

**298 | W Charleston Park Ave
Pahrump, NV 89060**



FOR SALE
8,320 SF Freestanding Building

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DISCLAIMER

R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of Family Dollar (the "Property"), approximately 8,320 square feet on approximately 2.06 acres of land at 2981 W Charleston Park Ave, Pahrump, NV 89060.

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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Owner and R.O.I. Commercial Real Estate, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. R.O.I. Commercial Real Estate, Inc. is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or R.O.I. Commercial Real Estate, Inc., (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or R.O.I. Commercial Real Estate, Inc., and (v) to return it to R.O.I. Commercial Real Estate, Inc. immediately upon request of R.O.I. Commercial Real Estate, Inc. or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



INVESTMENT SUMMARY

2981 W Charleston Park Ave, Pahrump, NV 89060 | 3

List Price	\$1,674,075
Cap Rate	6.75%
Gross Leasable Area	8,320 SF (104' x 80')
Lot Size	43,560 SF
Rent	\$13.58 PSF/Year
Net Operating Income	\$113,000.04
Commencement Date	April 15, 2017
Term Extensions	1 st - \$10,333.34/mo (\$124,000.08/annum) 2 nd - \$11,333.34/mo (\$136,000.08/annum) 3 rd - \$12,416.67/mo (\$149,000.04/annum) 4 th - \$13,666.67/mo (\$164,000.04/annum) 5 th - \$15,000.00/mo (\$180,000.00/annum)
Term & Options	8+ years with 5 options to extend of 5 years each With 10% rent increases every 5 years
Lease Type	NN - Landlord is responsible for Roof system, Structure, Mechanical Systems, Doors, Windows, Parking Lot Replacement



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PROPERTY INFORMATION

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R.O.I. Commercial Real Estate, Inc. has been selected as the exclusive broker for the sale of this 8,320 Sq. Ft. property located at the southeast corner of Charleston Park Ave and Barney St in Pahrump, Nevada.

Address 2981 W Charleston Park Ave, Pahrump, NV 89060

APN 036-351-70

Building Size 8,320 Sq Ft

Land Area 43,560 Sq Ft

Zoning NC

Description Brand new 2017 construction
Hard corner location
Freestanding Family Dollar store

Tenant Family Dollar operates a chain of more than 8,100 general merchandise retail discount stores in 44 states.



In 2015, Family Dollar was acquired by Dollar Tree and is now considered the nation's largest small box discount retailer

The combined Dollar Tree-Family Dollar entity has more than 14,580 locations in 48 states

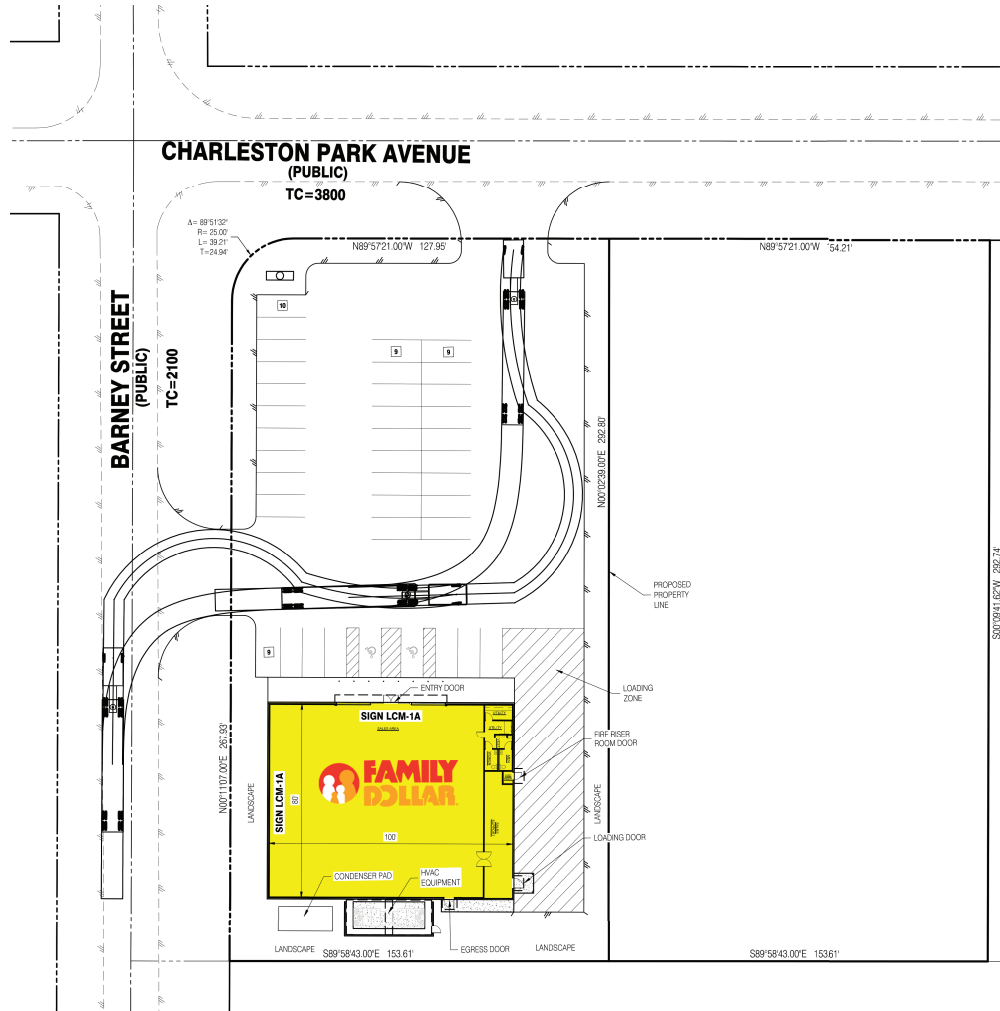
Family Dollar offers both name-brand and generic merchandise including off-brand goods and closeouts of name-brand items. Although it has the word dollar in the name, Family Dollar is not actually a dollar store. Many items are priced at more than one dollar.

Parent Company Dollar Tree
Company website: www.dollartree.com
Stock Symbol: DLTR (Nasdaq)
Market Capitalization: \$22.4 Billion
Standard & Poor's Rating: BB+
Number of Locations: 14,580 +
Number of Employees: 176,000 ±
Headquarters: Chesapeake, Virginia



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PROPERTY SITE PLAN



DETAILED AERIAL



PROPERTY PHOTOS

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LOCATION OVERVIEW

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The Town of Pahrump is an unincorporated town located in the southeast region of Nye County with a population of 36,995 over 302 square miles.

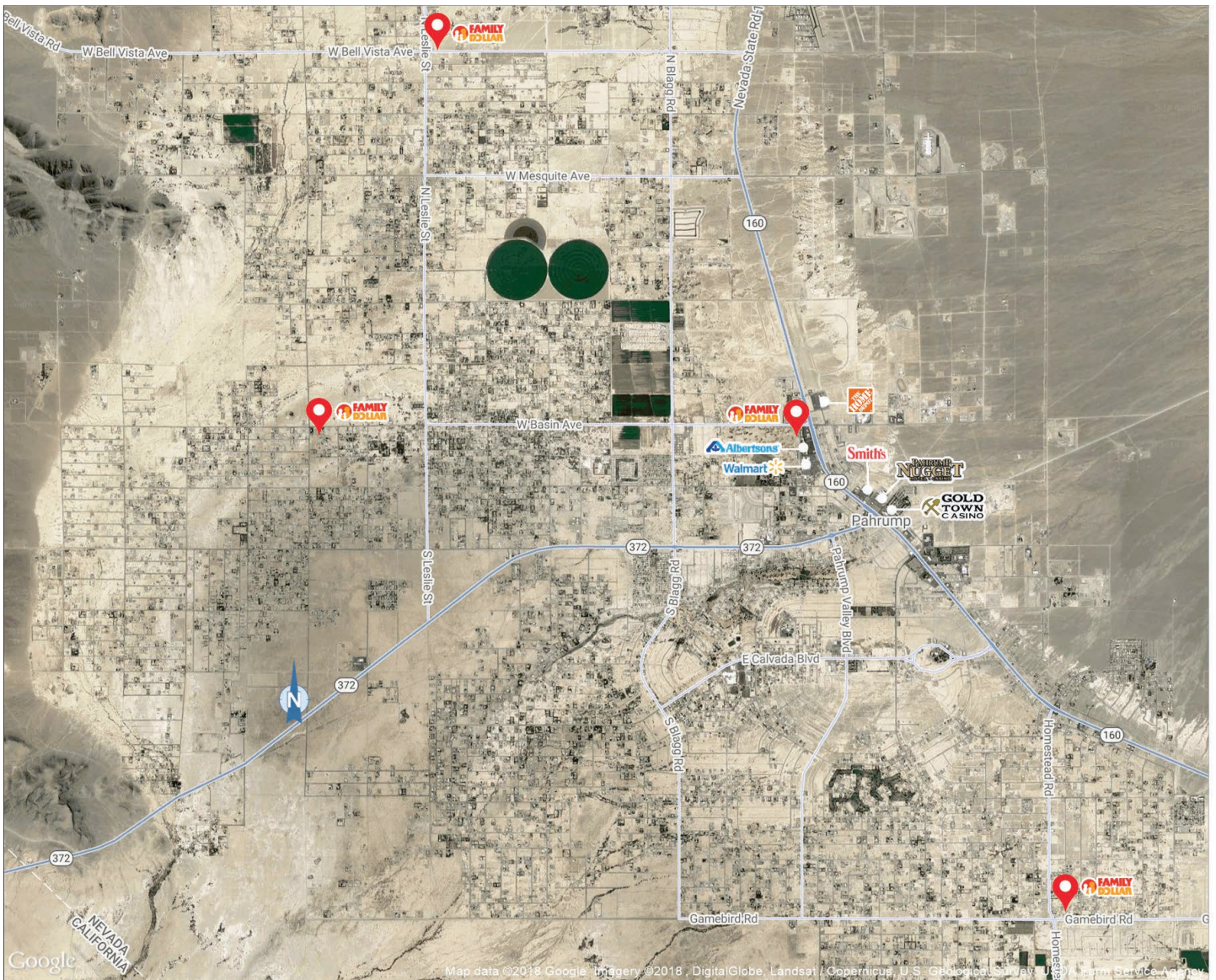
Pahrump is located 60 miles due west from Las Vegas, 60 miles from Death Valley National Park, and is also not far from population centers in Southern California. McCarran International Airport is only one-hour drive away, allowing easy access to air travel.



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AERIAL OVERVIEW

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DEMOGRAPHIC PROFILE

KEY FACTS

37,406

Population



2.4

Average Household Size

53.4

Median Age

\$44,728

Median Household Income

EDUCATION

13%

No High School Diploma



35%

High School Graduate



38%

Some College



14%

Bachelor's/Grad/Prof Degree

BUSINESS



864

Total Businesses



6,895

Total Employees

EMPLOYMENT



53%

White Collar



19%

Blue Collar



28%

Services

7.9%

Unemployment Rate

INCOME



\$44,728

Median Household Income



\$26,056

Per Capita Income



\$119,415

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (16.6%)

The smallest group: \$200,000+ (2.1%)

Indicator	Value	Difference	
<\$15,000	13.7%	-0.2%	
\$15,000 - \$24,999	12.1%	+0.3%	
\$25,000 - \$34,999	12.3%	+0.7%	
\$35,000 - \$49,999	16.6%	+0.5%	
\$50,000 - \$74,999	16.2%	-1.2%	
\$75,000 - \$99,999	11.8%	-0.3%	
\$100,000 - \$149,999	12.2%	-0.1%	
\$150,000 - \$199,999	3.0%	+0.2%	
\$200,000+	2.1%	+0.1%	

Bars show deviation from Nye County



Demographic and Income Profile

Pahrump CDP, NV
 Pahrump CDP, NV (3253800)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2017	2022
Population	36,441	37,406	38,803
Households	14,870	15,246	15,826
Families	10,054	10,239	10,610
Average Household Size	2.44	2.44	2.44
Owner Occupied Housing Units	11,031	10,926	11,340
Renter Occupied Housing Units	3,839	4,320	4,486
Median Age	49.7	53.4	55.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.74%	1.52%	0.83%
Households	0.75%	1.40%	0.79%
Families	0.71%	1.36%	0.71%
Owner HHs	0.75%	1.39%	0.72%
Median Household Income	4.59%	1.45%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,083	13.7%	1,712	10.8%
\$15,000 - \$24,999	1,841	12.1%	1,538	9.7%
\$25,000 - \$34,999	1,878	12.3%	1,568	9.9%
\$35,000 - \$49,999	2,528	16.6%	2,108	13.3%
\$50,000 - \$74,999	2,476	16.2%	3,062	19.3%
\$75,000 - \$99,999	1,792	11.8%	2,304	14.6%
\$100,000 - \$149,999	1,866	12.2%	2,516	15.9%
\$150,000 - \$199,999	456	3.0%	614	3.9%
\$200,000+	326	2.1%	404	2.6%
Median Household Income	\$44,728		\$55,983	
Average Household Income	\$61,213		\$73,269	
Per Capita Income	\$26,056		\$30,961	

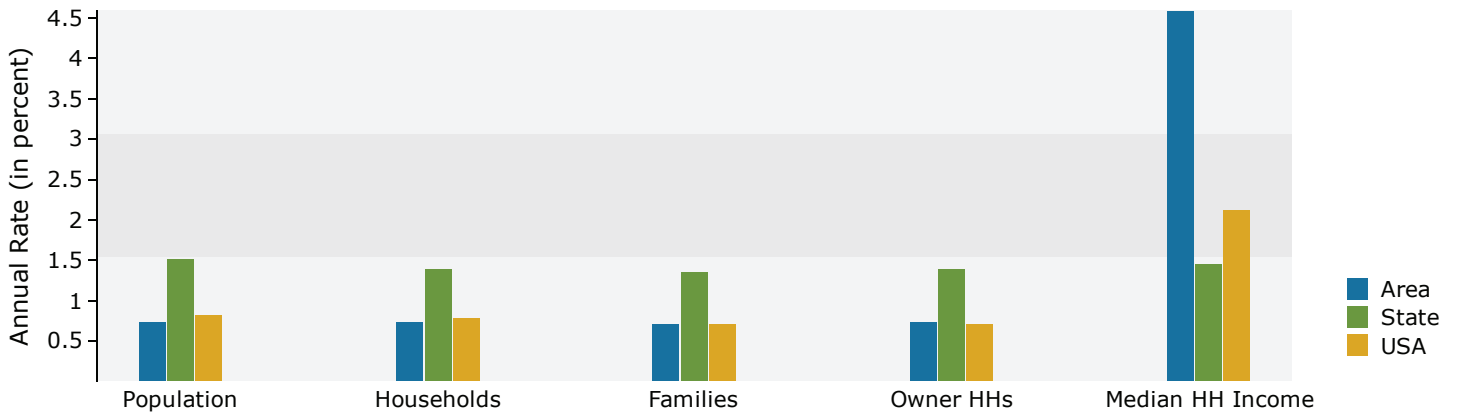
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,726	4.7%	1,566	4.2%	1,566	4.0%
5 - 9	1,889	5.2%	1,762	4.7%	1,714	4.4%
10 - 14	2,225	6.1%	2,040	5.5%	2,030	5.2%
15 - 19	2,196	6.0%	1,909	5.1%	1,905	4.9%
20 - 24	1,378	3.8%	1,352	3.6%	1,232	3.2%
25 - 34	2,735	7.5%	2,854	7.6%	2,904	7.5%
35 - 44	3,592	9.9%	3,279	8.8%	3,427	8.8%
45 - 54	5,425	14.9%	4,779	12.8%	4,432	11.4%
55 - 64	6,015	16.5%	6,542	17.5%	6,555	16.9%
65 - 74	5,950	16.3%	7,711	20.6%	8,716	22.5%
75 - 84	2,687	7.4%	2,887	7.7%	3,575	9.2%
85+	623	1.7%	724	1.9%	744	1.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,390	86.1%	31,415	84.0%	31,874	82.1%
Black Alone	783	2.1%	1,037	2.8%	1,278	3.3%
American Indian Alone	392	1.1%	461	1.2%	505	1.3%
Asian Alone	519	1.4%	752	2.0%	976	2.5%
Pacific Islander Alone	201	0.6%	211	0.6%	226	0.6%
Some Other Race Alone	1,837	5.0%	2,072	5.5%	2,391	6.2%
Two or More Races	1,319	3.6%	1,458	3.9%	1,552	4.0%
Hispanic Origin (Any Race)	4,685	12.9%	5,266	14.1%	5,964	15.4%

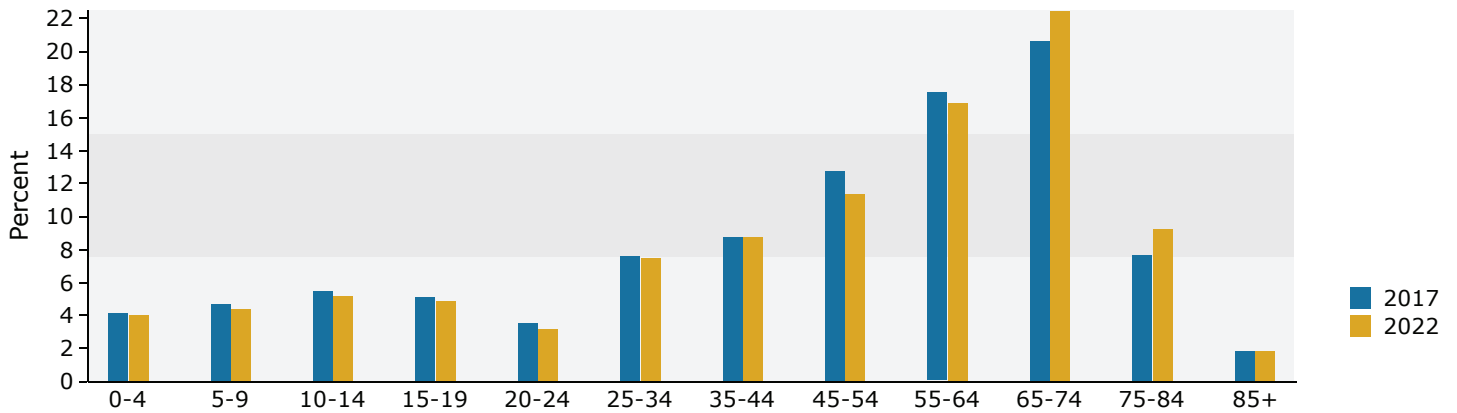
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

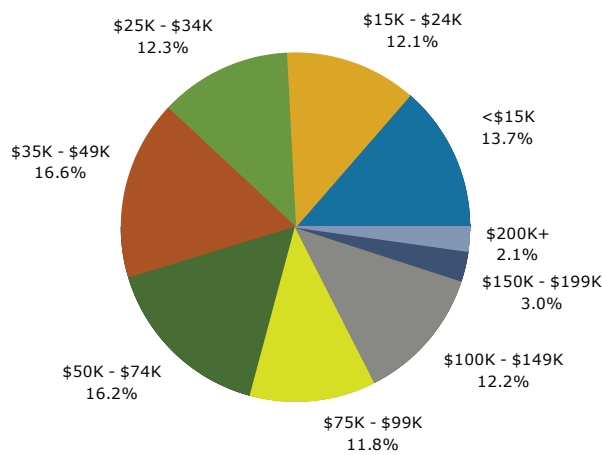
Trends 2017-2022



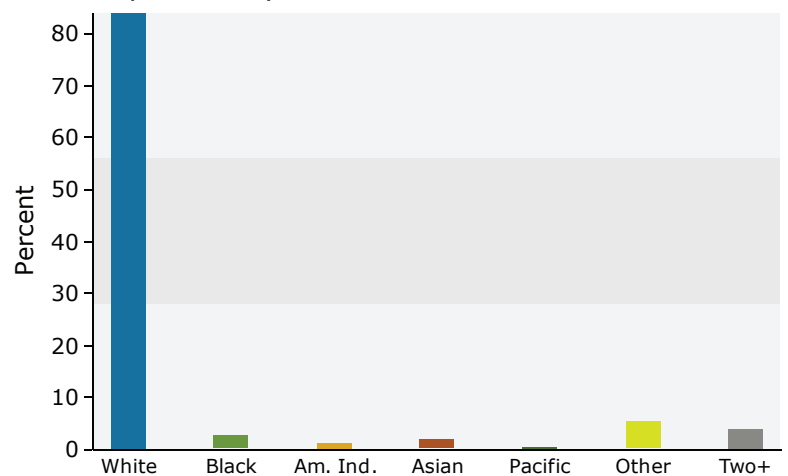
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 14.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.