

# Align Med

## Offering Memorandum



### MULTIDISCIPLINARY INVESTMENT

801 S. Decatur Blvd - 1,518sf

ASKING PRICE - \$476,418 [6.5% CAP Rate]

**IREPLV**  
Commercial Real Estate  
Brokerage • Development • Property Management



# PROPERTY DETAILS

## 801 S. Decatur Blvd

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**Parcel:** 139-31-312-028

**Address:** 801 S. Decatur Blvd. Las Vegas, NV 89107

**Premises:** 1,518

**Zoning:** PR

**Construction Year:** 1958

A bite sized multidisciplinary medical clinic located in a nice NW location surrounded by a variety of retail and residential users. Great visibility on Decatur Blvd adjacent to Arizona Charlie's Hotel & Casino.

# TENANT INFORMATION

801 S. Decatur Blvd



Align Med specializes in personal injury, whiplash, traumatic brain injury, and comprehensive diagnostic services, including whole body MRI scans and brain scans. They offer advanced imaging (MRI, X-Rays), chiropractic care, pain management, therapy (cold laser, EMS, ultrasound), as well as weight loss and hormone testing.

They have 8 clinics throughout the Las Vegas/ Henderson metro areas and provide the following services:

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1. <i>Personal Injury</i>        | 6. <i>Diagnostic Testing</i>     |
| 2. <i>Chiropractic</i>           | 7. <i>Wellness Services</i>      |
| 3. <i>Pain Management</i>        | 8. <i>Neurocognitive Testing</i> |
| 4. <i>Diagnostic Imaging</i>     | 9. <i>Weight Loss Program</i>    |
| 5. <i>Spinal Ligament Injury</i> |                                  |

Align's experienced team is dedicated to providing care tailored to patient's unique needs, helping each person achieve optimal health and wellness.

# LEASE ANALYSIS

## 801 S. Decatur Blvd

### LEASE SUMMARY

**Tenant Name:** Align Med PLLC

**Tenant Trade Name:** Align Med

**Lease Type:** NNN

**Base Rate:** \$1.70/sf /month NNN  
\$20.40/sf annual NNN

**Lease Term:** 10 years

**Lease Commencement:** 12/1/2024

**Term Remaining on Lease:** 9

**Annual Increases:** 5%

**Options:** (1) 5 Year Options

### INCOME

| <u>Remaining Term:</u> | <u>Annual NOI:</u> | <u>CAP Rate:</u> |
|------------------------|--------------------|------------------|
| Year 1:                | \$30,967           | 6.50%            |
| Year 2:                | \$32,516           | 6.83%            |
| Year 3:                | \$34,141           | 7.17%            |
| Year 4:                | \$35,848           | 7.52%            |
| Year 5:                | \$37,641           | 7.90%            |
| Year 6:                | \$39,523           | 8.30%            |
| Year 7:                | \$41,499           | 8.71%            |
| Year 8:                | \$43,574           | 9.15%            |
| Year 9:                | \$45,753           | 9.60%            |
| Year 10:               | \$47,125           | 9.89%            |

# NET OPERATING INCOME

## 801 S. Decatur Blvd

| Rent Roll                |       |            |          |          |            |                 |             |                              |             |
|--------------------------|-------|------------|----------|----------|------------|-----------------|-------------|------------------------------|-------------|
| Seller/Tenant            | RSF   | % of Total | Start    | End      | Lease Type | Rent % Increase | \$/SF/Month | Current Monthly NNN Rent     | Annualized  |
| Align Med (Alfreda) PLLC | 1,518 |            | 12/01/24 | 11/30/34 | NNN        | 5.00%           | \$1.70      | \$2,580.60                   | \$30,967.20 |
| Occupied                 | 1,518 | 100.00%    |          |          |            |                 |             |                              |             |
| Vacant                   | 0     | 0.00%      |          |          |            |                 |             |                              |             |
| Total                    | 1,518 | 100.00%    |          |          |            |                 |             | \$2,580.60                   | \$30,967.20 |
|                          |       |            |          |          |            |                 |             | Actual Rental Income:        | \$30,967.20 |
|                          |       |            |          |          |            |                 |             | CAM Reimbursements           | \$0.00      |
|                          |       |            |          |          |            |                 |             | Gross Income:                | \$30,967.20 |
|                          |       |            |          |          |            |                 |             |                              | \$0.00      |
|                          |       |            |          |          |            |                 |             | Actual Net Operating Income: | \$30,967.20 |

|                  |           |          |
|------------------|-----------|----------|
| CAP Rate         | Value     | Price/SF |
| Value @ 6.5% CAP | \$476,418 | \$314    |

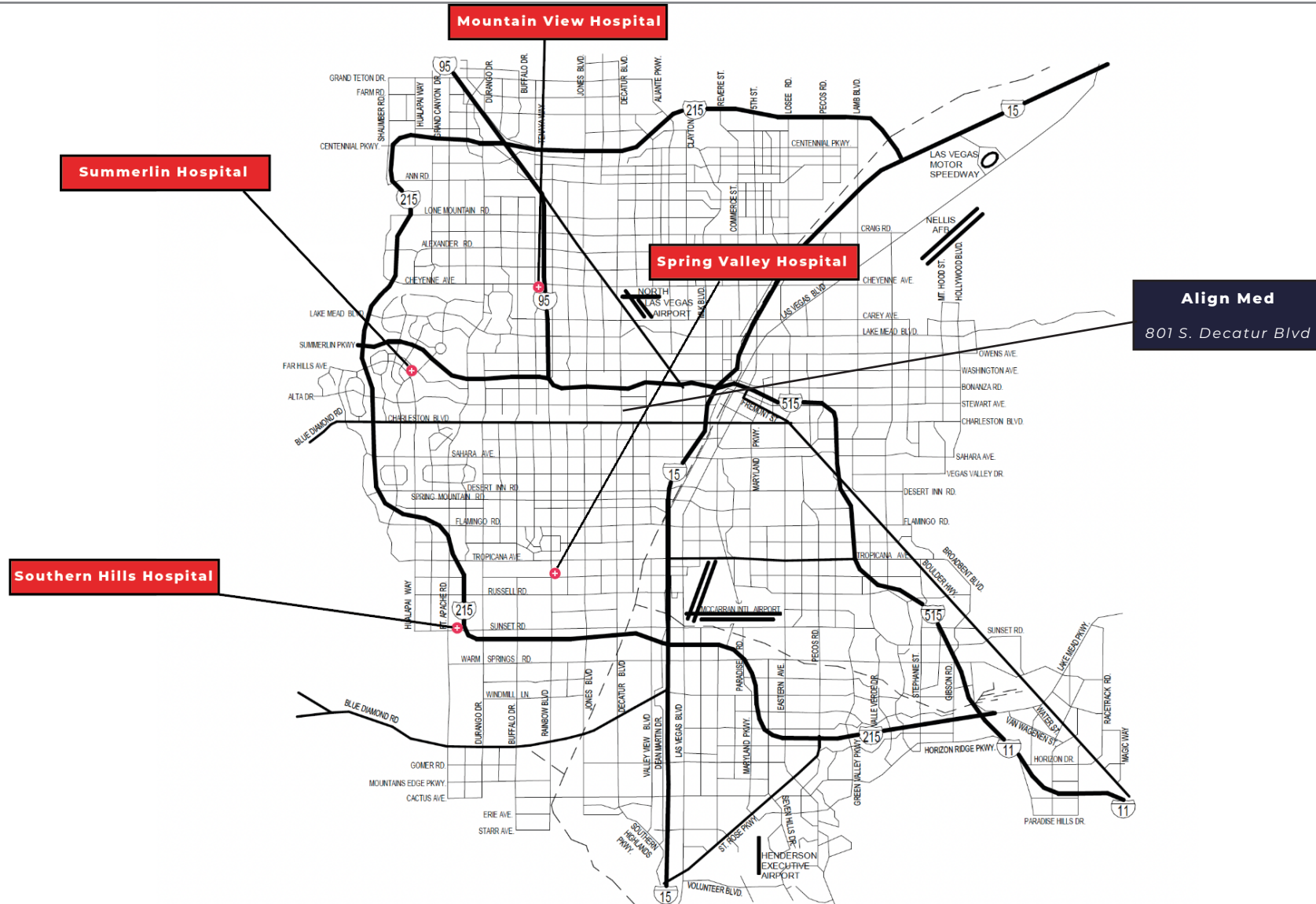
# PROPERTY PHOTOS

## 801 S. Decatur Blvd

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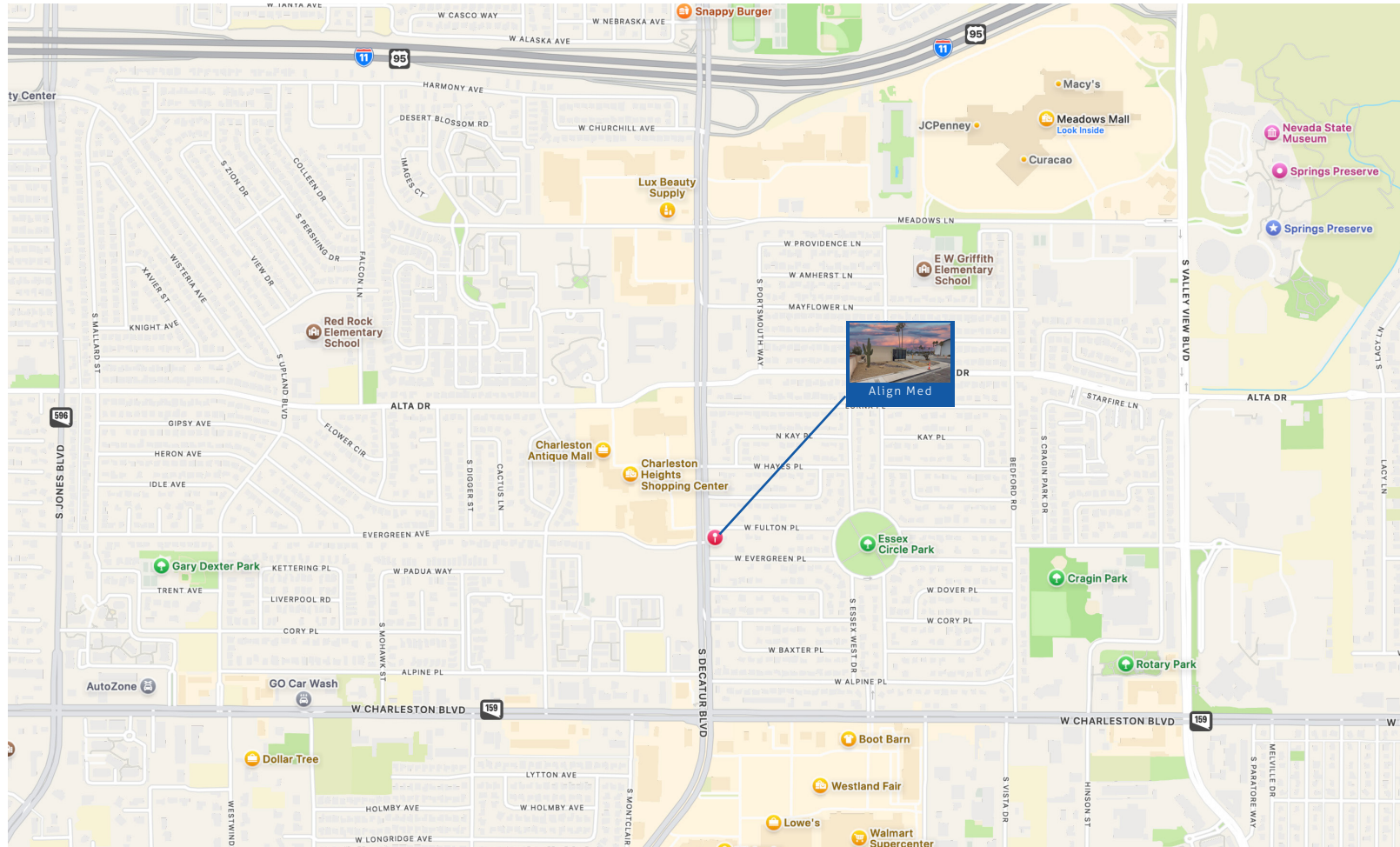


# AREA HOSPITAL MAP



# AREA MAP

## 801 S. Decatur Blvd





# CALL US FOR MORE INFO

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