north side of East Old Mill Road.

## **Zoning**

The overall development site is zoned CR-2, Commercial - General District under the jurisdiction of the City of Mesquite. The CR-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The CR-2 District is also appropriate along commercial corridors. The Commercial-General District corresponds to and implements in part the commercial and retail master plan category.

The site has approved suitability determination, which allows for the operation of a maximum of seven gaming devices and the sale of package liquor. These privileged licenses for the gaming and the sale of package liquor can remain in operation at the subject location as long as the holder of the licenses is deemed suitable and meets all requirements of operation. The legal right

to operate gaming devices and to sell package liquor on the subject site adds value to the real estate. In the City of Mesquite, a specific location has to go through a suitability determination and obtain approval to sell package liquor. If the suitability determination is granted, then the individual owners/tenants have to go through the approval process with the State of Nevada Gaming Control Board in order to receive a gaming license. This suitability determination is site and location specific.

The site has received approval for the sale of package liquor license from the City of Mesquite and has received a gaming license from the State of Nevada Gaming Control Board. The gaming and liquor licenses are considered to be “privileges” granted by the City of Mesquite and the State of Nevada Gaming Control Board. These privileges can be canceled or revoked if the owners violate any laws or do not pay the appropriate fees and taxes. The individuals who hold the gaming and liquor license cannot relocate them to another location.

As stated earlier in the site analysis, the subject property is not encumbered with any known easements that adversely affect the overall development site.

### **Adjacent Land Uses**

The adjacent land uses in the very immediate area are mostly commercial in nature with residential developments to the east. Additionally, the I-15/Sandhill full interchange is located to the north of the overall development site. The surrounding properties do not have an adverse influence on the functional utility, of the overall development site.

### **Functional Adequacies**

The overall development site offers adequate utility for an array of commercial uses. In my opinion there is no excess or surplus land based on my analysis.

### **Conclusion**

In conclusion, the overall development site’s characteristics are such to accommodate a commercial development. The overall development site is functionally adequate for a commercial development.

## SKETCH/AREA TABLE ADDENDUM

S:\00116\50100701.AX5		APN 001-16-501-007																														
SUBJECT	Address 325 SANDHILL BLVD.																															
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Clark County Assessor-Info Tech Dept

APEX SOFTWARE 800-858-9958

Apd100-w Apex v5

## DESCRIPTION OF THE IMPROVEMENTS – Convenience Store/Gas Station

According to public records the Terrible's convenience store/gas station contains a total of 2,825 square feet. There is also a 3,978 square foot fuel canopy and six dual sided fueling pumps. Construction of the improvements was completed in 1996.

The following summarizes the description of the existing improvements.

**Type of Improvement:** The improvements consist of a convenience store building with walk-in coolers, and seven gaming machines.

**Number of Buildings:** One. There is also a 3,978 square foot fuel canopy that will has six dual sided fueling pumps.

**Number of Stories:** One

**Year Built:** 1996

<b>Building Area Summary</b>	C-Store Area	2,825 Square Feet
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Canopy	3,978 Square Feet
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**Construction Components** The convenience store is wood frame with stucco exterior, and decorative brick.

**Foundation:** The foundation is reinforced concrete.

<b>Structural System:</b>	Convenience Store Area	Wood Frame
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Canopy	Steel
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<b>Roof:</b>	Complete Building Area	Built-up Concrete Tile
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**Interior Walls:** Assumed to be 5/8" type X gypsum board textured and painted.

**Floor Finish:** Convenience store and restrooms floor finish are ceramic tile. The storage areas are epoxy painted concrete.

**Plumbing:** It is assumed that the improvements are developed with public restrooms that meet code requirements.

**Electricity:** Assumed to be commercial grade, which is presumed to meet code requirements.

**Ceilings and Lighting:** Assumed to be suspended 2' x 4' acoustical tile grid ceiling in all public areas.



Interior and Exterior Doors: The main entry door is 7' anodized aluminum with tempered glass that is typical for retail buildings. Restroom and office doors are 7' wood entry doors.

Heating & A/C: Roof mounted heating and air conditioning units.

### **Site Improvements**

Yard Improvements: Miscellaneous shrubs, as well as decorative rock.

Deferred Maintenance: None observed.

### **Furniture, Fixtures, and Equipment (FF&E):**

The valuation excludes all personal property. The building is appraised with the basic tenant improvements in place, identified as realty items. All inventory, display equipment, office equipment, etc. are excluded as personal property.

### **Construction Class/Economic Life**

The building components of the subject are listed below. Consideration has been given to the particular use of each component of the structure. The typical life expectancy for these improvements as stated in Section 97 of the cost manual is indicated in the following table.

<b>Building Component</b>	<b>Section/Page</b>	<b>Class</b>	<b>Quality</b>	<b>Economic Life</b>
Mini-Mart Convenience Store	13 / 22	D	Good	40 years
Canopy	64 / 2	Steel	Good	30 years

### **Effective Age/Condition**

Construction of the improvements was completed in 1996 and the actual age is approximately 28 years old. However, I have projected the effective age at 10 years. As a result, I have concluded that the remaining economic life of the improvements to be approximately 30 years.

### **Functional Utility**

The subject improvements are considered to be functionally adequate. Overall, the improvements are similar to other convenience store/gas stations in the Las Vegas Valley. Based on the preceding information and analysis, it is my opinion that the utility of the improvements is good.

This site coverage is within the range of other convenience stores/gas stations and there is not any excess or surplus land.



### **Economic Utility**

There are no nearby land uses or neighborhood influences which adversely affect the sub-ground leased site. However, based upon my analysis of the area, there are no adverse external influences affecting the sub-ground leased site at this time other than the overall economic conditions that are affecting the housing and commercial real estate markets.

## SKETCH/AREA TABLE ADDENDUM

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## DESCRIPTION OF THE IMPROVEMENTS – Fast-Food Restaurant

According to public records the fast-food restaurant contains a total of 2,430 square feet. The Jimmy sandwich shop and FIXXology share one common front entrance door. The Jimmy John's sandwich shop space is located to the left and the FIXXology space is located to the right of the front door. Construction of the improvements was completed in 1996.

The following summarizes the description of the existing improvements.

<b>Type of Improvement:</b>	The improvements consist of a fast-food restaurant with a drive-thru window. The fast-food restaurant also has a small outdoor seating area.	
<b>Number of Buildings:</b>	One	
<b>Number of Stories:</b>	One	
<b>Year Built:</b>	1996	
<b>Building Area Summary</b>	Fast-Food Restaurant Area	2,430 Square Feet
<b>Construction Components</b>	The fast-food restaurant is wood frame with stucco exterior, and decorative brick.	
<b>Foundation:</b>	The foundation is reinforced concrete.	
<b>Structural System:</b>	Fast-Food Restaurant Area	Wood Frame
<b>Roof:</b>	Complete Building Area	Built-up Concrete Tile
<b>Interior Walls:</b>	Assumed to be 5/8" type X gypsum board textured and painted.	
<b>Floor Finish:</b>	Kitchen and main restaurant area's floor finish are ceramic tile. The storage areas are epoxy painted concrete.	
<b>Plumbing:</b>	It is assumed that the improvements are developed with plumbing that meets code requirements.	
<b>Electricity:</b>	Assumed to be commercial grade, which is presumed to meet code requirements.	
<b>Ceilings and Lighting:</b>	Assumed to be suspended 2' x 4' acoustical tile grid ceiling in all public areas.	
<b>Interior and Exterior Doors:</b>	The main entry door is 7' anodized aluminum with tempered glass that is typical for retail buildings. Office doors are 7' wood entry doors.	

Heating & A/C: Roof mounted heating and air conditioning units.

### **Site Improvements**

Yard Improvements: Miscellaneous shrubs, as well as decorative rock.

Deferred Maintenance: None observed.

### **Furniture, Fixtures, and Equipment (FF&E):**

The valuation excludes all personal property. The building is appraised with the basic tenant improvements in place, identified as realty items. All inventory, display equipment, office equipment, etc. are excluded as personal property.

### **Construction Class/Economic Life**

The building components of the subject are listed below. Consideration has been given to the particular use of each component of the structure. The typical life expectancy for these improvements as stated in Section 97 of the cost manual is indicated in the following table.

<b>Building Component</b>	<b>Section/Page</b>	<b>Class</b>	<b>Quality</b>	<b>Economic Life</b>
Restaurant	13 / 14	D	Good	40 years

### **Effective Age/Condition**

Construction of the improvements was completed in 1996 and the actual age is approximately 28 years old. However, I have projected the effective age at 10 years. As a result, I have concluded that the remaining economic life of the improvements to be approximately 30 years.

### **Functional Utility**

The subject improvements are considered to be functionally adequate. Overall, the improvements are similar to other convenience store/gas stations in the Las Vegas Valley. Based on the preceding information and analysis, it is my opinion that the utility of the improvements is good.

This site coverage is within the range of other convenience stores/gas stations and there is not any excess or surplus land.

### **Economic Utility**

There are no nearby land uses or neighborhood influences which adversely affect the sub-ground leased site. However, based upon my analysis of the area, there are no adverse external influences affecting the sub-ground leased site at this time other than the overall economic conditions that are affecting the housing and commercial real estate markets.