THE EQUITY GROUP

OFFERING MEMORANDUM

3036 E. RUSSELL ROAD

Las Vegas, NV 89120

OWNER-USER OPPORTUNITY

PRESENTED BY:

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All SVN© offices are independently owned and operated.

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3036 E. RUSSELL ROAD
LAS VEGAS, NEVADA 89120

OFFICE SUMMARY

Sale Price:	$1,000,000
Total SF:	4,094
Price/SF:	$244
Parcel #:	162-25-813-032
Lot Size:	±0.47 Acres
Year Built:	1972 | Renovated 2000
Zoning:	(CP) Commercial Professional

PROPERTY SUMMARY

3036 E Russell Road presents an opportunity to acquire a 4,094-square-foot office property situated on approximately 0.47 acres in the Las Vegas market. Originally constructed in 1972 and remodeled in 2000, the property offers an established office location suitable for a variety of professional or business users. The property features private gated, covered parking, providing added security and convenience for employees and visitors. Located along East Russell Road, the property offers convenient access to surrounding residential and commercial areas and is well positioned for an owner-user or investor seeking a manageable office asset with flexibility for continued use, repositioning, or customization.

PROPERTY HIGHLIGHTS

- PRICED BELOW ESTIMATED REPLACEMENT COST
- 4,094 SF FREESTANDING OFFICE
- PRIVATE GATED COVERED PARKING
- IDEAL OWNER-USER OPPORTUNITY

4,094 SF
FREESTANDING OFFICE

REMODELED IN 2000

MINUTES FROM HARRY REID
AIRPORT & THE STRIP

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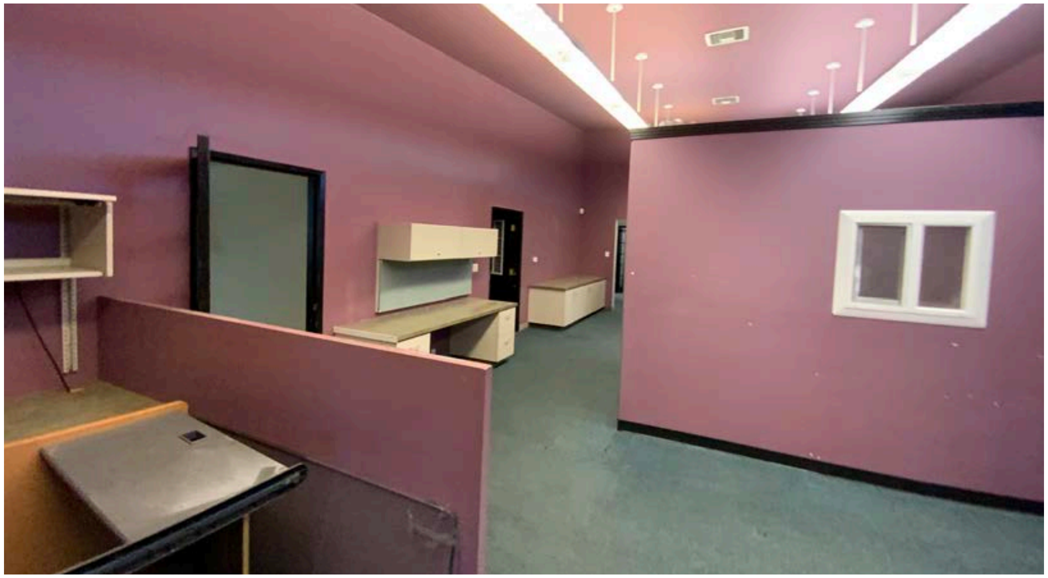
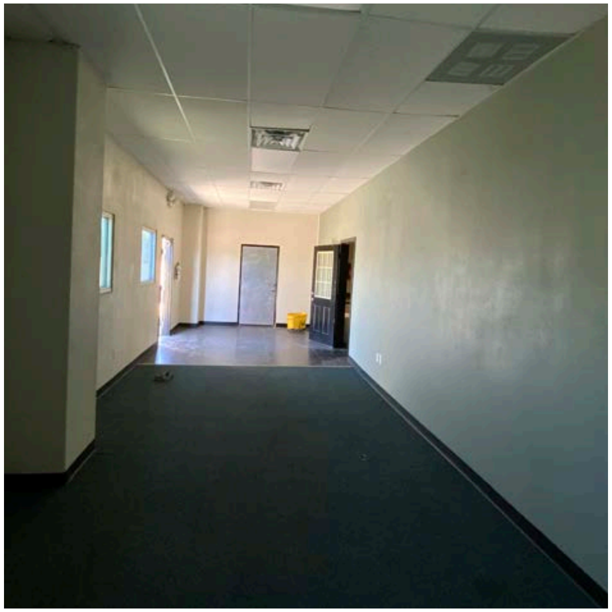
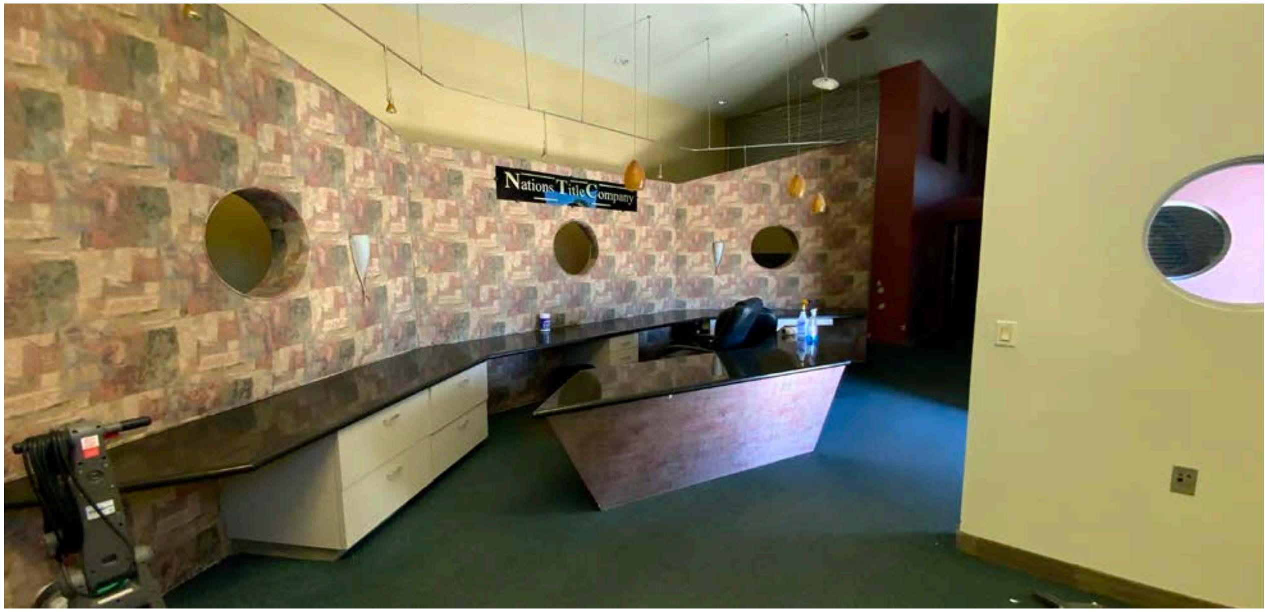
PROPERTY PHOTOS







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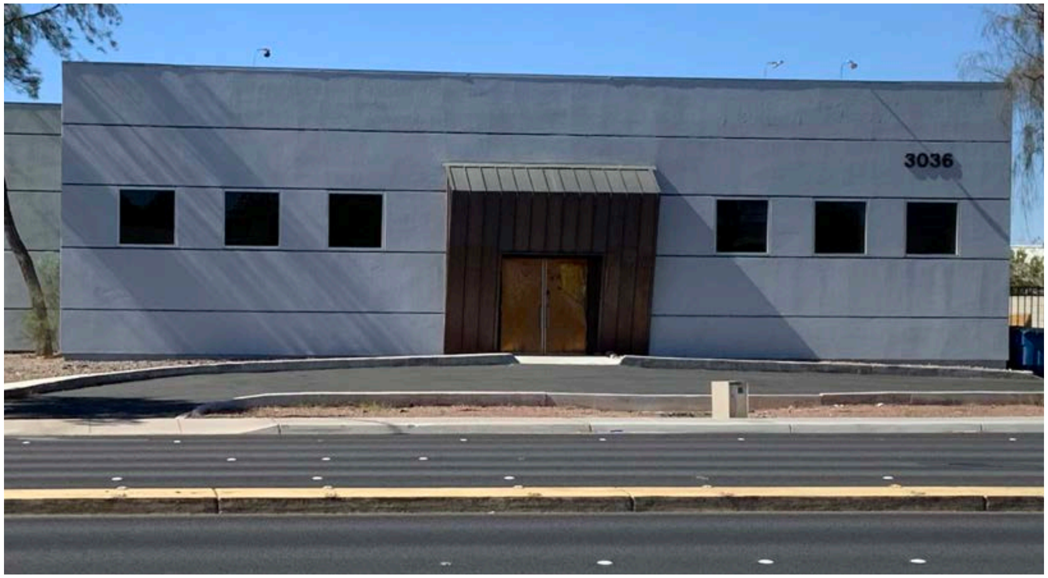
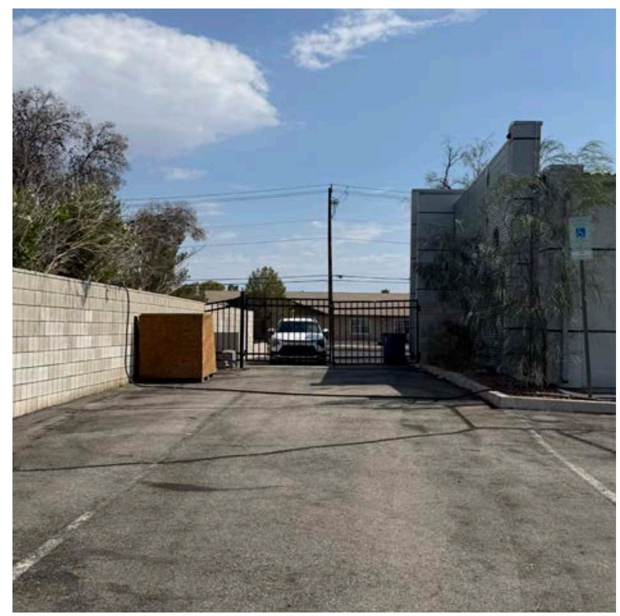
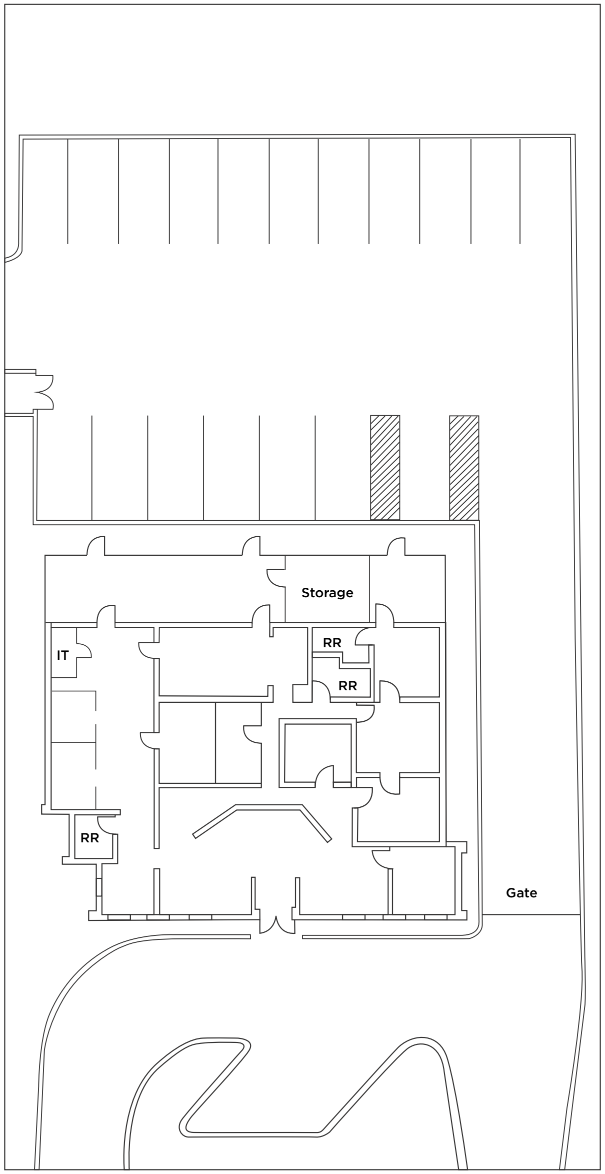




FLOOR PLAN



*Floor Plan Not to scale.

Russell Rd.

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AERIAL MAP

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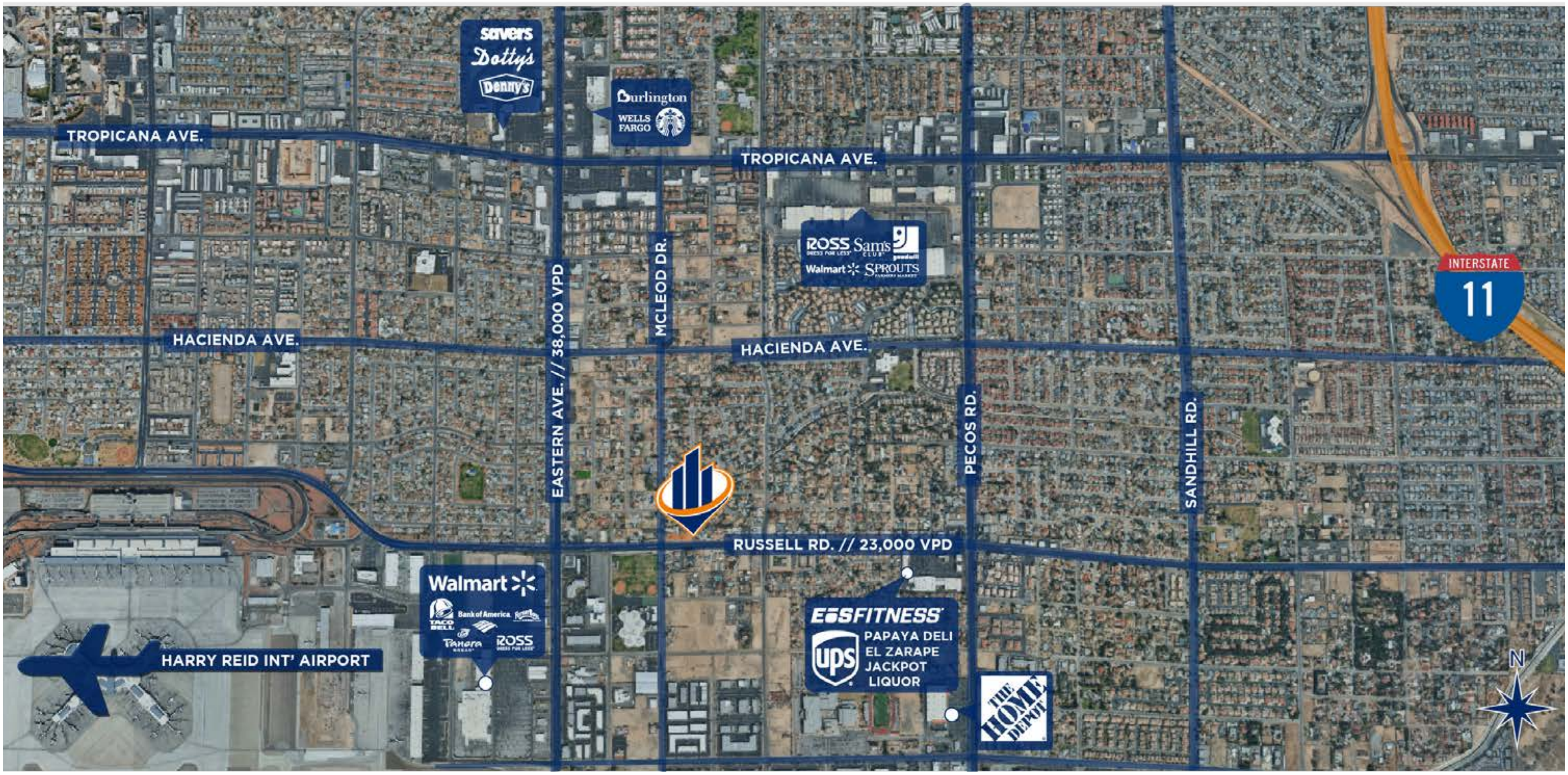
AERIAL MAP



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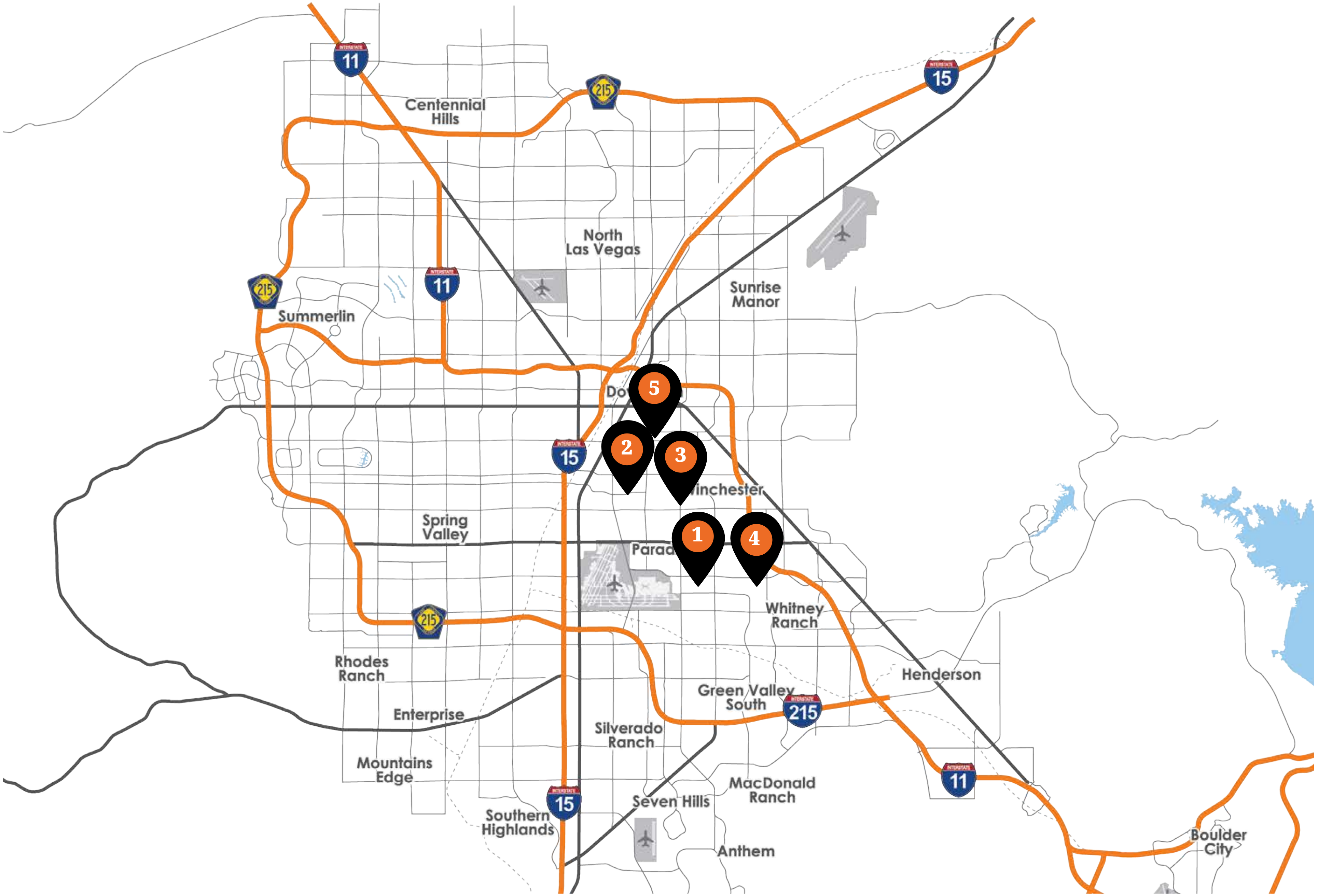
SOLD COMPS



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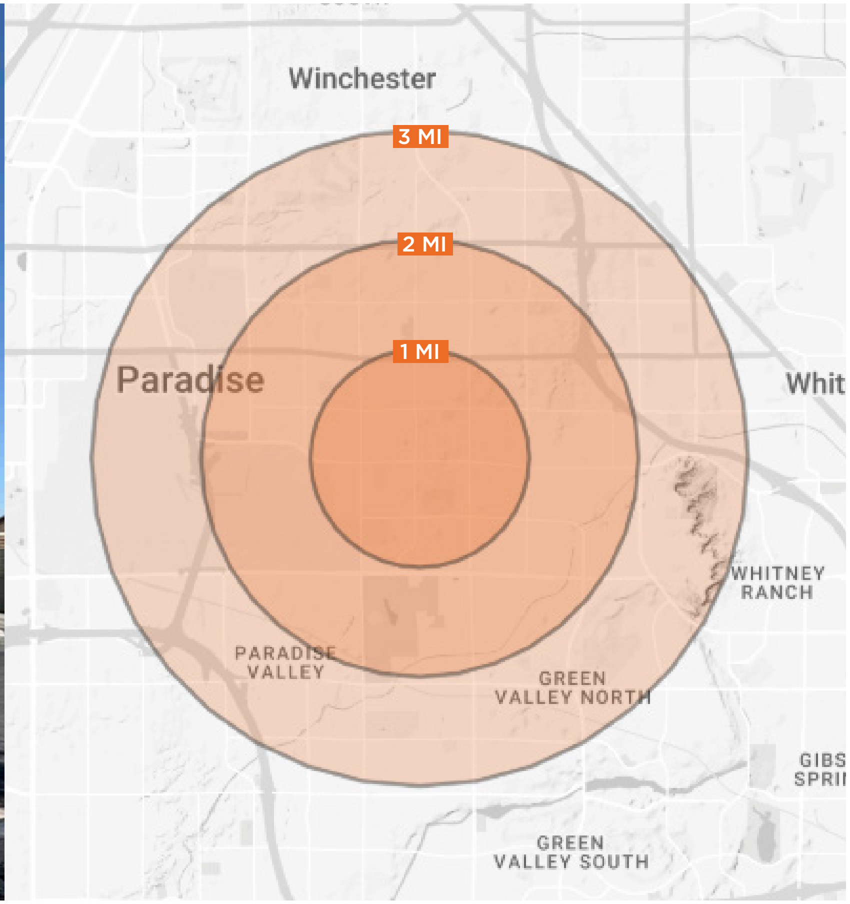
SOLD COMPS

BUILDING PHOTO	ADDRESS	BUILT	SIZE	% LEASED	PRICE
	2948 E. Russell Road Las Vegas, NV 89120	1973	4,580	100%	$1,200,000 ($262/SF)
	522 E. Twain Avenue Las Vegas, NV 89169	1965 Renovated 2004	3,758	100%	$950,000 ($252/SF)
	3889 S. Eastern Avenue Las Vegas, NV 89169	1964 Renovated 2013	3,129	100%	$776,000 ($248/SF)
	3716 E. Russell Road Las Vegas, NV 89120	1977 Renovated 2012	2,746	100%	$650,000 ($236/SF)
	2710 S. Maryland Pkwy., Las Vegas, NV 89109	1963	2,889	100%	$650,000 ($224/SF)

DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,619	58,790	143,491	**TOTAL HOUSEHOLDS**	4,887	24,233	56,232
AVERAGE AGE	41.4	39.8	38.1	# OF PERSONS PER HH	2.6	2.4	2.6
AVERAGE AGE (MALE)	39.5	39.8	37.8	AVERAGE HH INCOME	$93,040	$78,897	$82,830
AVERAGE AGE (FEMALE)	43.3	41.2	38.7	AVERAGE HOUSE VALUE	$362,594	$366,052	$370,437

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SBA LOAN

Subject Property:	**3036 E. Russell Road**
Square Feet:	4094

Project Costs	**$**	**1,000,000**	100%
Financial Institution 1st Loan	$	500,000	50%
SBA 504 2nd Loan	$	400,000	40%
Buyer's Down Payment	**$**	**100,000**	**10%**

SBA 504 Loan Fees:			
CDC Process Fee	$	6,000	1.50%
Funding Fee (3rd party)	$	1,000	0.25%
Underwriter Fee (3rd party)	$	1,600	0.40%
SBA Guaranty Fee (3rd party)	$	2,000	0.50%
Flat Fee for SBA closing attorney	$	3,500	
Round Up (Rebated back)	$	900	
Total SBA Loan Amount:	**$**	**415,000**	

Financial Institution		
1st Deed of Trust	$	500,000
Interest Rate (estimated)		6.75%
Monthly Payment		**$3,455**

SBA 504 Loan Fixed for 25 years:		
2nd SBA Loan	$	415,000
Interest Rate (07/2026)		**6.170%**
Monthly Payment		**$2,717**

Total Payments:		**$6,172**
Monthly Payment per SQ FT:	$	1.51
Average Blended Interest Rate		**6.487%**

NSDC - a SBA Premier Certifed Lender

A Non-Proft Organization

Over 40 years of helping Nevada small business owners

Paola Gonzalez
pgonzalez@nsdc.com
(C) 702.349.9227
(O) 702.473.6201

Note: Buyer to have a net worth less than $20MM and an average net income of less than $6.5MM after taxes in the last two years. This form provides purely ESTIMATED cost. Final rates will not be locked in until the financing is secured and ***SBA debenture funds. This is not a commitment to lend.***

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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Collective Strength, Accelerated Growth

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