

Property Details

CONTROL: Exclusive

VALUE: \$1,500,000

LOAN: \$400,000

EQUITY: \$1,100,000

TITLE: Strip Mall - East Charleston, Las Vegas, NV

TYPE: Retail/Commercial

HAVE: Small strip mall in central eastside Las Vegas location. 6 units, with 1 unit currently vacant. This is an older area of Las Vegas, surrounding by low income apartments and automotive businesses.

WEBSITE URL: <https://www.crexi.com/properties/1643522/nevada-plaza-del-vegas>

ADDRESS: 3021 E Charleston Blvd, Las Vegas, Nevada

BENEFITS TO NEW Las Vegas strip mall.

OWNER:

GROSS SCHEDULED INCOME: \$6,896 Actual

VACANCY LOSS: \$1,000

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$5,896

DEBT SERVICE: \$0

CASH FLOW: \$5,896

CAP RATE: 0.39%

BENEFITS SOUGHT: Owner is open to opportunities. Owner lives in California.

MOTIVATION: Owner finds it hard to manage a property long distance.

CAN ADD: Possibly cash.

REMARKS: Owner is open to opportunities in Southern Nevada or California. He likes properties that are less than \$100/sf and that leaves properties in C or D areas.

OWNER:

COUNSELOR: Kim Henry

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