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Offering Memorandum:

4522 N. Lamb Blvd, Las Vegas, NV 89115

Absolute NNN Industrial Investment 17,500 SF Single-Tenant Property

Leased to: Auto Body Repair Located in Las Vegas

Price: \$3,500,000

Executive Summary:

This offering presents an opportunity to acquire a single-tenant industrial investment property totaling approximately 17,500 square feet. The property is leased to Auto Body Repair, an expanding multi-location collision repair operator.

The lease is structured as an absolute NNN, with the tenant responsible for all property expenses including taxes, insurance, maintenance, and utilities, providing investors with a stable and passive income stream.

The lease includes 3% annual rent increases, creating predictable income growth over the remaining term. The tenant's current rent is below market, offering approximately 20% upside to market rents upon renewal. (2) 5-year renewal options.

Located within the strong industrial market of Las Vegas, the property benefits from continued population growth, strong industrial demand, and limited supply of functional service-industrial buildings.



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Investment Highlights:

- Absolute NNN Lease – No landlord expense responsibilities
- Growing Tenant – Leased to Auto Body Repair, a multi-location collision repair operator expanding nationally
- Contractual Rent Growth – 3% annual rent increases
- Below-Market Rent – Approximately 20% upside to market rental rates
- Increasing Yield – NOI grows annually during remaining lease term
- 17,500 SF Industrial Facility – Well-suited for automotive or service industrial use
- Strong Industrial Market – Located in Las Vegas, a rapidly growing logistics and industrial hub

Financial Overview:

Purchase Price \$3,600,000

Current Monthly Rent \$18,053

Current NOI \$216,636

Pro Forma NOI \$264,000

Lease Type Absolute NNN

Annual Increases 3%



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Income Growth Projection:

Year Rent NOI Year 1 \$18,053 \$216,636

Year 2 \$18,595 \$223,140

Year 3 \$19,153 \$229,836

Year 4 ~\$19,707 \$236,484

Property Overview:

Building Size: 17,500 SF

Property Type: Industrial / Automotive Service

Lease Structure: Absolute NNN

Tenant: Auto Body Repair

Location Overview: The property is located within the strong industrial corridor of **Las Vegas**, one of the fastest-growing logistics and service industrial markets in the western United States.

The region benefits from:

- Rapid population growth
- Strategic access to interstate transportation corridors
- Increasing demand for industrial and service-oriented properties One-