



FOR SALE | RETAIL

GOODYEAR- SUPERIOR TIRE MULTI TENANT BUILDING

10455 Spencer Street | Henderson, NV 89183



PRESENTED BY:

RICHARD OROSEL

Senior Investment Advisor
702.534.6696
richard.orsel@svn.com
NV #S.0166929.PC

PROPERTY HIGHLIGHTS

- 5 Tenants
- 66% of Space on a 10 year Lease
- High Traffic Center
- Join Del Taco & DQ
- New Costco very close
- One final suite to lease 900 s/f



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GOOD YEAR- SUPERIOR TIRE MULTI TENANT BUILDING | 10,800 SF | HENDERSON, NV

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1 | PROPERTY INFORMATION



Executive Summary



SALE OVERVIEW

SALE PRICE:	\$4,506,092
CAP RATE:	6.5%
NOI:	\$292,896
LOT SIZE:	1.37 Acres
BUILDING SIZE:	10,800 SF
YEAR BUILT:	2017
ZONING:	CC- Community Commercial
CROSS STREETS:	St Rose Pkwy & Spencer St.

PROPERTY DESCRIPTION

This offering consists of a 10,800 s/f Multi Tenant Building situated on a 1.37 Acre parcel that is part of a large center. Currently 9,900 s/f is leased (92% Occupancy) with a lot of leasing activity. Vacant space- 900s/f with Liquor store interest LOI.

SELLER AGREES TO GUARANTEE RENTS TO 100% OCCUPANCY OR EXTEND ESCROW TILL 100% RENT COMMENCEMENT.





Complete Highlights

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Property Overview

Physical Description

Property Name:	Goodyear- Superior Tire- Multi Tenant Building
Type of Ownership:	Fee Simple
Property Type:	Retail
APN:	17726813005
Building Size:	10,800 SF
Gross Leasable Area:	SF
Building Class:	A
Zoning:	CC- Community Commercial

Construction

Year Built:	2017
Number of Stories:	1
Foundation:	Concrete
Parking Type:	Asphalt
Roof:	Flat

Interior Finish

Walls:	
Ceilings:	
Floor Coverings:	
Restrooms:	

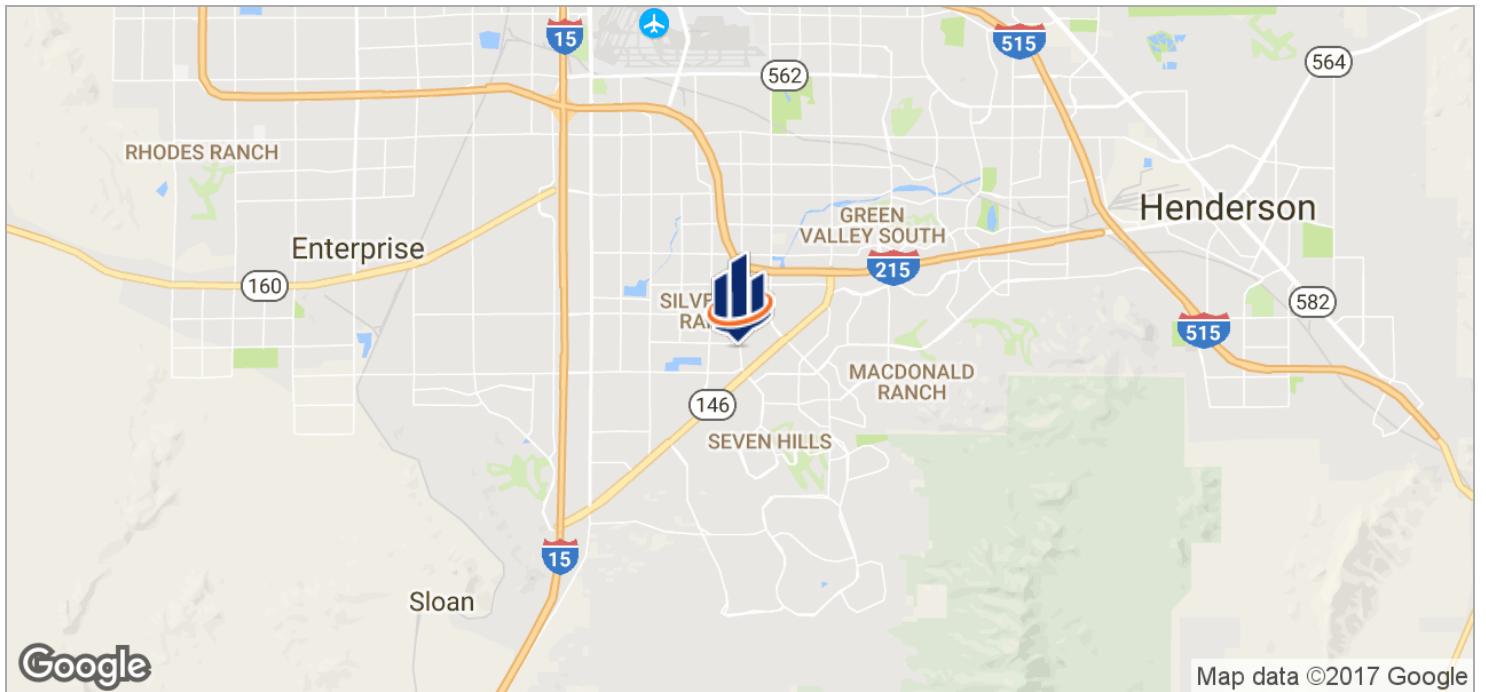




2 | LOCATION INFORMATION



Location Maps





3 | FINANCIAL ANALYSIS



Financial Summary

INVESTMENT OVERVIEW

Price	\$4,506,092
Price per SF	\$417.23
CAP Rate	6.5%
Cash-on-Cash Return (yr 1)	6.5 %
Total Return (yr 1)	\$292,896
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$349,210
Other Income	-
Total Scheduled Income	\$349,210
Vacancy Cost	\$0
Gross Income	-
Operating Expenses	\$56,314
Net Operating Income	\$292,896
Pre-Tax Cash Flow	\$292,896

FINANCING DATA

Down Payment	\$4,506,092
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



Income & Expenses

INCOME SUMMARY**PER SF**

GROSS INCOME	-	-
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EXPENSE SUMMARY**PER SF**

Back Flow Inspections	\$86	\$0.01
Fire/ Sprinkler inspections	\$564	\$0.05
Fire/ Sprinkler Monitoring	\$342	\$0.03
General R&M	\$1,368	\$0.13
Landscaping	\$3,762	\$0.35
Pest Control	\$444	\$0.04
Portering	\$2,052	\$0.19
Pressure Washing	\$1,026	\$0.10
Sweeping	\$2,667	\$0.25
Electricity	\$3,762	\$0.35
Recycling	\$615	\$0.06
Sewer/Water	\$8,208	\$0.76
Trash	\$1,208	\$0.11
Management & Admin	\$10,260	\$0.95
Insurance	\$2,280	\$0.21
Property Taxes	\$17,670	\$1.64
GROSS EXPENSES	\$56,314	\$5.21
NET OPERATING INCOME	\$292,896	\$27.12



Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Good Year- Superior Tire	100	5,600	8/1/2017	7/31/2027	\$149,616	51.85	\$26.72
D's Smoke Shop and Gifts	101	1,500	8/1/2017	7/31/2022	\$39,600	13.89	\$26.40
Tiffany Couture Cleaners	102	1,300	8/1/2017	7/31/2022	\$35,100	12.04	\$27.00
4M Innovations DBA Chicken Shack	103	1,500	8/1/2017	7/31/2027	\$43,200	13.89	\$28.80
Available- Liquor store interest	104	900	TBD		\$25,380	8.33	\$28.20
Totals/Averages		10,800			\$292,896		\$27.12

Vacancy rent is proforma @ the asking amount of \$2.35 psf. Cams are estimated at .44 psf. THERE ARE OPTIONS ON ALL LEASES.



4 | DEMOGRAPHICS



Demographics Report

	1 MILE	2 MILES	3 MILES
Total households	8,481	26,639	49,801
Total persons per hh	2.7	2.7	2.6
Average hh income	\$72,372	\$82,947	\$85,022
Average house value	\$286,000	\$345,714	\$354,001

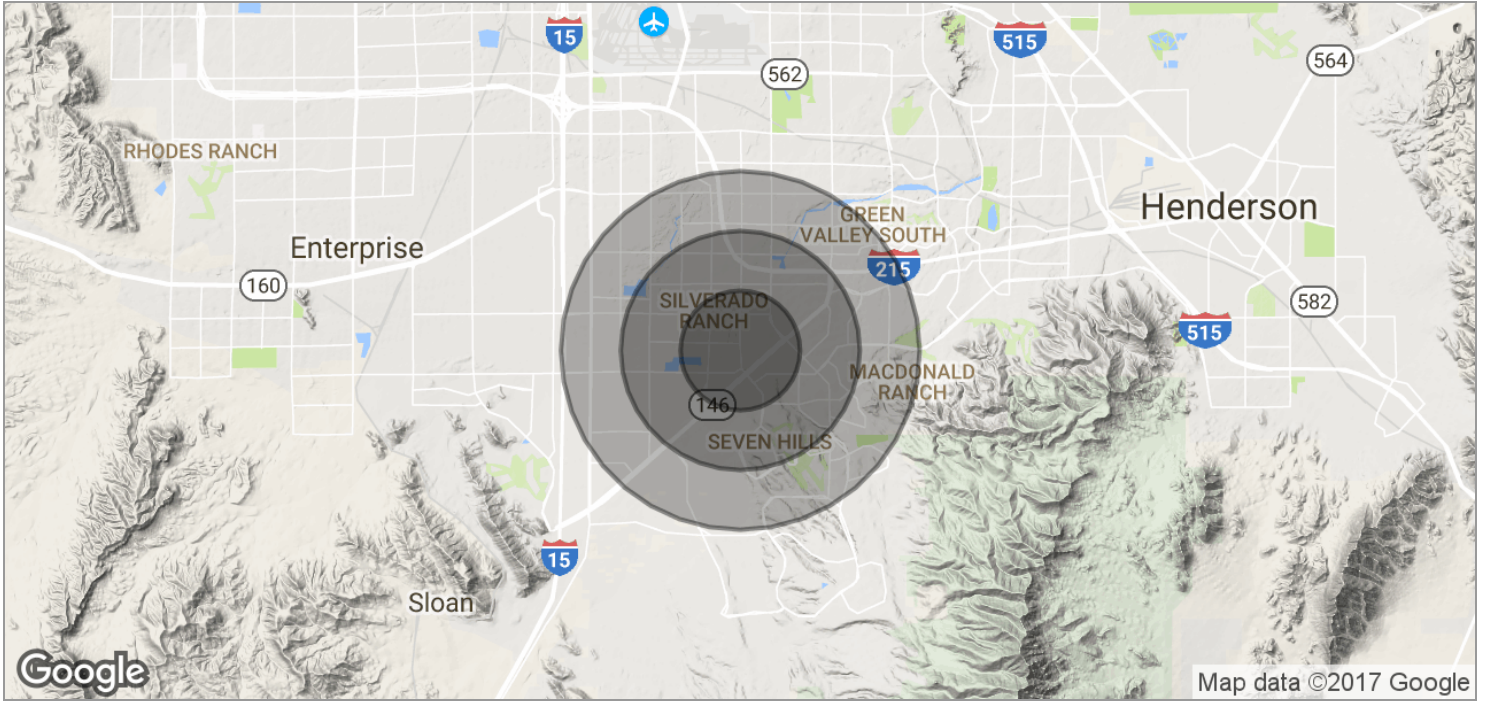
	1 MILE	2 MILES	3 MILES
Total population	23,048	71,217	128,875
Median age	30.8	33.5	36.0
Median age (male)	29.8	33.0	35.4
Median age (female)	31.8	34.3	36.8

* Demographic data derived from 2010 US Census





Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	23,048	71,217	128,875
MEDIAN AGE	30.8	33.5	36.0
MEDIAN AGE (MALE)	29.8	33.0	35.4
MEDIAN AGE (FEMALE)	31.8	34.3	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,481	26,639	49,801
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$72,372	\$82,947	\$85,022
AVERAGE HOUSE VALUE	\$286,000	\$345,714	\$354,001





5 | ADDITIONAL INFORMATION



Additional Photos



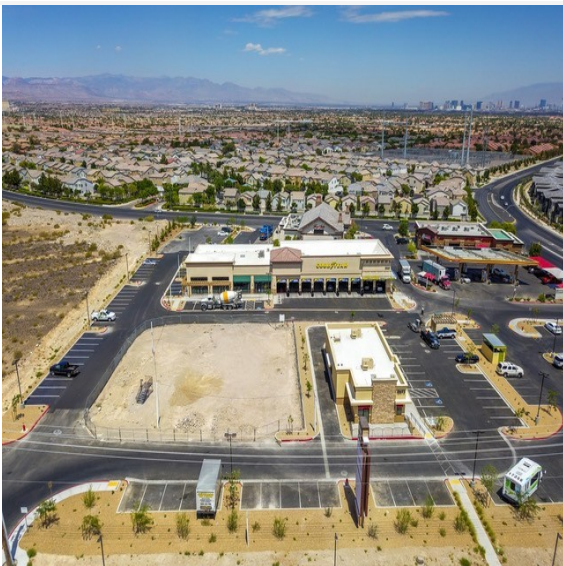


Additional Photos



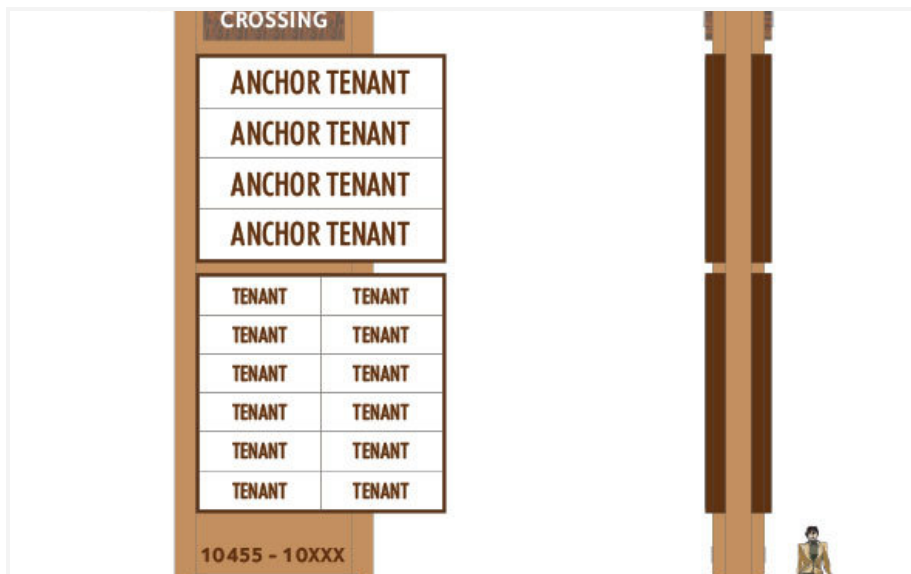


Additional Photos





Additional Photos





6 | ADVISOR BIOS



Advisor Bio & Contact 1



Richard Orosel

Senior Investment Advisor
SVN | Resort Management, LLC.

Richard S. Orosel |Senior Investment Advisor
Sperry Van Ness | Resort Management

[702] 534-6696 Direct
[702] 524-7212 Cell
ro@brokeragelv.com

Corporate Biography:

Mr. Richard Orosel has been in commercial Real Estate since 1997. Rich is a Senior Investment Advisor in the Las Vegas office of Sperry Van Ness, a leading National commercial real estate company. During his tenure in Las Vegas he has been involved in virtually every type of real estate transaction encompassing every product type. These transactions involve sales of Single Tenant Net Leased Properties, Shopping Centers, Industrial, Office, Self Storage, and Land. Richard also has vast experience with 1031 tax deferred exchanges. Richard has personally been involved in the development of Multi-family/ Condo/ Townhome deals in the Las Vegas Valley. Today's activities involve dealing with many financial institutions on note purchases, REO properties, and short sales. Mr. Orosel enjoys The art of the deal. Since 1997, Rich has personally been involved in over \$200 Million worth of commercial transactions and real estate developments.

Prior to joining Sperry, Rich was a principal in OLM development and RCF Starr Holdings, developers of Presidio Heights Condominium project in Las Vegas, NV. While working with OLM and RCF, Rich was responsible for the day to day duties of the development. These duties included management and supervision of the construction, meetings with contractors, engineers, and architects, underwriting and pricing, and market positioning of the units to be delivered. He also has experience in the entitlement process and acquisition and disposition of raw dirt.

Prior to development, Rich was a Senior Associate at the Las Vegas office of Marcus & Millichap for eight years. While at M& M Rich was responsible for selling some of Las Vegas' premier developments and projects.

NV #S.0166929.PC

Phone: 702.534.6696

Fax: 702.527.7706

Cell: 702.524.7212

Email: richard.orosel@svn.com

Address: 4785 S. Durango Drive, Suite 2041
Las Vegas, NV 89147

