

FOR SALE



± 4,920 SF TWO-STORY OFFICE / WAREHOUSE SUITE

90 CORPORATE PARK DRIVE SUITE 110

HENDERSON, NV 89074

ELIZABETH MOORE

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

LISTING LEAD

JENNIFER LEVINE, CCIM

(702) 318-1400

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NV-RE License: B.0145723

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PROJECT COSTS:	\$1,450,000	(100%)
Financial Institution 1st Loan	\$725,000	(50%)
SBA 504 2nd Loan	\$580,000	(40%)
BUYER'S DOWN PAYMENT	\$145,000	(10%)
SBA 504 LOAN FEES:	\$8,700	(1.50%)
Funding Fee (3rd Party)	\$1,450	(0.25%)
Underwriter Fee (3rd Party)	\$2,320	(0.40%)
SBA Guaranty Fee (3rd Party)	\$2,900	(0.50%)
Flat Fee for SBA Closing Attorney	\$3,500	
Round Up (Rebated Back)	\$130	
TOTAL SBA LOAN AMOUNT:	\$599,000	
FINANCIAL INSTITUTION:		
1st Deed of Trust	\$725,000	
Interest Rate (Estimated)	6.75%	
Monthly Payment	\$5,009	
SBA 504 LOAN FIXED - 25 YEARS:		
2nd SBA Loan	\$599,000	
Interest Rate (01/2026)	5.94%	
Monthly Payment	\$3,837	
TOTAL PAYMENTS:	\$8,700	
MONTHLY PAYMENT:	\$1.80/SF	
AVERAGE BLENDED INTEREST RATE:	6.384%	

NOTE: Buyer must have a net worth less than \$20MM & and average net income of less than \$6.5MM after taxes in the last two years. This form provides purely ESTIMATED costs. Final Rates will not be locked in until the financing is secured & SBA debenture funds. This is not a commitment to lend. **Information has been provided by Paola Gonzalez w/ Nevada State Development Corporation. **

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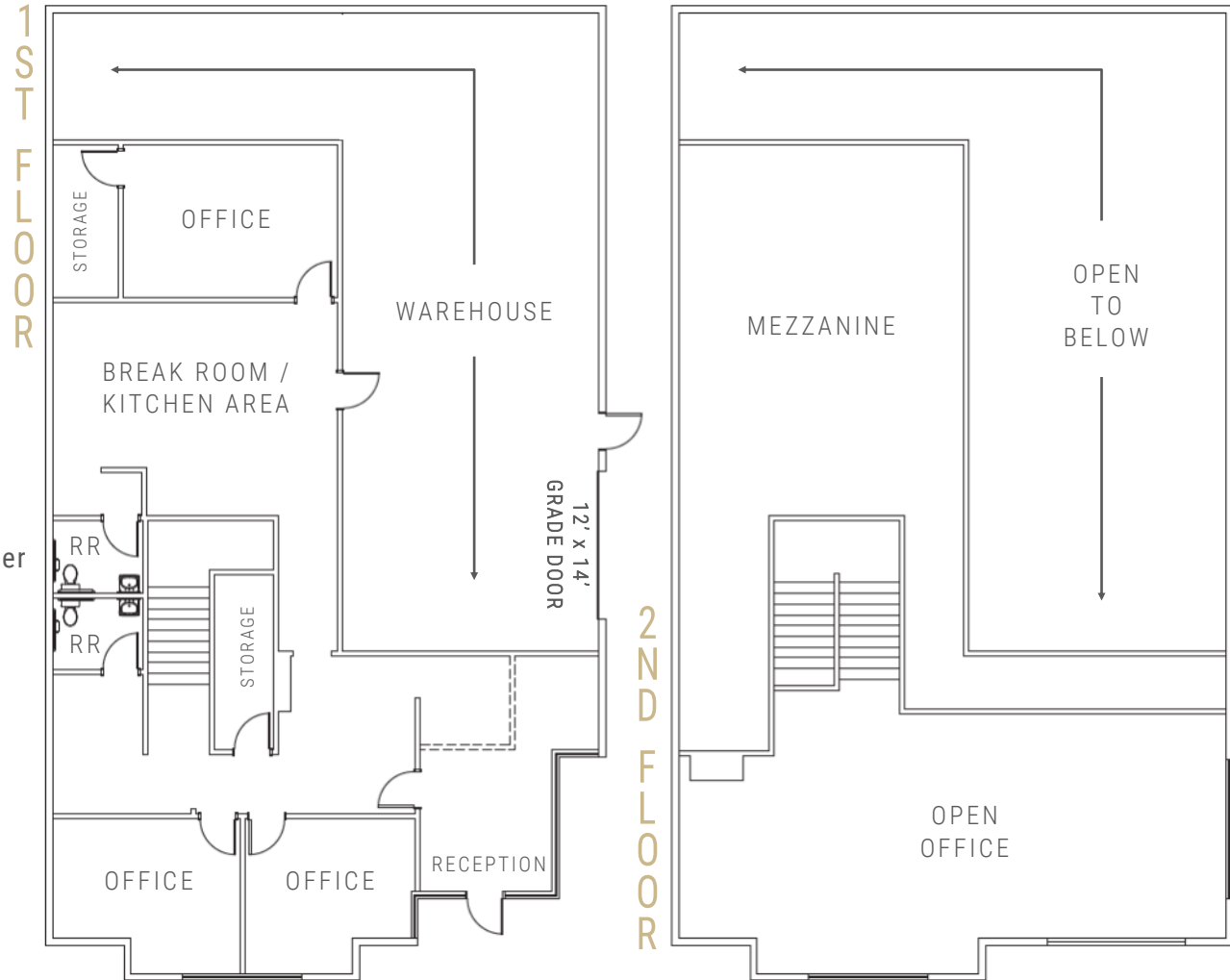
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- ±3,402 SF Two-Story Office
 - ⇒ 1st Floor - ±2,224 SF
 - ⇒ 2nd Floor - ±1,178 SF
- ±1,518 SF Evaporative Cooled Warehouse
- One (1) - 12' x 14' Grade Level Loading Door
- Mezzanine
- ±21' Clear Height
- Two (2) - 225 Amp Panels, 120/208 Volt, 3-PH Power
- Skylights & Metal Halide Lighting
- High-Image Concrete Tilt-Up Construction
- Zoning: IG (General Industrial - City of Henderson)

SALE PRICE: \$1,450,000

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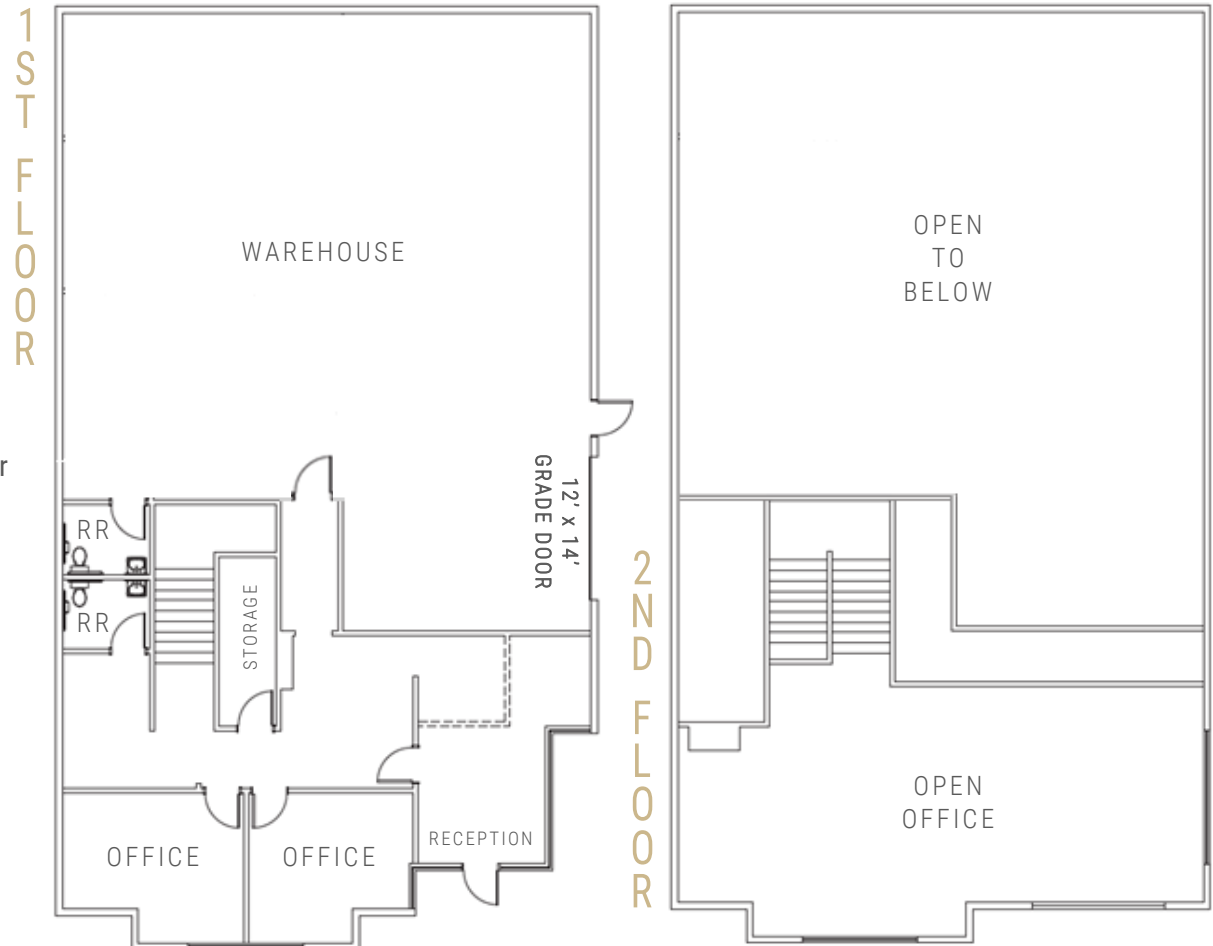
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±4,920 SF TWO-STORY OFFICE / WAREHOUSE SUITE

OPTIONAL FLOOR PLAN

- ±2,356 SF Two-Story Office
 - ⇒ 1st Floor - ±1,178 SF
 - ⇒ 2nd Floor - ±1,178 SF
- ±2,564 SF Evaporative Cooled Warehouse
- One (1) - 12' x 14' Grade Level Loading Door
- ±21' Clear Height
- Two (2) - 225 Amp Panels, 120/208 Volt, 3-PH Power
- Skylights & Metal Halide Lighting
- High-Image Concrete Tilt-Up Construction
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SALE PRICE: \$1,450,000



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