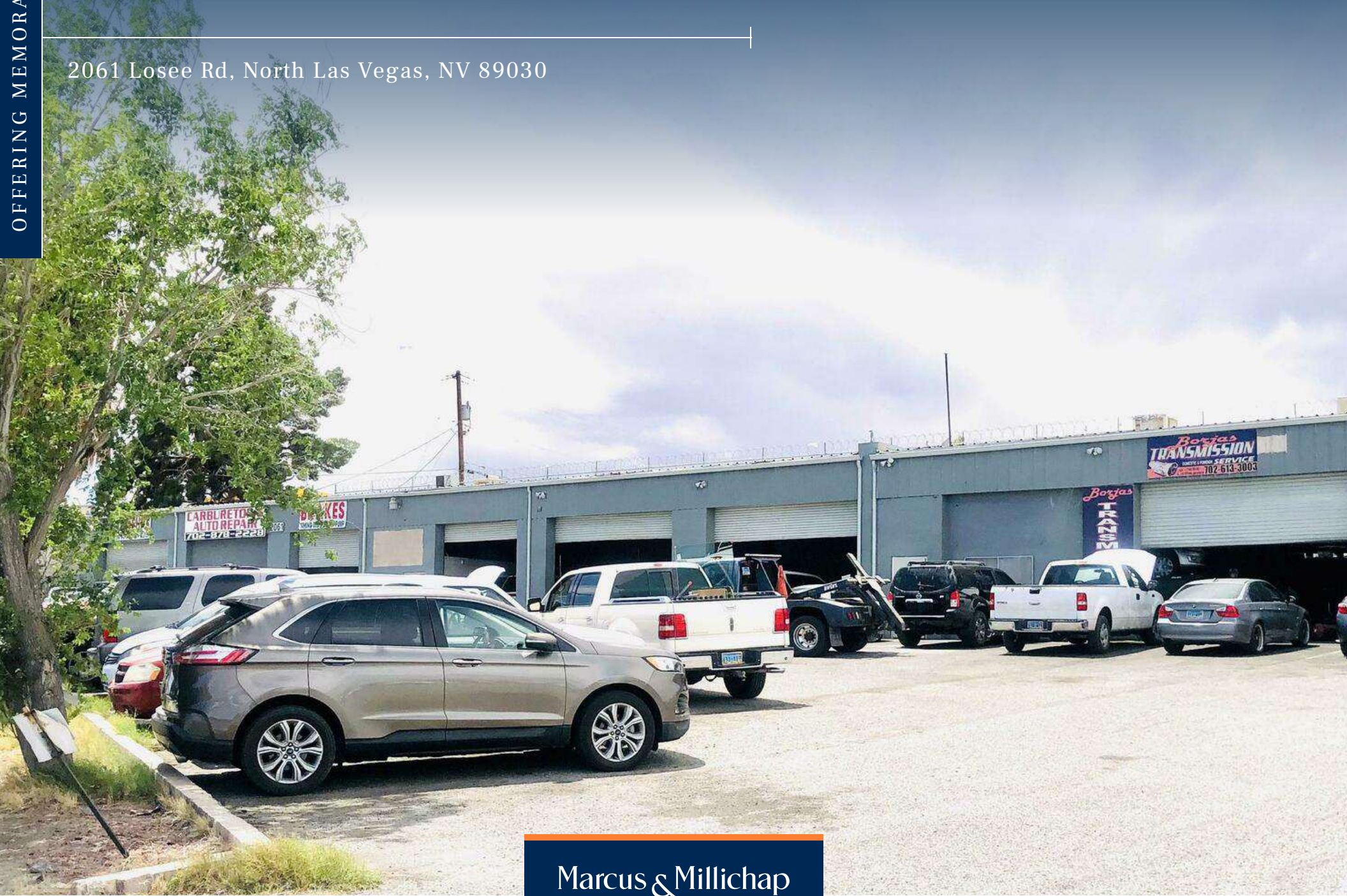


LOSEE AUTO CENTER

2061 Losee Rd, North Las Vegas, NV 89030



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$2,850,000



Cap Rate
3.78%



of Suites
9

FINANCIAL

| | |
|---------------|--------------------|
| Listing Price | \$2,850,000 |
| Down Payment | 100% / \$2,850,000 |
| Price/SF | \$296.88 |

OPERATIONAL

| | |
|-------------|------------------------|
| Gross SF | 11,424 SF |
| Rentable SF | 9,600 SF |
| # of Suites | 9 |
| Lot Size | 0.74 Acres (32,234 SF) |
| Year Built | 1986 |



LOSEE AUTO CENTER

2061 Losee Rd, North Las Vegas, NV 89030

INVESTMENT OVERVIEW

This large property and industrial structure located within a suburban location, could be used for multiple purposes. Seller carry back financing is available. Structured financing will vary based upon the offer. The existing tenants have been there for many years, with a value-add opportunity available, as current rents are well below market rates. While keeping their leases month-to-month, an easy transition is available for a new owner to quickly improve the financial dynamics of the property. Multiple tenants could be added, as 9 functioning bays are available. This property could also be perfect for an owner user, while leasing out the other units for additional income. Current rental income is available upon interest.

INVESTMENT HIGHLIGHTS

- My current proforma reflects an 8.77% cap. Please request existing lease information
- Value Add Opportunity; Seller will carry a 70% LTV loan with favorable terms pending offer
- Nine functioning bays with large parking lot
- Opportunity Zone. Desirable location for Auto repair and Industrial usage

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

RETAILER MAP

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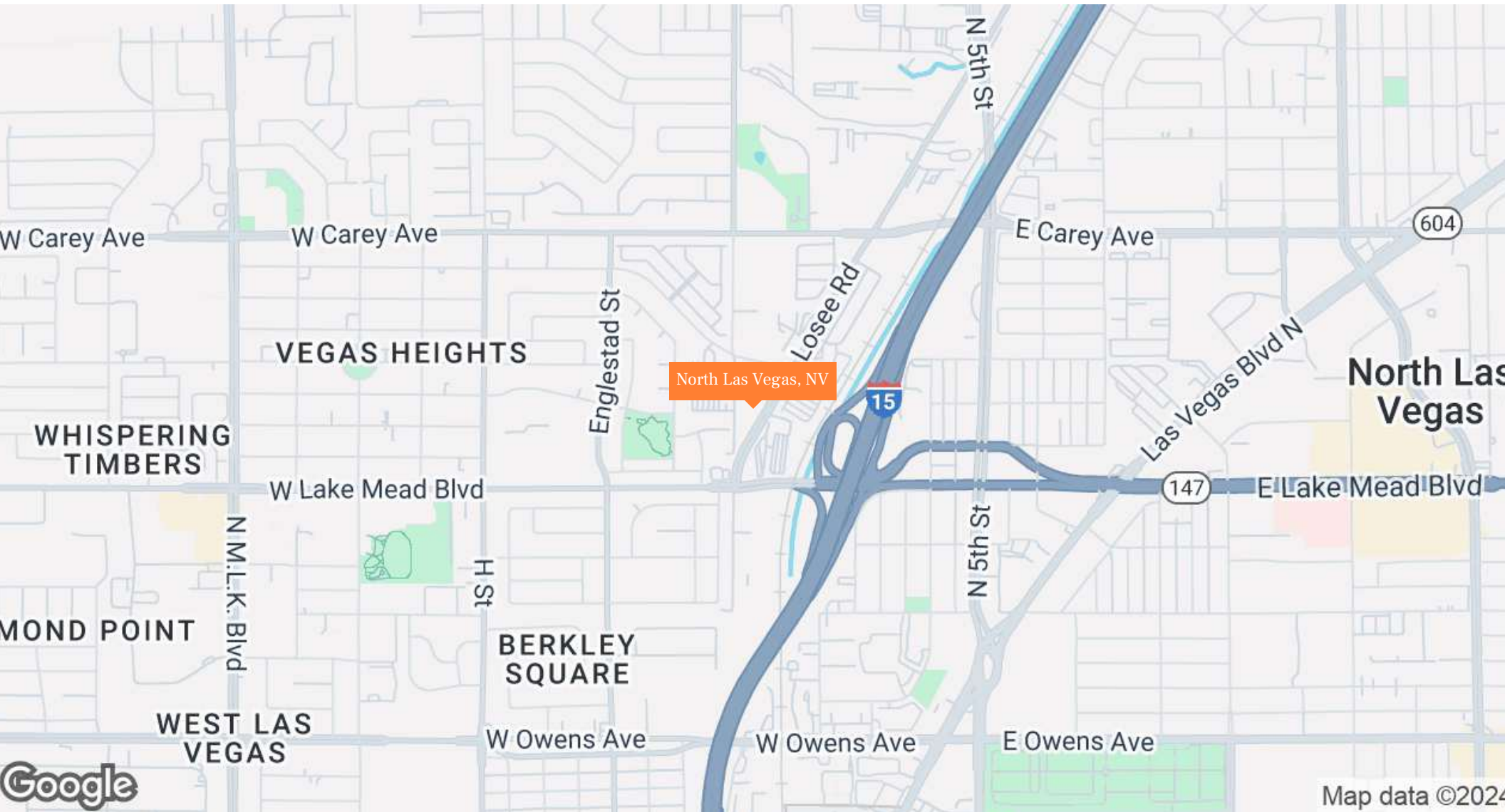
PROPERTY DETAILS // LOSEE AUTO CENTER

SITE DESCRIPTION

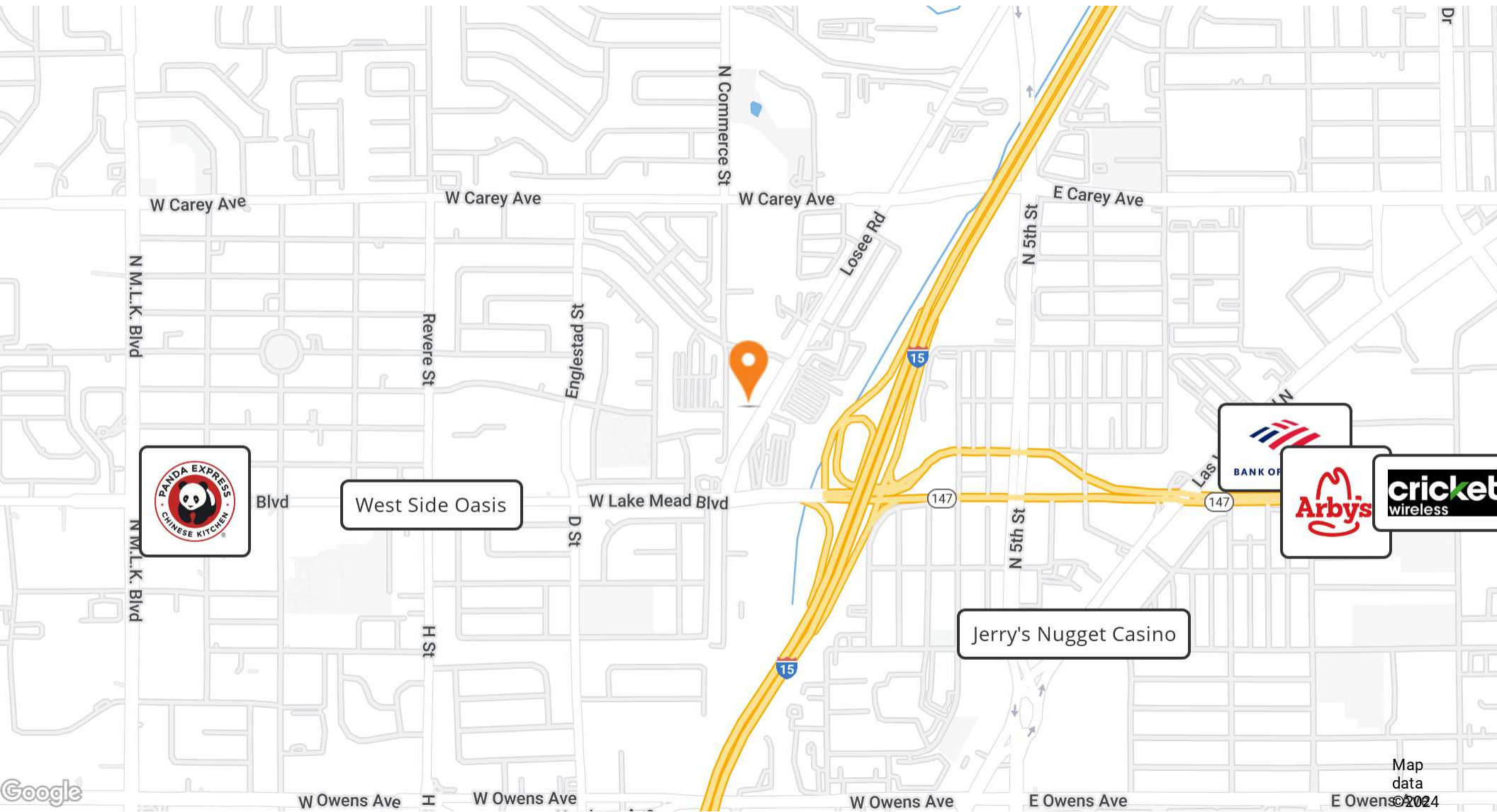
| | |
|-------------------------|-------------------|
| Assessors Parcel Number | 139-22-602-003 |
| Zoning | M-3 |
| Floors | 1 |
| Year Built/Renovated | 1986 |
| Rentable SF | 9,600 SF |
| Ownership | Fee Simple |
| Lot Size | 0.74 Acres |
| Parking | 33 surface spaces |
| Parking Ratio | 3.28/1000 SF |
| Guest Parking | Yes |



LOSEE AUTO CENTER // REGIONAL MAP



RETAILER MAP // LOSEE AUTO CENTER



SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

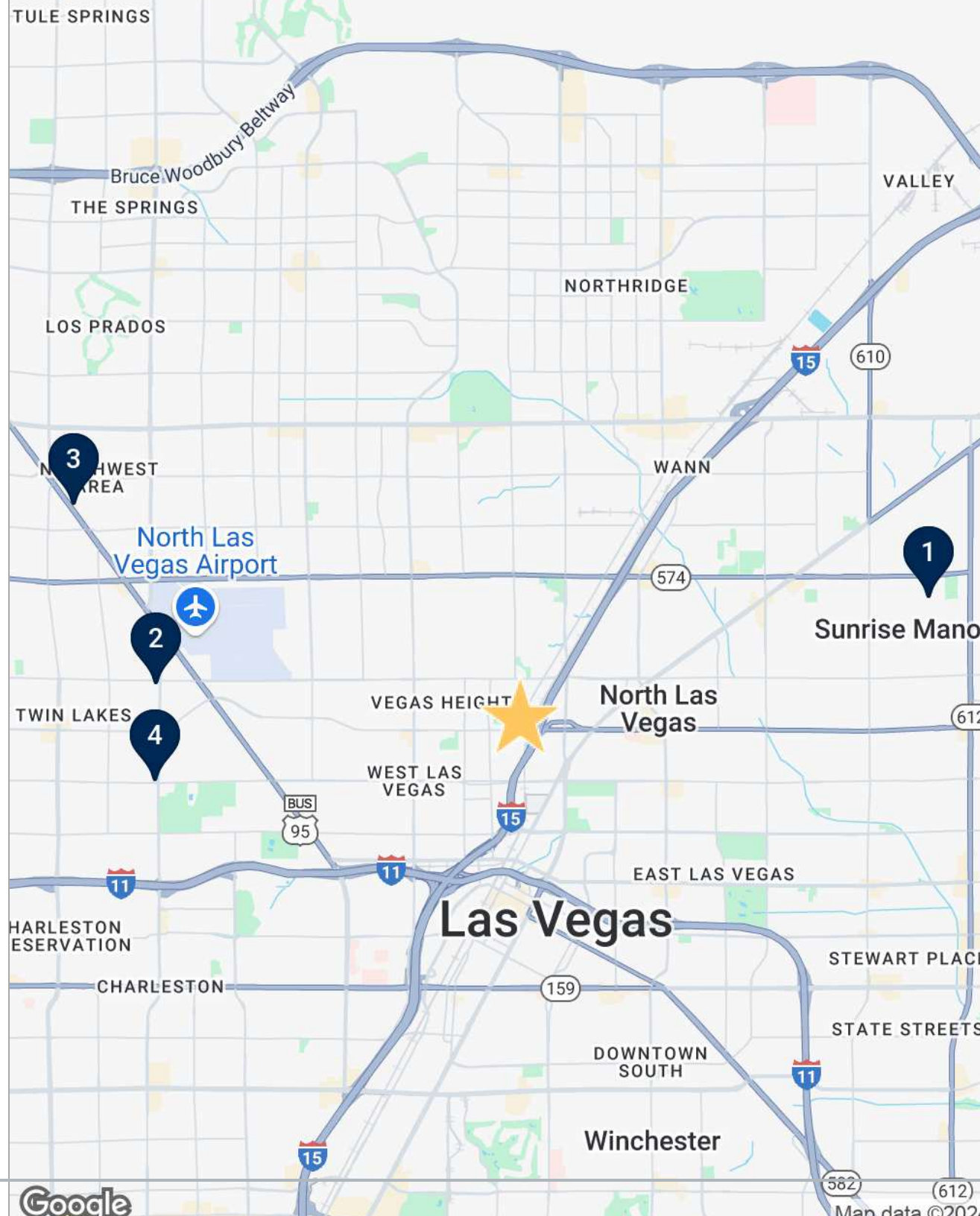
PRICE PER SF CHART

SALE COMPS






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SALE COMPS MAP

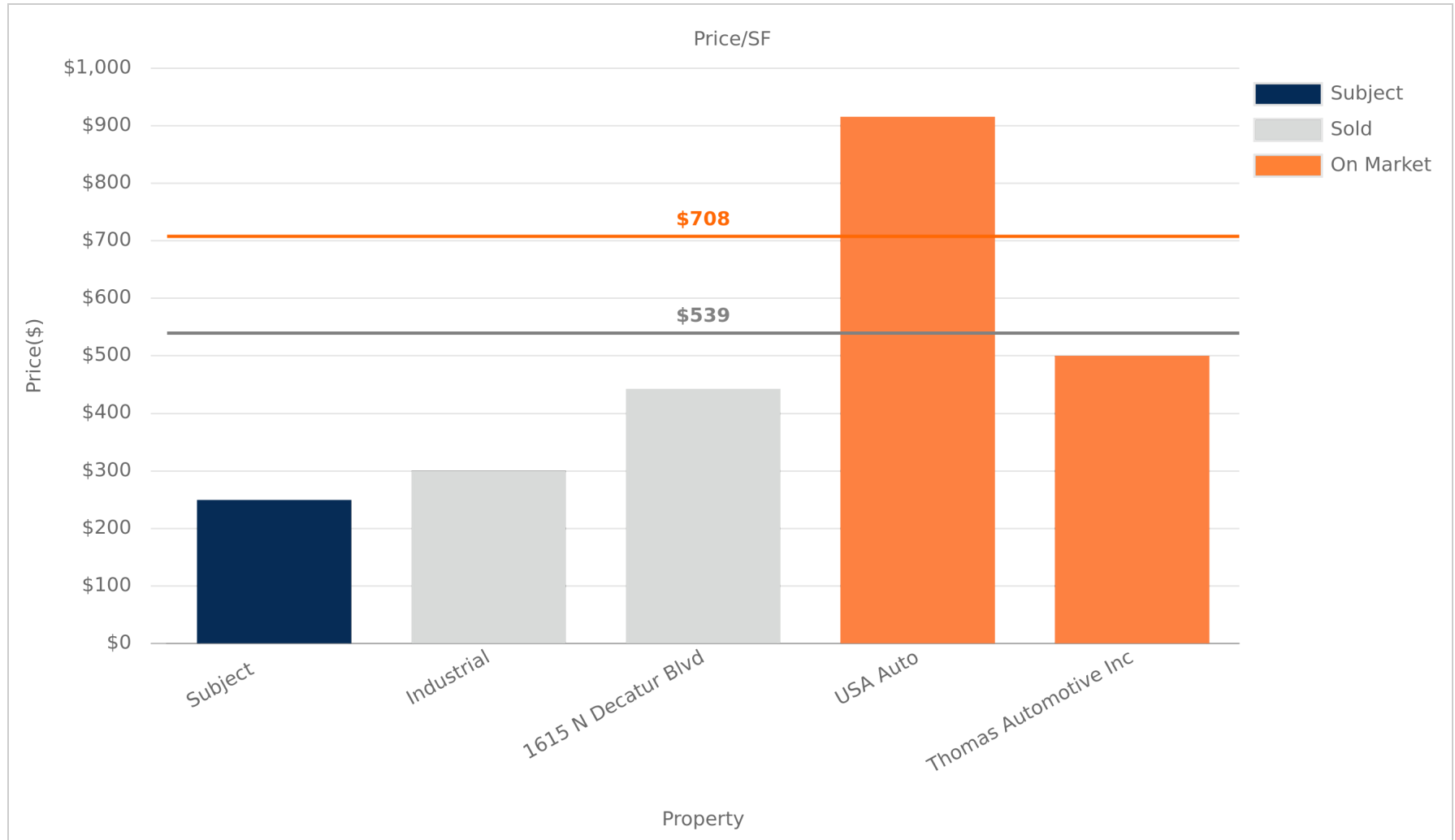
- ★ LOSEE AUTO CENTER
- 1 Industrial
- 2 USA Auto
- 3 Thomas Automotive Inc
- 4 1615 N Decatur Blvd



LOSEE AUTO CENTER // SALE COMPS SUMMARY

| | SUBJECT PROPERTY | PRICE | GROSS SF | PRICE/SF | CAP RATE | # OF SUITES | CLOSE |
|---|---|--------------------|-----------------|-----------------|--------------|-------------|------------|
|  | LOSEE AUTO CENTER 2061 Losee Rd North Las Vegas, NV 89030 | \$2,850,000 | 11,424 SF | \$249.47 | 3.78% | 9 | On Market |
| | SALE COMPARABLES | PRICE | GROSS SF | PRICE/SF | CAP RATE | # OF SUITES | CLOSE |
|  | Industrial 4760 Cecile Ave Las Vegas, NV 89115 | \$3,000,000 | 10,000 SF | \$300.00 | - | - | 01/16/2024 |
|  | USA Auto 4825 Smoke Ranch Rd Las Vegas, NV 89108 | \$1,831,000 | 2,000 SF | \$915.50 | 6.75% | 1 | On Market |
|  | Thomas Automotive Inc 3700 N Rancho Dr Las Vegas, NV 89130 | \$2,200,000 | 4,400 SF | \$500.00 | - | 1 | On Market |
|  | 1615 N Decatur Blvd Las Vegas, NV 89108 | \$1,600,000 | 3,617 SF | \$442.36 | 0.00% | 2 | 04/29/2024 |
| | AVERAGES | \$2,157,750 | 5,004 SF | \$539.46 | 6.75% | 1 | - |

PRICE PER SF CHART // LOSEE AUTO CENTER



LOSEE AUTO CENTER // SALE COMPS



LOSEE AUTO CENTER

2061 Losee Rd, North Las Vegas, NV 89030

| | | | |
|----------------|--------------------|-----------------------|-----------|
| Listing Price: | \$2,850,000 | Gross SF: | 11,424 SF |
| Down Payment: | 100% / \$2,850,000 | Price/SF: | \$249.47 |
| Property Type: | Retail | NOI: | \$108,000 |
| Occupancy: | 30% | Year Built/Renovated: | 1986/- |
| Lot Size: | 0.74 Acres | COE: | On Market |
| Income: | \$120,000 | Cap Rate: | 3.78% |
| Expenses: | \$12,000 | Number Of Suites: | 9 |
| Expenses/SF | \$1.05 | Price/Suite: | \$316,667 |



Industrial

4760 Cecile Ave Las Vegas, NV 89115

| | | | |
|----------------|-------------|-----------------------|------------|
| Sale Price: | \$3,000,000 | Gross SF: | 10,000 SF |
| Down Payment: | - | Price/SF: | \$300.00 |
| Property Type: | Retail | NOI: | - |
| Occupancy: | 100% | Year Built/Renovated: | 2000/- |
| Lot Size: | 1.98 Acres | COE: | 01/16/2024 |
| Income: | - | Cap Rate: | - |
| Expenses: | - | Number Of Suites: | - |
| Expenses/SF: | - | Price/Suite: | - |
| Survey Date: | - | | |

M-1 zoning

SALE COMPS // LOSEE AUTO CENTER



B USA Auto
4825 Smoke Ranch Rd Las Vegas, NV 89108

| | | | |
|----------------|-------------|-----------------------|-----------|
| Listing Price: | \$1,831,000 | Gross SF: | 2,000 SF |
| Down Payment: | - | Price/SF: | \$915.50 |
| Property Type: | Retail | NOI: | - |
| Occupancy: | 100% | Year Built/Renovated: | 1999/- |
| Lot Size: | 0.45 Acres | COE: | On Market |
| Income: | - | Cap Rate: | 6.75% |
| Expenses: | - | Number Of Suites: | 1 |
| Expenses/SF: | - | Price/Suite: | - |
| Survey Date: | - | | |

This property is currently on the market with a lease including a 6.75% cap.



C Thomas Automotive Inc
3700 N Rancho Dr Las Vegas, NV 89130

| | | | |
|----------------|-------------|-----------------------|-----------|
| Listing Price: | \$2,200,000 | Gross SF: | 4,400 SF |
| Down Payment: | - | Price/SF: | \$500.00 |
| Property Type: | Retail | NOI: | - |
| Occupancy: | 0% | Year Built/Renovated: | 1991/- |
| Lot Size: | 1.4 Acres | COE: | On Market |
| Income: | - | Cap Rate: | - |
| Expenses: | - | Number Of Suites: | 1 |
| Expenses/SF: | - | Price/Suite: | - |
| Survey Date: | - | | |

This property is currently listed for sale, and does not have a lease attached.

LOSEE AUTO CENTER // SALE COMPS



D 1615 N Decatur Blvd
Las Vegas, NV 89108

| | | | |
|----------------|-------------|-----------------------|------------|
| Sale Price: | \$1,600,000 | Gross SF: | 3,617 SF |
| Down Payment: | - | Price/SF: | \$442.36 |
| Property Type: | Retail | NOI: | - |
| Occupancy: | 0% | Year Built/Renovated: | 1964/- |
| Lot Size: | Acres | COE: | 04/29/2024 |
| Income: | - | Cap Rate: | 0.00% |
| Expenses: | - | Number Of Suites: | 2 |
| Expenses/SF: | - | Price/Suite: | - |
| Survey Date: | - | Days On Market: | 19 |

I sold this property quickly, all cash, with no lease attached.

SECTION 4

Market Overview

DEMOGRAPHICS

Marcus & Millichap

LOSEE AUTO CENTER // DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|---------------|----------------|----------------|
| 2028 Projection | | | |
| Total Population | 18,879 | 188,876 | 511,667 |
| 2023 Estimate | | | |
| Total Population | 18,288 | 181,770 | 490,253 |
| 2020 Census | | | |
| Total Population | 18,525 | 178,550 | 493,066 |
| 2010 Census | | | |
| Total Population | 17,815 | 172,155 | 461,398 |
| Daytime Population | | | |
| 2023 Estimate | 26,121 | 211,919 | 522,039 |
| HOUSEHOLDS | | | |
| 2028 Projection | | | |
| Total Households | 6,101 | 62,043 | 179,000 |
| 2023 Estimate | | | |
| Total Households | 5,846 | 59,015 | 169,859 |
| Average (Mean) Household Size | 3.1 | 3.0 | 2.9 |
| 2010 Census | | | |
| Total Households | 5,738 | 57,668 | 165,489 |
| 2010 Census | | | |
| Total Households | 4,999 | 50,389 | 147,295 |
| Occupied Units | | | |
| 2028 Projection | 6,454 | 65,577 | 190,962 |
| 2023 Estimate | 6,271 | 63,342 | 183,646 |
| HOUSEHOLDS BY INCOME | | | |
| 2023 Estimate | | | |
| \$150,000 or More | 4.3% | 4.2% | 5.5% |
| \$100,000-\$149,999 | 4.5% | 6.9% | 9.0% |
| \$75,000-\$99,999 | 5.5% | 9.3% | 11.4% |
| \$50,000-\$74,999 | 13.8% | 17.3% | 18.6% |
| \$35,000-\$49,999 | 13.1% | 12.9% | 14.1% |
| Under \$35,000 | 58.7% | 49.4% | 41.5% |
| Average Household Income | \$47,233 | \$53,675 | \$60,619 |
| Median Household Income | \$28,414 | \$35,539 | \$43,399 |
| Per Capita Income | \$15,671 | \$18,141 | \$21,324 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|---------------|----------------|----------------|
| Total Average Household Retail Expenditure | \$43,763 | \$51,724 | \$57,854 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$15,053 | \$17,637 | \$19,642 |
| Transportation | \$8,671 | \$10,259 | \$11,248 |
| Food | \$5,973 | \$6,941 | \$7,535 |
| Personal Insurance and Pensions | \$3,838 | \$5,182 | \$6,060 |
| Healthcare | \$3,503 | \$3,775 | \$4,310 |
| Entertainment | \$1,629 | \$2,028 | \$2,360 |
| Cash Contributions | \$1,507 | \$1,694 | \$2,027 |
| Gifts | \$1,299 | \$1,493 | \$1,697 |
| Apparel | \$1,101 | \$1,340 | \$1,492 |
| Personal Care Products and Services | \$512 | \$602 | \$676 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2023 Estimate Total Population | 18,288 | 181,770 | 490,253 |
| Under 20 | 30.4% | 31.9% | 29.5% |
| 20 to 34 Years | 21.1% | 22.6% | 21.7% |
| 35 to 39 Years | 6.7% | 7.3% | 7.1% |
| 40 to 49 Years | 12.6% | 12.9% | 12.9% |
| 50 to 64 Years | 16.5% | 15.7% | 16.8% |
| Age 65+ | 12.7% | 9.5% | 11.9% |
| Median Age | 33.9 | 32.0 | 34.2 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 11,414 | 110,667 | 312,300 |
| Elementary (0-8) | 18.7% | 18.6% | 14.1% |
| Some High School (9-11) | 18.6% | 17.7% | 14.6% |
| High School Graduate (12) | 34.7% | 32.2% | 32.5% |
| Some College (13-15) | 17.1% | 18.0% | 20.8% |
| Associate Degree Only | 4.5% | 4.8% | 5.9% |
| Bachelor's Degree Only | 5.0% | 6.4% | 8.5% |
| Graduate Degree | 1.4% | 2.3% | 3.6% |

DEMOGRAPHICS // LOSEE AUTO CENTER



POPULATION

In 2023, the population in your selected geography is 490,253. The population has changed by 6.25 since 2010. It is estimated that the population in your area will be 511,667 five years from now, which represents a change of 4.4 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 34.2, compared with the U.S. average, which is 38.7. The population density in your area is 6,238 people per square mile.



HOUSEHOLDS

There are currently 169,859 households in your selected geography. The number of households has changed by 15.32 since 2010. It is estimated that the number of households in your area will be 179,000 five years from now, which represents a change of 5.4 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2023, the median household income for your selected geography is \$43,399, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 9.40 since 2010. It is estimated that the median household income in your area will be \$49,064 five years from now, which represents a change of 13.1 percent from the current year.

The current year per capita income in your area is \$21,324, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$60,619, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 217,188 people in your selected area were employed. The 2010 Census revealed that 37.6 percent of employees are in white-collar occupations in this geography, and 25.3 percent are in blue-collar occupations. In 2023, unemployment in this area was 9.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$200,252 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 69,956.00 owner-occupied housing units and 77,339.00 renter-occupied housing units in your area.



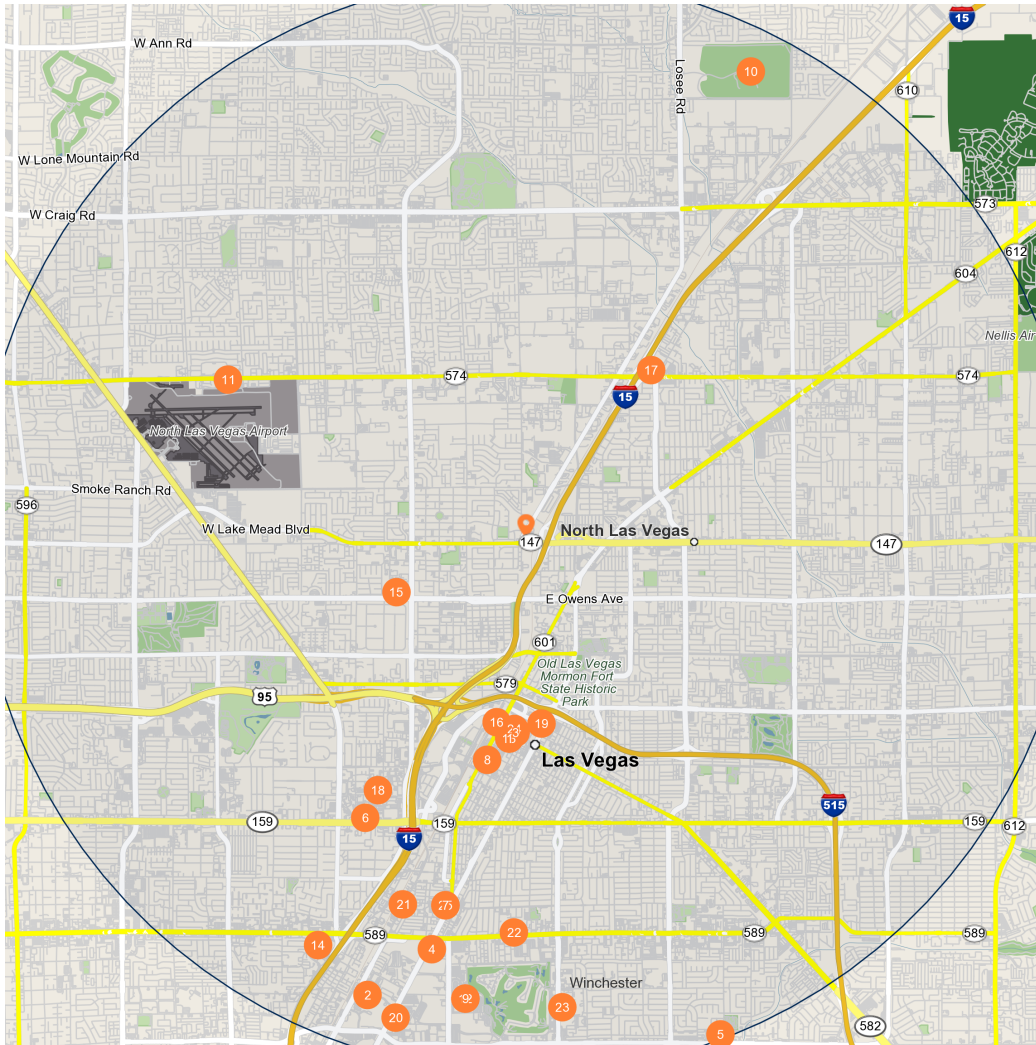
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 3.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 8.5 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.9 percent vs. 8.5 percent, respectively.

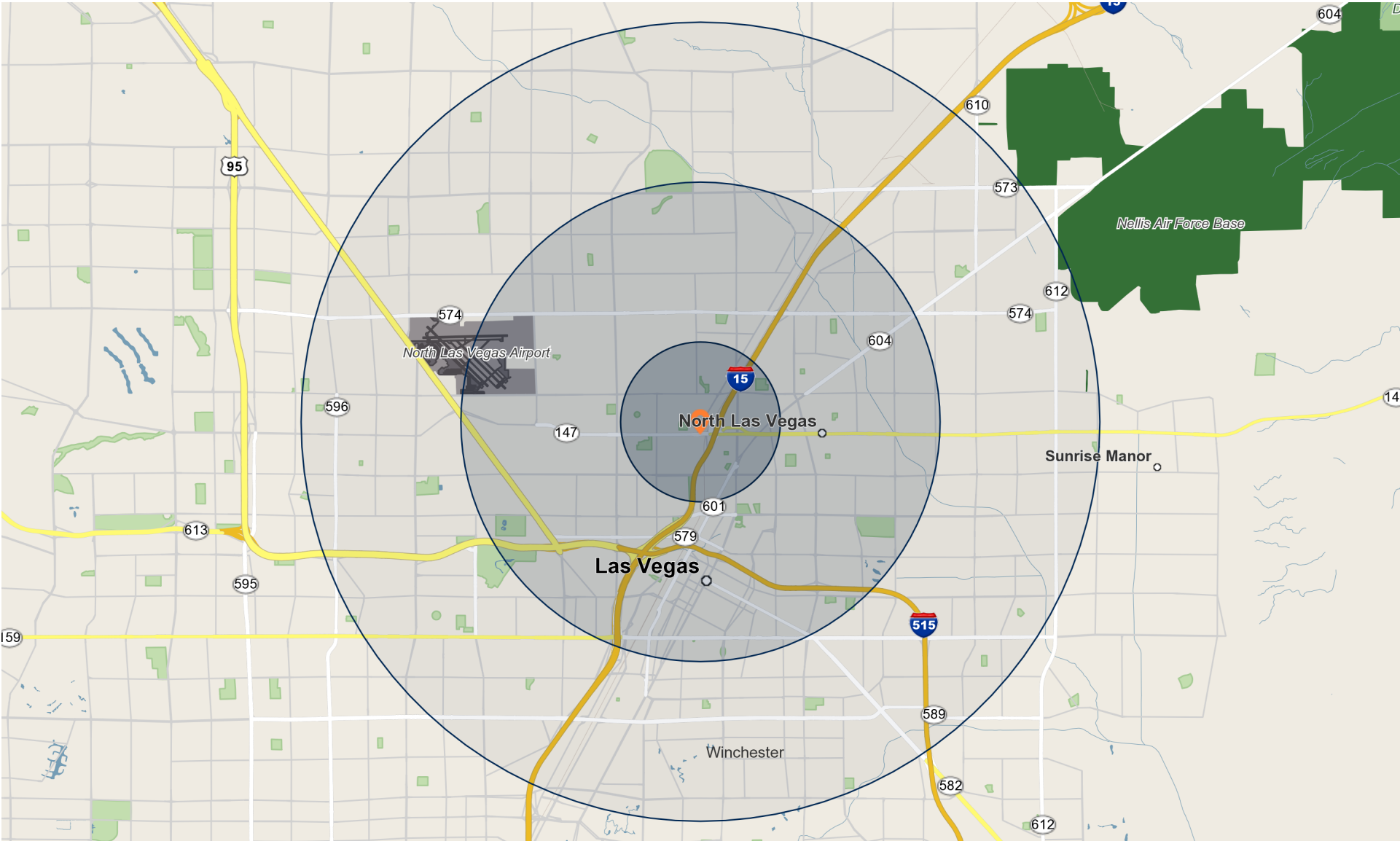
The area had more high-school graduates, 32.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 20.8 percent in the selected area compared with the 20.1 percent in the U.S.

LOSEE AUTO CENTER // DEMOGRAPHICS



| Major Employers | | Employees |
|-----------------|---|-----------|
| 1 | Golden Nugget Finance Corp | 5,188 |
| 2 | Resorts World Las Vegas LLC-Awana Spa Wellness | 5,000 |
| 3 | Sam-Will Inc-Fremont Hotel and Casino | 2,500 |
| 4 | Las Vegas Resort Holdings LLC-Sahara Las Vegas | 2,500 |
| 5 | Yatra USA Corp | 2,212 |
| 6 | University Med Ctr Suthern Nev-Umc | 2,200 |
| 7 | Stratosphere Gaming LLC-Stratosphere Casino Ht & Twr | 2,100 |
| 8 | City of Las Vegas | 2,010 |
| 9 | Westgate Resorts Ltd-Westgate Las Vgas Rsort Casino | 1,850 |
| 10 | Shadow Creek Golf Club | 1,805 |
| 11 | Epic Rsrts - Sc ttsdale Lnks Rs | 1,725 |
| 12 | Westgate Las Vegas Resort LLC-Westgate Las Vgas Rsort Casino | 1,721 |
| 13 | Gnlv Corp-Vic & Anthonys Steak House | 1,640 |
| 14 | Palace Station Ht & Casino Inc | 1,500 |
| 15 | Cox Nevada Telcom LLC-Cox Business | 1,330 |
| 16 | Plaza Hotel & Casino LLC-Carousel Bar | 1,300 |
| 17 | Speakeasy Gaming Las Vegas Inc-Ramada Inn | 1,249 |
| 18 | Valley Health System LLC-Valley Hospital Medical Center | 1,220 |
| 19 | Zappos LLC-Zappos | 1,064 |
| 20 | Circus Circus Casinos Inc | 1,032 |
| 21 | Whittlesea Blue Cab Company-Bell Transportation | 1,000 |
| 22 | Republic Silver State Disposal-Republic Services | 995 |
| 23 | Sunrise Hospital & Med Ctr LLC-Sunrise Hospital & Medical Ctr | 972 |
| 24 | Vintage Vegas Gaming LLC-Binions Gambling Hall & Hotels | 900 |
| 25 | Arizona Charlies Inc-Arizona Charlies Decatur - NV | 900 |

DEMOGRAPHICS // LOSEE AUTO CENTER





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