Property Details

CONTROL: Exclusive VALUE: \$5,250,000

LOAN: \$2,750,000 EQUITY: \$2,500,000

TITLE: Five Tenant Las Vegas Storefront Retail/Office

TYPE: Retail/Commercial

36,601 sq.ft. on 3.11 acres. Constructed in 1985 and renovated in 2016,

HAVE: roof recently epoxied. 25 month WALT. 67% occupied by largest privately

(local) owned health club, Movement Fitness. Well-rounded tenant mix.

~43,000 AADT on E Flamingo Rd.

WEBSITE URL: https://arcg.is/iWDjO0

ADDRESS: 3075 E Flamingo Road, Las Vegas, Nevada BENEFITS TO NEW Stabilized cash flow from local tenants.

OWNER:

GROSS SCHEDULED INCOME: \$449,225 Actual

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$114,832

NOI: \$334,393

DEBT SERVICE: \$0

CASH FLOW: \$334,393

CAP RATE: 6.37%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$2,500,000 \$0 0% 12/31/1969 No

BENEFITS SOUGHT: Cash. Exchange up into value-add asset in LV, Phoenix, Tuscon, and/or Southern

California.

MOTIVATION: End of 10-year hold period

CAN ADD: Cash Seller owns a lending company

OWNER:

COUNSELOR: Lucas Mojonnier Cell: 702-580-9800

2635 St Rose Parkway #200 Email: lucas@mojocre.net

Henderson, Nevada, 89052