

# OFFERING MEMORANDUM

4011 Sunset Road, Henderson, NV 89014



3065 South Jones Boulevard, Suite 201  
Las Vegas, Nevada 89146  
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Service You Deserve. People You Trust.

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## DISCLAIMER

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.



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## INVESTMENT OVERVIEW

| INVESTMENT OVERVIEW                           |                                                |
|-----------------------------------------------|------------------------------------------------|
| LOCATION                                      | 4011 East Sunset Rd., Henderson, NV 89014      |
| INTERSECTION                                  | Sunset Road and Green Valley Parkway           |
| PURCHASE PRICE                                | \$3,100,000                                    |
| CAP RATE                                      | 2.87% (current)/ $\pm 7.25\%$ (after lease up) |
| CURRENT ANNUAL BASE RENT                      | \$128,530.08                                   |
| CURRENT ANNUAL CAM/ TAXES<br>INSURANCE INCOME | \$34,767.60                                    |
| ANNUAL EXPENSES                               | \$74,379.24                                    |
| CURRENT NOI                                   | \$88,918.44                                    |
| GROSS LEASABLE AREA                           | $\pm 23,717$                                   |
| PRICE PER SQ. FT.                             | \$130.71                                       |
| LEASE TYPE                                    | NNN                                            |
| OWNERSHIP                                     | Fee Simple                                     |
| YEAR BUILT                                    | 1990                                           |
| LOT SIZE                                      | 1.93 Acres                                     |

## LEASE UP ASSUMPTIONS

|                                                                           |              |
|---------------------------------------------------------------------------|--------------|
| SUITE 4025: 3 year lease (year 1: \$0.90, year 2: \$0.95, year 3: \$1.00) |              |
| SUITE 4041: 3 year lease (year 1: \$0.80, year 2: \$0.85, year 3: \$0.90) |              |
| Estimated Commission Expense:                                             | \$25,000.00  |
| Tenants Improvements (11,672 SF): \$15 PSF                                | \$175,000.00 |
| Estimated Cost to Re-tenant:                                              | \$200,000.00 |

## PROFORMA

|                                                   | ANNUALLY       |                |
|---------------------------------------------------|----------------|----------------|
| PROFORMA GROSS BASE RENT:                         | \$253,649.28   |                |
| PROFORMA CAM/ TAXES/<br>INSURANCE REIMBURSEMENT : | \$76,505.28    |                |
| PROFORMA GROSS INCOME:                            | \$330,154.56   |                |
| TOTAL EXPENSES:                                   | (\$74,379.24)  |                |
| VACANCY FACTOR (5%):                              | (\$16,507.73)  |                |
| PROFORMA NET INCOME:                              | \$239,267.59   |                |
|                                                   |                |                |
| PURCHASE PRICE:                                   | \$3,100,000.00 | \$130.71 (PSF) |
| LEASE UP EXPENSE:                                 | \$200,000.00   |                |
| TOTAL INVESTMENT OUTLAY:                          | \$3,300,000.00 |                |
| PROFORMA CAP RATE:                                | 7.25%          |                |



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[illegible]

 =Proforma       =Actual

# OFFERING MEMORANDUM

## 4011 Sunset Road, Henderson, NV 89014

### PROPERTY DESCRIPTION

The subject property consists of one (1) single story multi-tenant building of approximately  $\pm 23,717$  square feet of retail and office space zoned CN (Neighborhood Commercial). The building was constructed in 1990 on a 1.93-acre lot. The available spaces are in second generation with retail and office improvements ranging from approximately  $\pm 1,210$  to  $\pm 11,672$  square feet. The vacant spaces are ideal for destination retail and office operators that would benefit from the submarket's demographics, high traffic counts, current tenant mix, and accessibility along East Sunset Road.

### DEMOGRAPHICS

|                         | 1 MILE       | 3 MILES       | 5 MILES       |
|-------------------------|--------------|---------------|---------------|
| <b>POPULATION</b>       | $\pm 13,876$ | $\pm 145,508$ | $\pm 390,605$ |
| <b>HOUSEHOLD INCOME</b> | \$60,694     | \$68,851      | \$63,217      |

\*Source by STDB

### TRAFFIC COUNTS

$\pm 36,800$  cars per day via Sunset Road

\*Source by STDB

### AREA DESCRIPTION

The property is located on the highly traveled East Sunset corridor. It is just East of the intersection of East Sunset Road & Annie Oakley Drive which is within a short distance to the I-515 Highway as well as the I-215. The population growth is expected to increase 5.52% by 2020. This is a mature area that has experienced a redevelopment revitalization over the past few years with the addition of Galaxy Theatres to the neighborhood.



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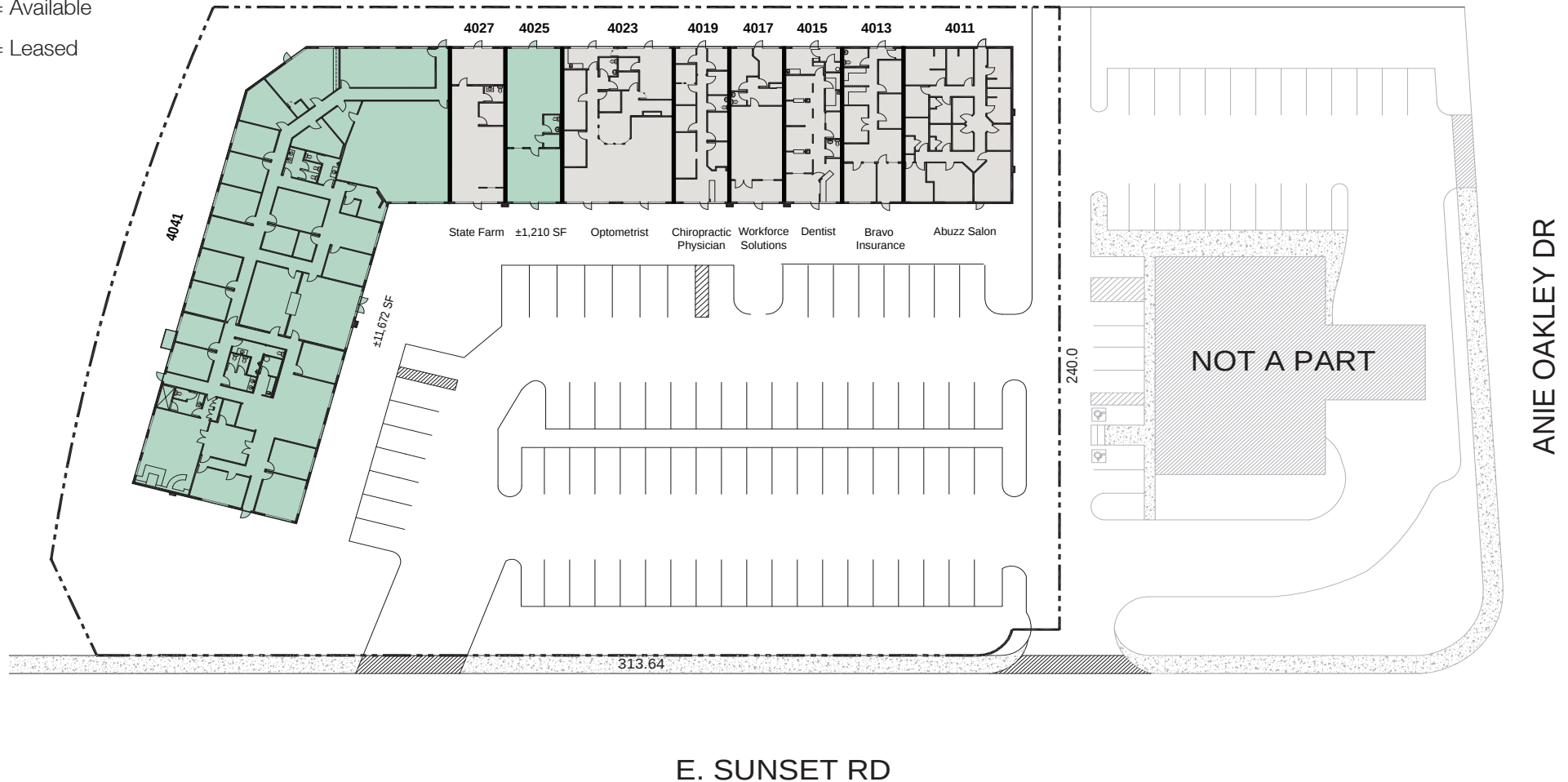
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## FLOOR PLAN

 = Available  
 = Leased



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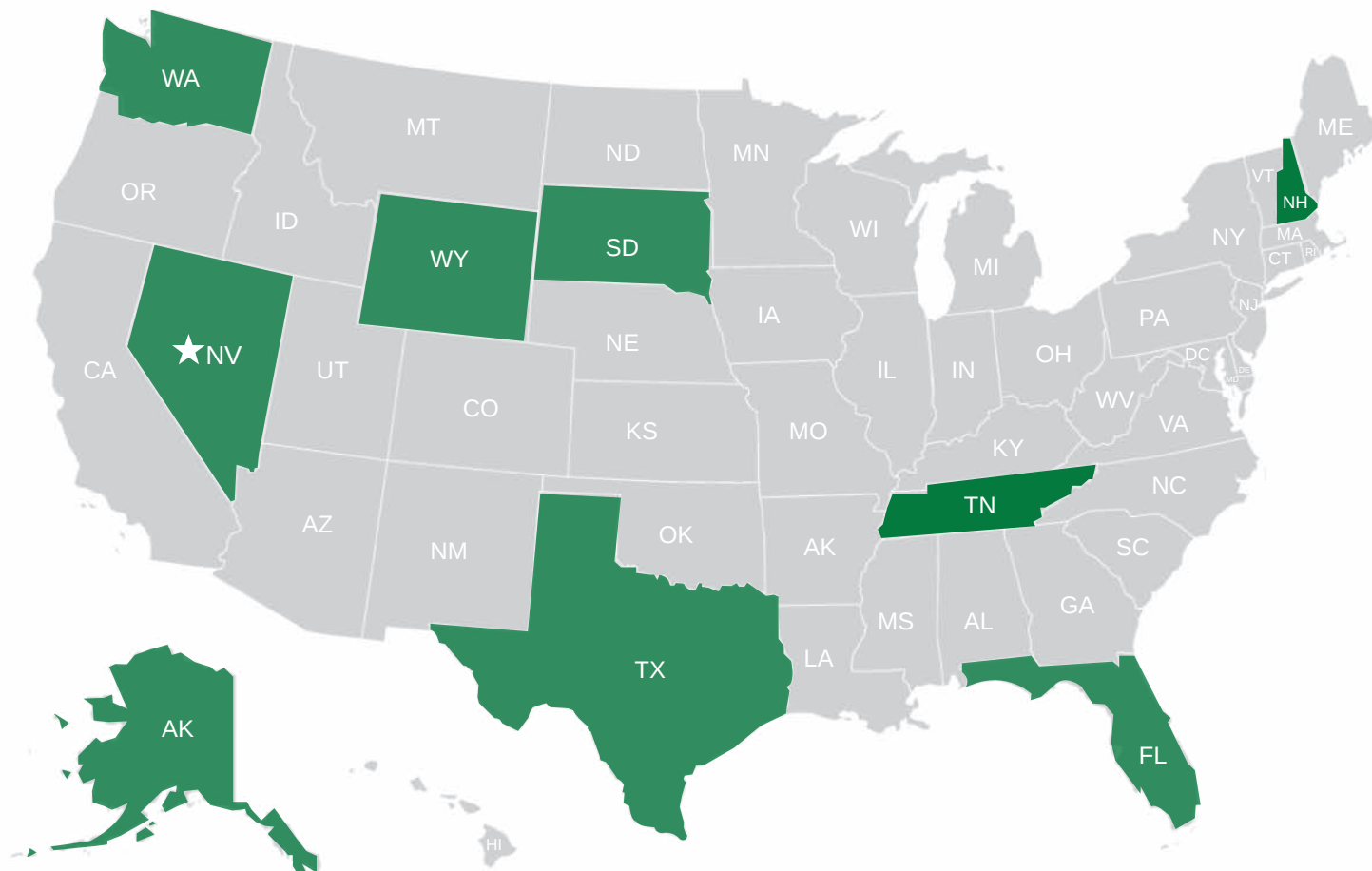
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## A NON INCOME TAX STATES MAP



■ A NON INCOME TAX STATES



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## PROPERTY PHOTOS



*Exterior photo*



*Exterior photo*



*Interior photo*



*Interior photo*



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## LOCATION MAP



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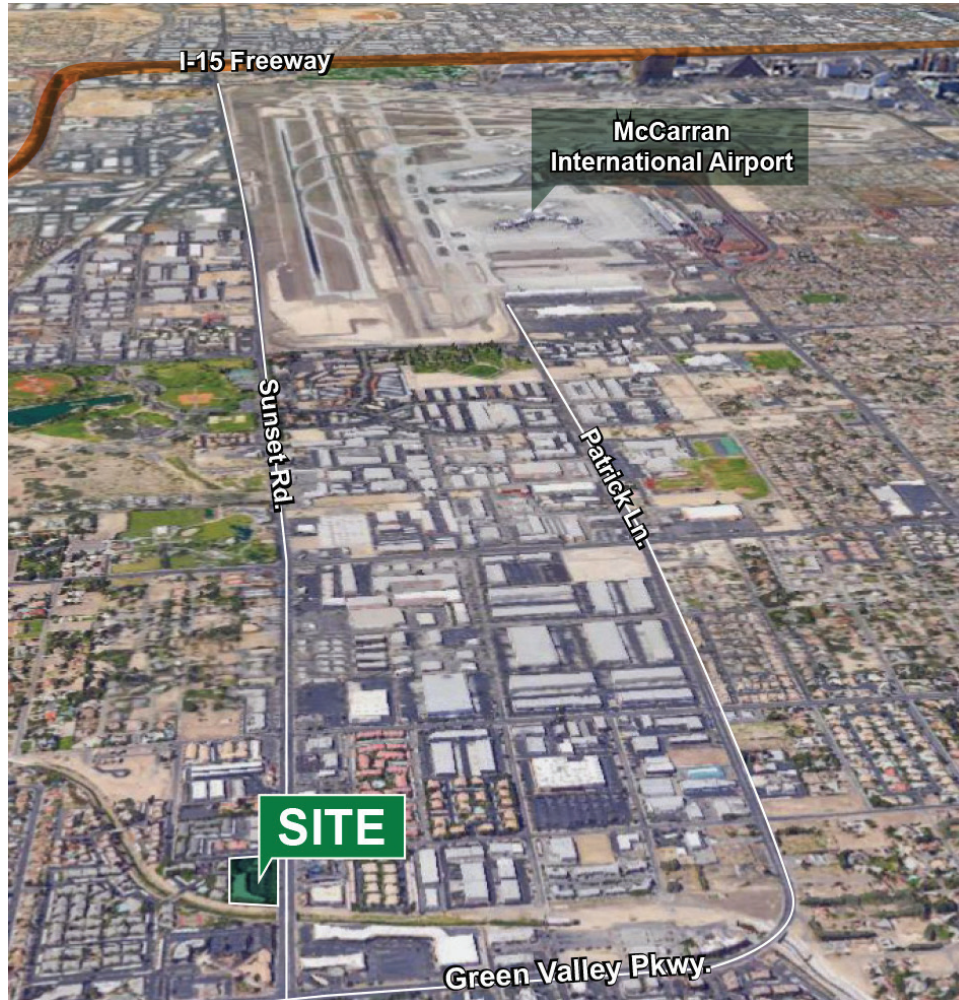
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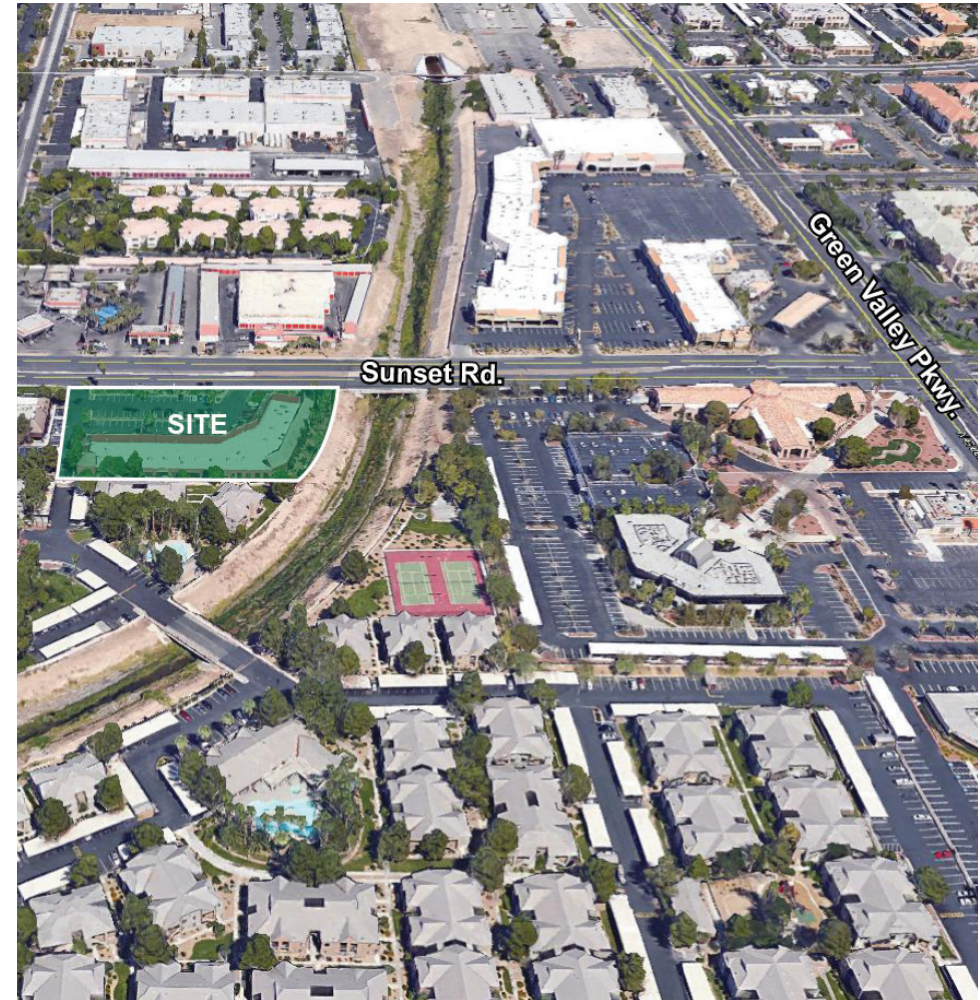
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## REGIONAL MAP



## AERIAL MAP



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## LOCATION OVERVIEW

The Southern Region of Nevada includes the cities of Las Vegas, Henderson, North Las Vegas, Mesquite, Boulder City, and the unincorporated parts of Clark County. Over 2 million people live in the metropolitan area, making it, by far, the largest population center in Nevada. Though the Las Vegas metropolitan area is known primarily for tourism, our economy is diverse and employs many people in the healthcare, defense, IT and manufacturing sectors.

Las Vegas is one of the most famous tourist destinations in the world, but in recent years it has also become one of the top business destinations in the world. Four Fortune 500 companies are headquartered in Las Vegas, and many more global companies do business in Southern Nevada. Over six million people a year come to Las Vegas for conventions. Those six million people represent nearly all of the Fortune 500, and thousands of other global companies. Because of conventions, Las Vegas has become a global marketplace, where deals get made and ideas are born.

## GAMING & TOURISM

With the star power of Las Vegas and the diversity of natural settings, Hospitality and Tourism is the state's iconic consumption-oriented industry and a major economic engine that creates tens of thousands of jobs for Nevadans.

Given its leadership, Nevada is focused on leveraging its intellectual capital in hospitality, tourism and related leisure services to diversify the traditionally service-oriented industry into higher-value and innovative activities that would create higher-skill and higher-paying jobs, expand the state's exports, and even open up new opportunities for IT-based activities



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## ADVANTAGES OF DOING BUSINESS IN NEVADA

- 40 million people visit Nevada each year #1 for economic development programs in terms of job creation, retention and training
- McCarran Airport is nation's 7th busiest airport
- #1 for new business launches
- Consistently one of the "Top 10" most business-friendly states
- No corporate or personal income tax
- NO inventory tax
- NO franchise tax
- NO unitary tax
- NO special intangible tax
- Able and willing workforce in right-to-work-state
- #2 for small business survival

## LAS VEGAS KEY INDUSTRIES

- Tourism, Gaming and Hospitality
- Aerospace & Defense
- Health & Medical Services
- Information Technology
- Manufacturing & Logistics
- Mining
- Natural Resource Technologies
  - Agriculture
  - Energy
  - Water

\*Source by [www.dyversifynevada.com](http://www.dyversifynevada.com)



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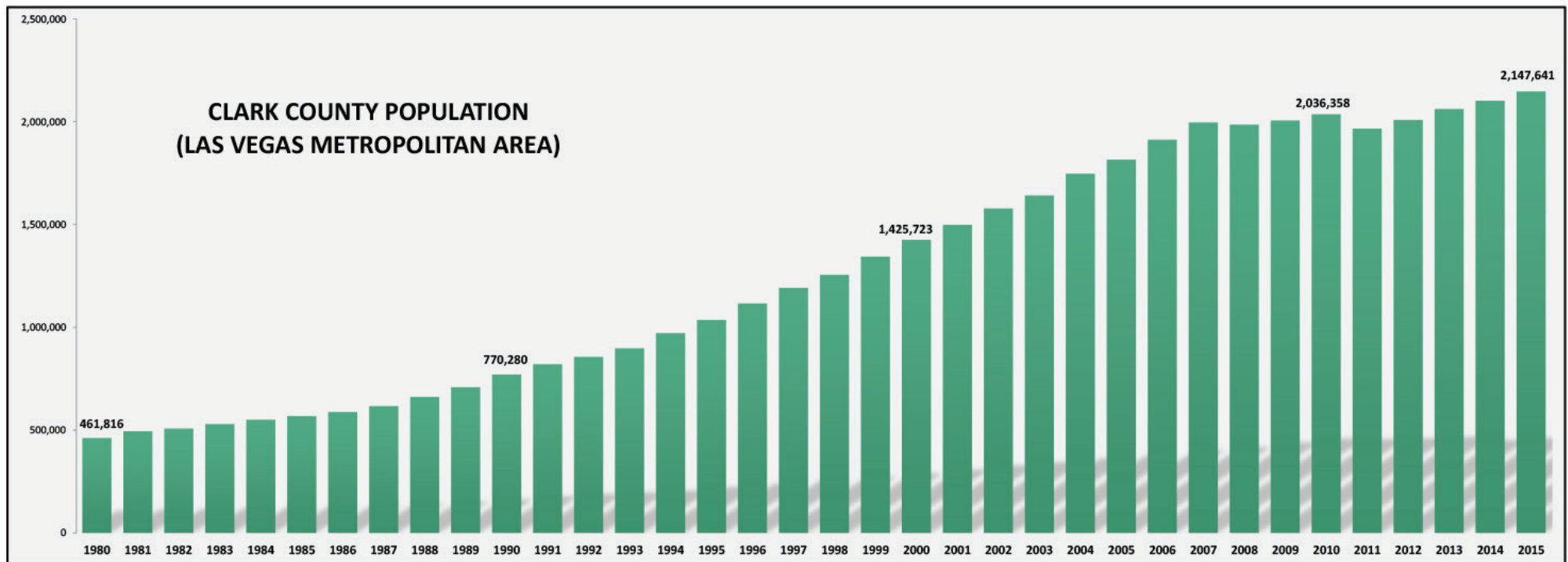
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## POPULATION

The earliest visitors to the Las Vegas were migrant Paleo-Indians, who travelled here 10,000 years prior, abandoning petroglyphs. Anasazi and Paiute tribes took after no less than 2,000 years back. Las Vegas was established as a city in the year 1905, when 110 acres of land area adjoining the Union Pacific Railroad tracks were unloaded in what might turn into the downtown territory. In the year 1911, Las Vegas was joined as a city.

Nevada's biggest city grew the most of all the state's cities last fiscal year. New population estimates released by the U.S. Census Bureau found Las Vegas' population rose by more than 9,900 people, a little more than 1.6 percent, between July 1, 2013, and July 1, 2014, easily topping growth totals tallied in Nevada's 18 other incorporated cities.



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