

**FOR SALE**



*Rendering for illustrative purposes only.*

**2024 N ANN RD  
North Las Vegas, NV 89031**

**SHOVEL READY  
INVESTMENT PROJECT  
FOR SALE**

**Devon Sansone**  
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**Ben Atias**  
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S.0200404



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## Property Details

- Land Sale Price: \$1,300,000

- Project Status:  
Shovel-ready site with  
approved plans & permits

- Tenant: USA AUTO SERVICE

- Lease Status: Fully executed  
long-term lease in place

- Building Size: 7,280 SF

- Estimated Construction Cost:  
\$2,000,000  $\pm$ /-

## Property Highlights

- North Las Vegas Submarket
- Total Planned Building SF: 7,280 SF
- Neighborhood Commercial (C-1)
- USA Auto has 20+ Locations
- Close Proximity to the CC-215 Beltway and the I-15 freeway
- Parcel Number: 124-298-020-13
- Traffic Counts:
  - Ann Rd: //  $\pm$ 22,046 VPD
  - Clayton St: //  $\pm$ 12,921 VPD
- Auto Retail Development For Sale

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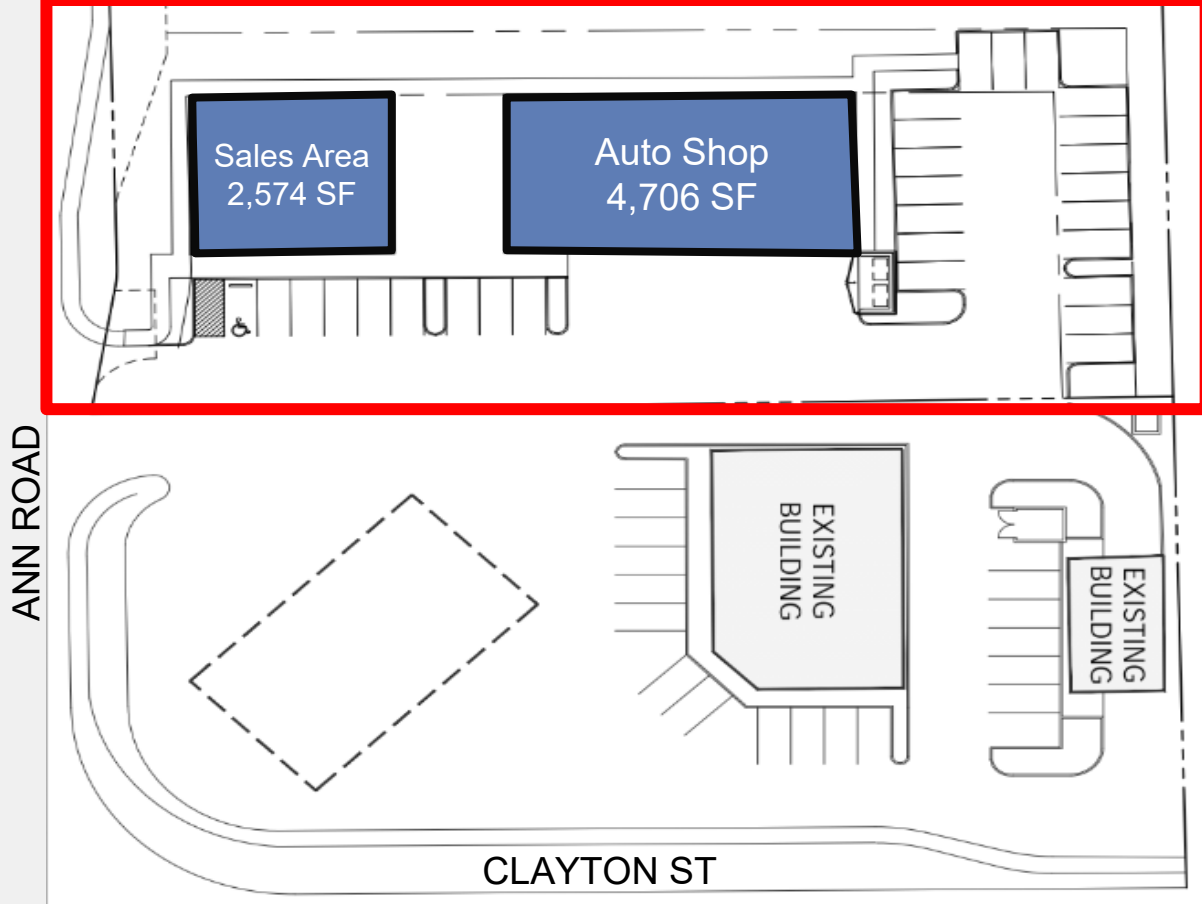
S.0200404

# Space Plan

Building SF:  
7,280 SF

Land Size:  
0.84 ACRES

SALE PRICE:  
\$1,300,000



2024 N Ann Road.  
North Las Vegas NV, 89013

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 **SANSONE**  
INVESTMENTS



# Aerial

Close Proximity to national users such as Walmart, Costco, Best buy, Sprouts, Smiths, Albertsons, and more

Nearby Freeways: I-215 & I-15



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POPULATION	1-mile	3-mile	5-mile
2024 Population	92,940	353,049	1,123,956
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	29,951	117,118	176,900
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$87,952	\$85,629	\$76,843

Investment Overview

USA Auto Services – Build-to-Suit Ground Lease Investment

Investment Overview

Transaction Type:	Investment Land Sale with Signed 10-Year Lease (Build-to-Suit)
Tenant:	USA Auto Services (20+ locations)
Lease Term:	10 Years
Rent Increases:	2% Annual, Compounded
Lease Structure:	Absolute NNN (upon completion)

All plans, approvals, and entitlements are in place. Project shovel-ready with a signed tenant lease.

Investment Highlights

- ✓ Signed 10-Year Lease with established national operator
- ✓ All entitlements & plans approved — ready to break ground
- ✓ Absolute NNN structure minimizes landlord responsibility
- ✓ Attractive 6.25% exit cap in a strong Las Vegas corridor
- ✓ Clear value-add via development arbitrage

Project Cost Summary

Component	Amount
Land Purchase Price	\$1,300,000
Estimated Construction Cost	\$2,000,000 +/-
Total Project Cost	\$3,300,000+/-

All plans, approvals, and entitlements are in place.  
Project is shovel-ready with a signed tenant lease.

Lease Rent Schedule (10-Year Term)

Annual Escalations; 2% Compounded	
Year 1	\$294,986
Exit / Sale Price	\$4,719,770
Cap Rate	6.25%
Value Creation	~ \$1.42M Spread Over Cost



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Lease Rent Schedule (10-Year Term)

Annual Escalations: 2% Compounded

Lease Year	Monthly Rent	Annual Rent	Rent / SF
Year 1	\$24,582.13	\$294,985.60	\$40.52
Year 2	\$25,073.78	\$300,885.31	\$41.33
Year 3	\$25,575.25	\$306,903.02	\$42.16
Year 4	\$26,086.76	\$313,041.08	\$43.00
Year 5	\$26,608.49	\$319,301.90	\$43.86
Year 6	\$27,140.66	\$325,687.94	\$44.74
Year 7	\$27,683.47	\$332,201.70	\$45.63
Year 8	\$28,237.14	\$338,845.73	\$46.54
Year 9	\$28,801.89	\$345,622.65	\$46.43
Year 10	\$29,377.92	\$352,535.10	\$48.43

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USA AUTO  
DEBT QUOTE MATRIX

Loan Type	Bank	Credit Union
Loan Term (yrs.)	5	5
Total Loan Amount	\$2,750,000	\$2,850,000
Min. DSCR	1.40x	1.30x
Max. LTV	75%	75%
Amortization (yrs.)	25	25
Prepayment	Yield Maintenance	None
Recourse	Recourse	Recourse
Reserves	Taxes, Insurance, Replacements	Taxes, Insurance, Replacements
Index	1-Month Term SOFR	5-Yr Treasury
Index Rate	3.67%	3.76%
Investor Spread	2.10%	2.50%
Interest Rate	5.77%	6.26%
Annual Debt Service (P&I)	\$208,004	\$225,818



# Tenant Overview

## ***USA Auto Services – Las Vegas***

Established auto service center with a strong local reputation. Offers full-service automotive repair and maintenance with experienced staff, modern equipment, and a loyal customer base. Known for quality service and consistent operations, making it a reliable and stable tenant. With over 20+ locations, this absolute NNN asset is a strong investment opportunity.

<https://www.usaautoservicenv.com/>



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# USA AUTO LOCATIONS

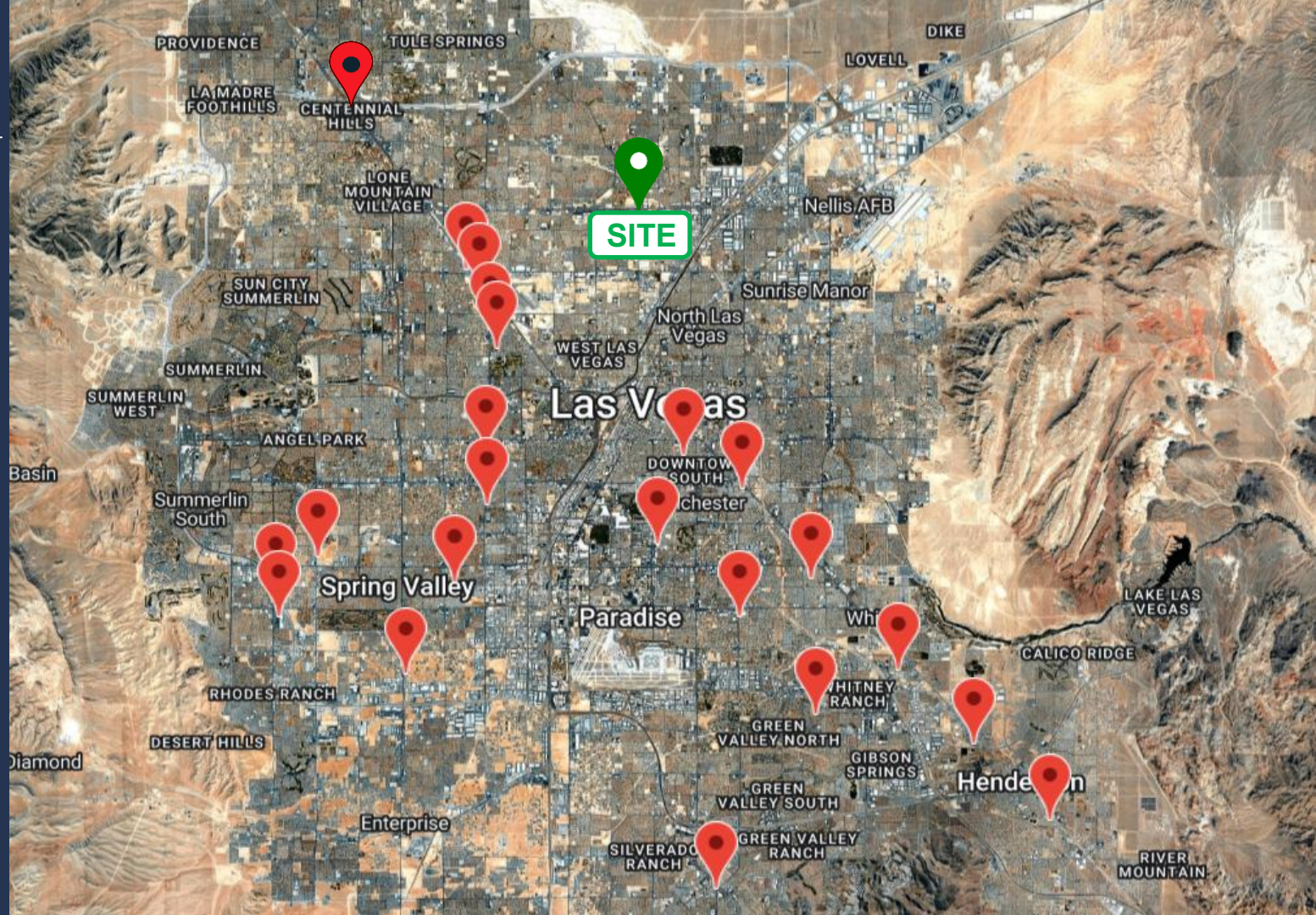
22+ Locations in  
Las Vegas, NV

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**Contact us for more information on commercial spaces or  
development in the Vegas Valley.**

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