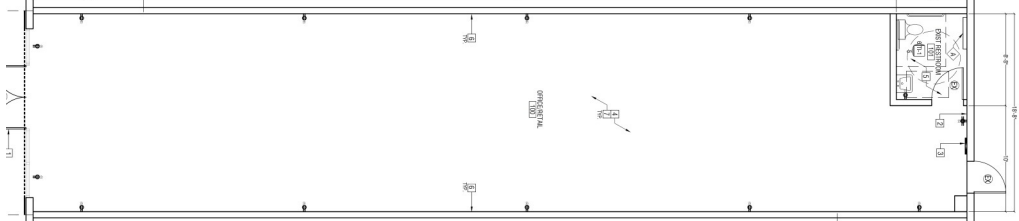


**RETAIL CONDO INVESTMENT-New 5-year Corporate Lease 1787 RSF**  
178 N PECOS RD #140, HENDERSON, NV 89074



Wes Drown, CCIM

REMAX Commercial

Wes@officelv.com

702-287-6553

**Bite-Size**

**NNN Investment**

**Green Valley**

**Minimal Management**

**178 N Pecos Rd #140 1787 RSF**



**Net Operating Income**

**\$46,461.96**

**Sale Price**

**\$885,000.00**

**CAP RATE**

**5.249%**

**Per Square foot**

**\$495.24**

**Lease end Date**

**3/31/2031**

**Annual Rent Increases**

**3%**

**One 5-Year Option**

**Market Rate**

**CAMS on Schedule at \$.49 PSF Adjusted annually as needed**

**Building repainted in 2025**

**AIRCRES Lease**

**No Outstanding Incentives**

**Holding \$5,000.00 Security deposit that transfers to the Buyer**

**Omaha Steaks is the largest Beef Direct Seller in the US since 1917**

**Annual sales of \$450,000,000.00**

**Minimal Owner Involvement needed.**

**(Pay Association fee, Taxes, Insurance, and HVAC Service)**

**Rock Solid deal for a first-time investor.**