

OFFERING MEMORANDUM

MULTI-TENANT RETAIL ASSET

SILVERADO GALLERY

335-345 E. Silverado Ranch Blvd.
Las Vegas, NV 89183

Year Built: 2019

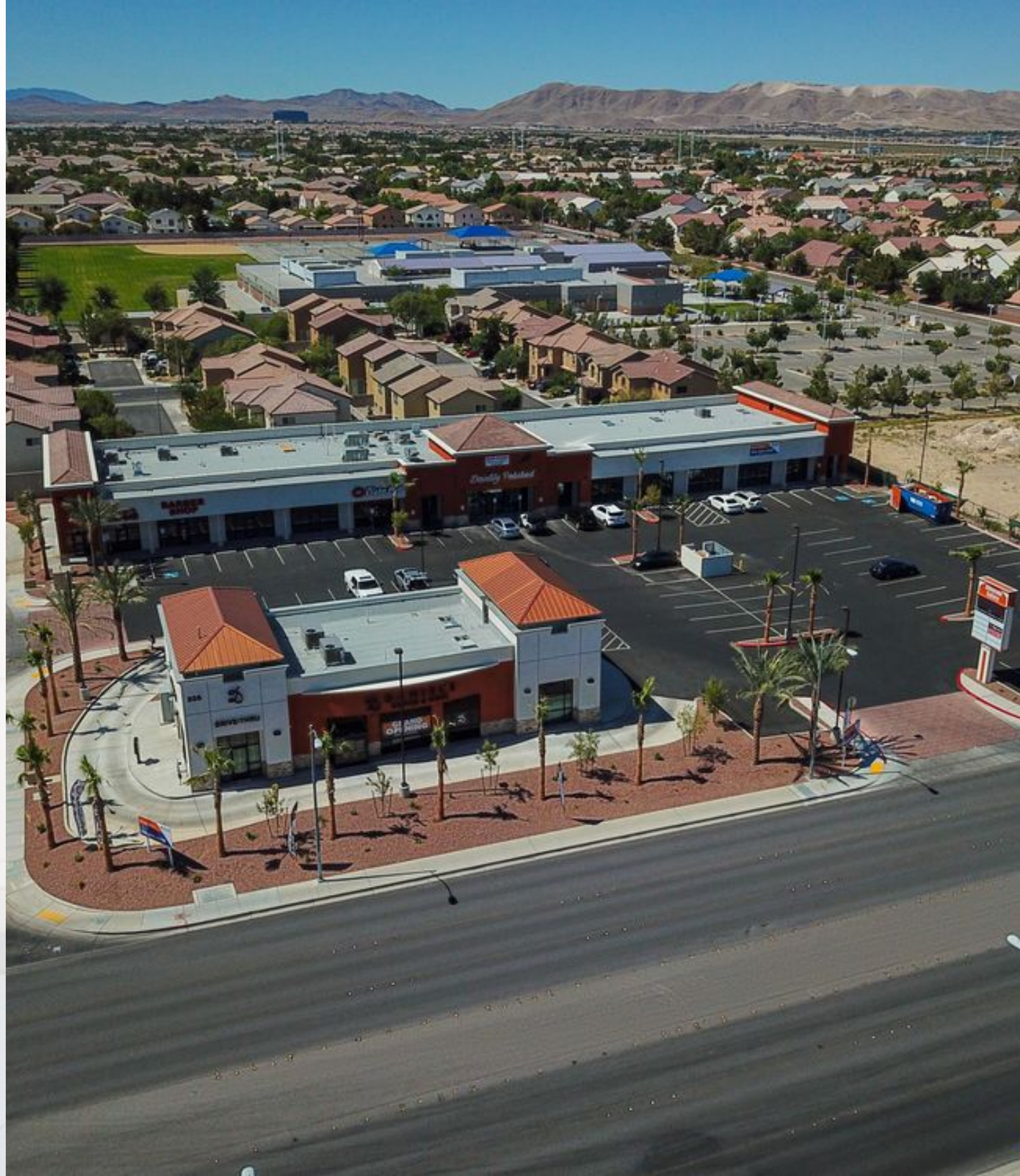
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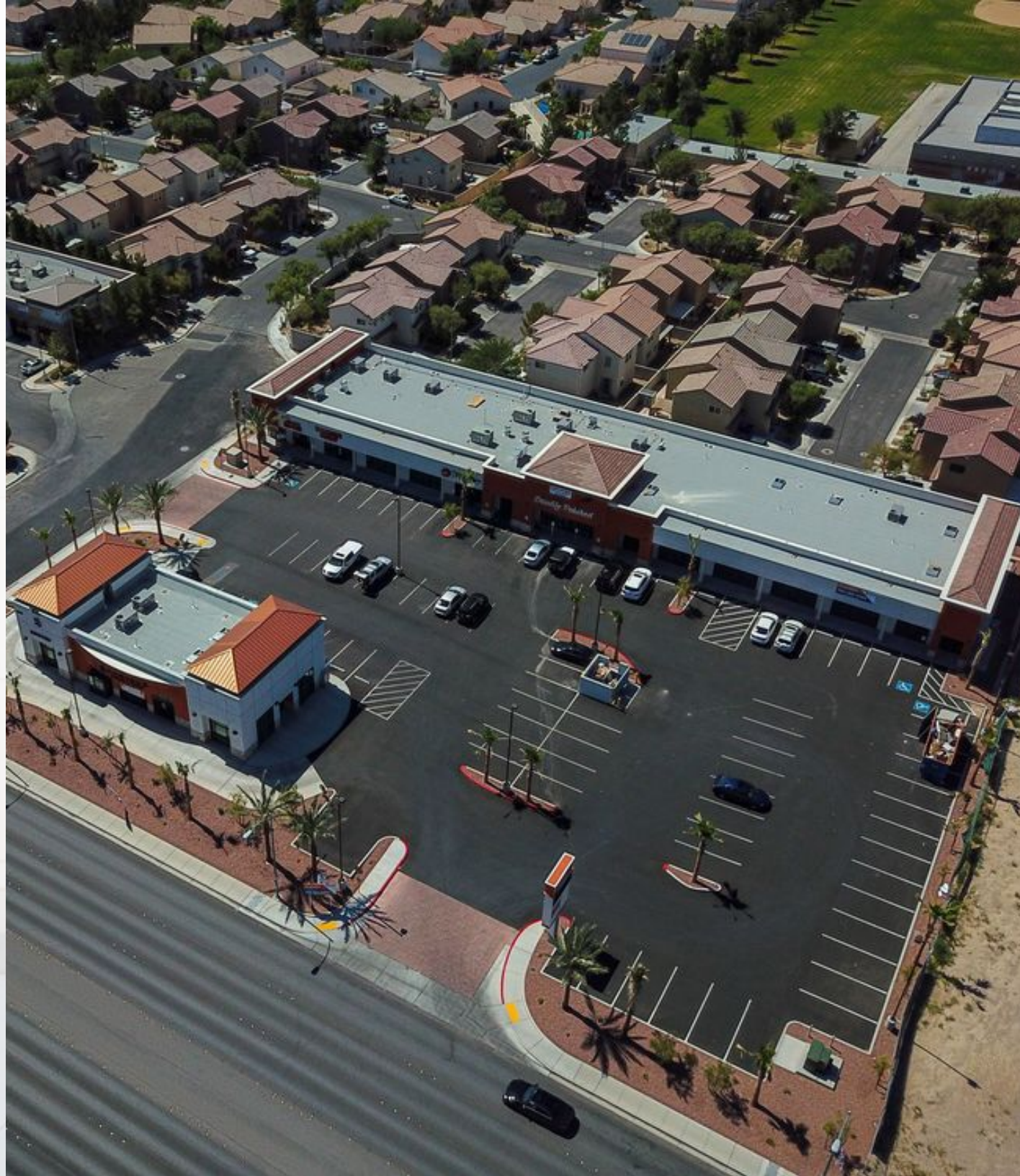
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RENT COMPARABLES

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SECTION 1

PROPERTY
INFORMATION





ANNUALIZED FINANCIAL PROJECTION 5YR AVERAGE YOY 2021-2026

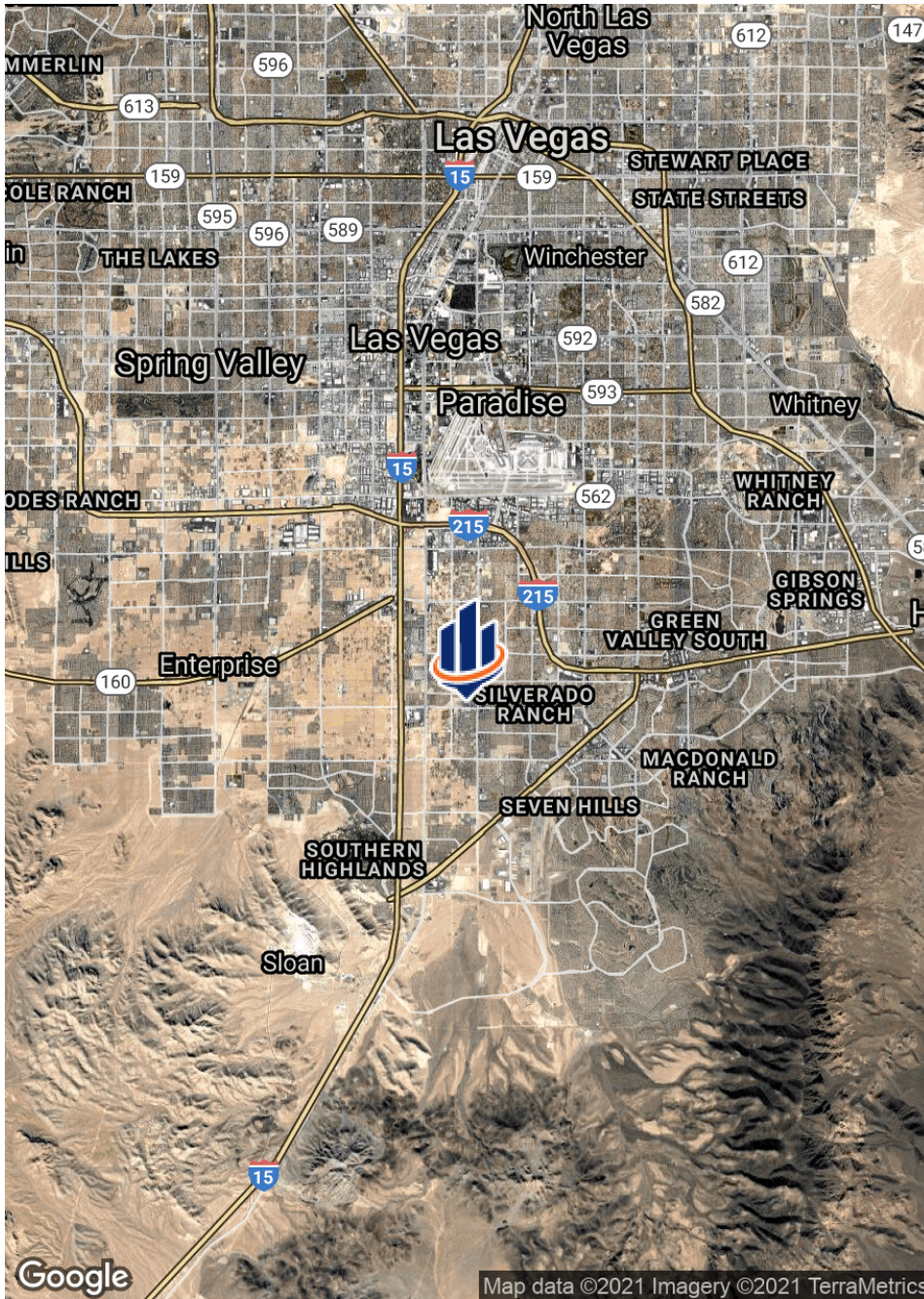
- All Leases: NNN
- Annual Base: \$429,802
- Occupancy: 100%
- OPEX: \$79,535
- Cap Rate: Subject to Sale Price
- Units: 8

SALE PRICE: SUBJECT TO OFFER

SVN | The Equity Group is pleased to exclusively offer for sale: Silverado Gallery, a neighborhood retail center located in the Silverado Ranch suburb of Las Vegas, NV. Rented to a diverse mix of strong retail tenants, leases are long-term positioning an investor with a stable income stream.

PROPERTY INFO.

- APN#: 177-28-503-002
- 19,120 SQFT
- C-1 Zoning [Local Business]
- 1.96 AC Lot Size
- Built in 2019
- 84 parking spaces



OFFER SUBMITTALS

Thank you for your continued interest in SVN | The Equity Group offering of the fee simple interest in Silverado Gallery located at 335-345 E. Silverado Ranch Blvd., LV, NV 89183.

The following provides for an outline for submittals and terms.

Offers will be evaluated based on a combination of purchase price, transaction timing, closing certainty, and due diligence completed to date. At a minimum, offer submissions should include the following:

- TERMS AND PRICE
- DEPOSIT AMOUNTS
- CONDITIONS OF PURCHASE
- PROPOSED DUE DILIGENCE AND CLOSING TIME FRAME
- DESCRIPTION OF ENTITY WITH SCHEDULE OF RECENTLY ACQUIRED REAL ESTATE
- A TIMELINE THAT INCLUDES A PERIOD NO LONGER THAN 30 DAYS

OFFERS SHOULD BE SUBMITTED TO:

David Houle
Senior Advisor
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david.houle@svn.com

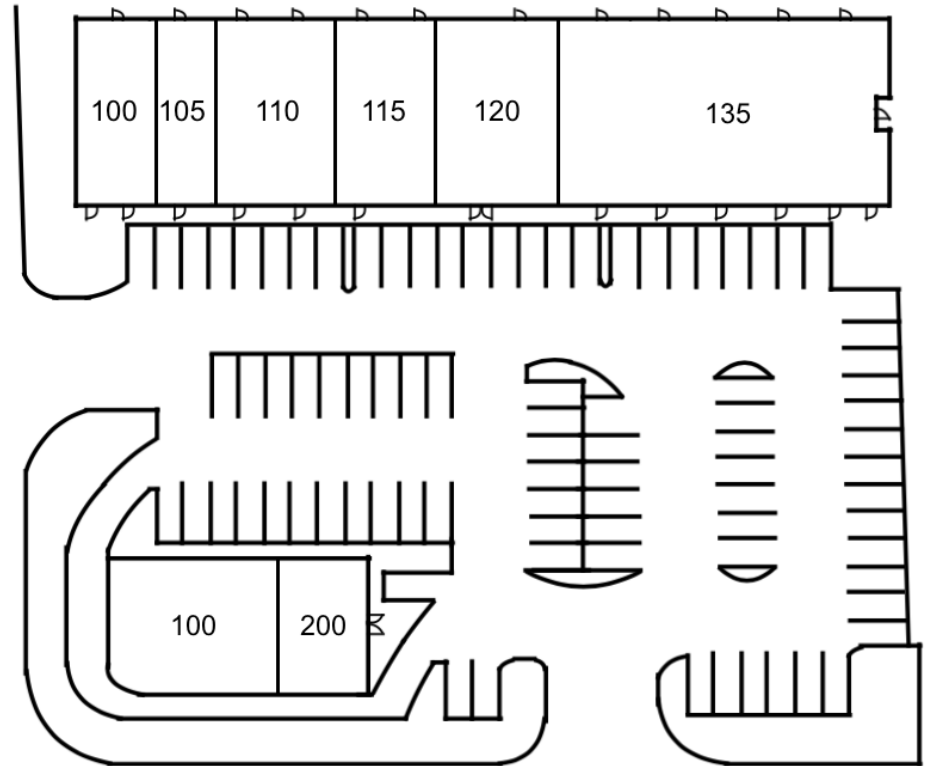
Carlos Moreno
Senior Advisor
[702] 527-7652
carlos.moreno@svn.com

LEASED SPACE INFO.

LEASE TYPES:	NNN	LEASE TERMS:	5 yrs w/options
TOTAL SPACE:	19,120 SF	AVG RATE:	\$22.48 PSF/yr

RETAIL SPACES

SUITE	TENANT	SUITE SIZE
345-100	Fausto's Mexican Grill	1,420 SF
345-105	Cutting Edge Barbershop	1,008 SF
345-110	Pending [Printer]	2,218 SF
345-115	Pizza Hut	1,500 SF
345-120	Daintily Polished	1,812 SF
345-125	Pending [Fitness]	6,734 SF
335-100	Daniel's Coffee	2,661 SF
335-200	Pending [Sushi]	1,339 SF



SECTION 2

LOCATION
INFORMATION

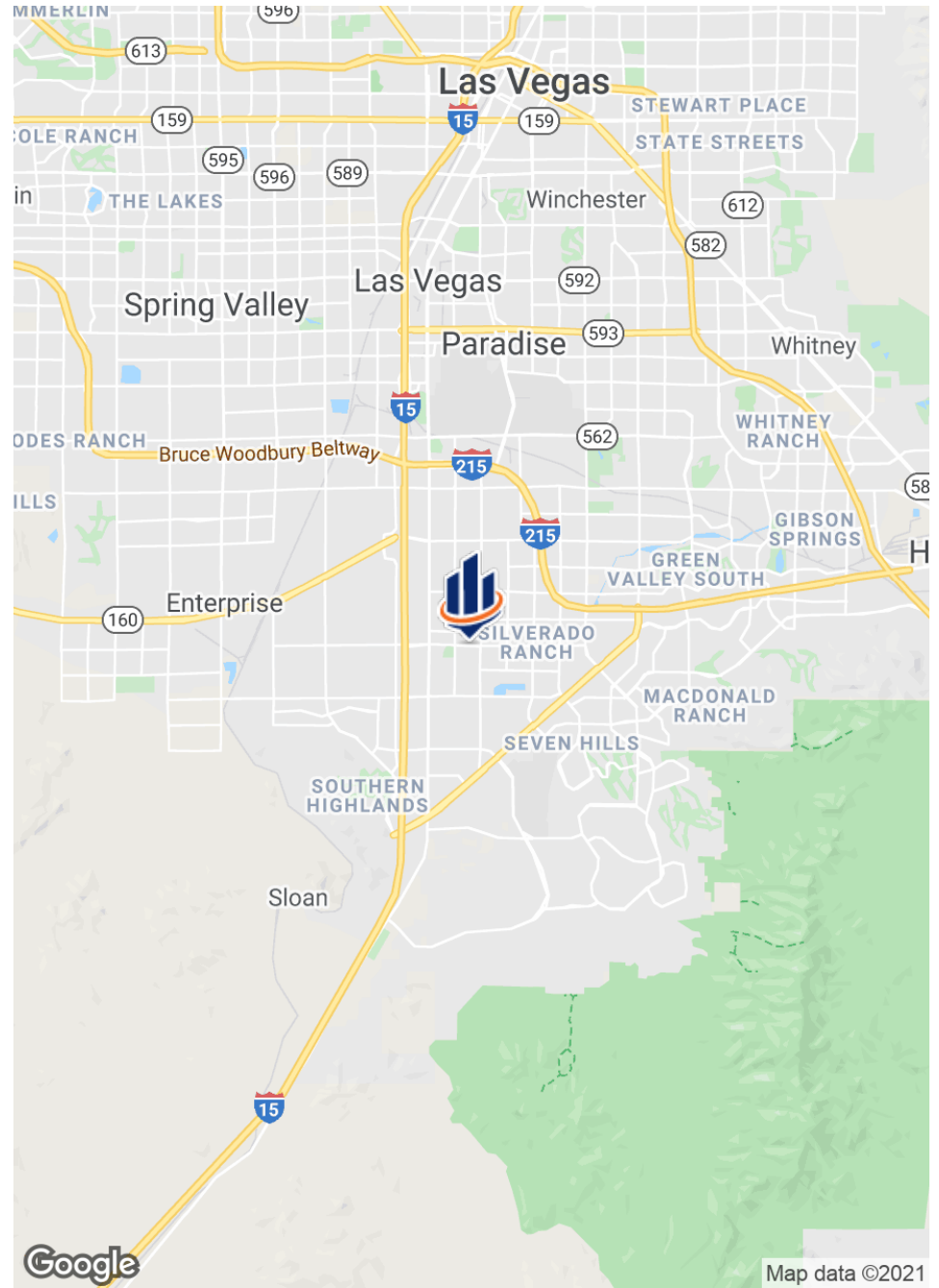
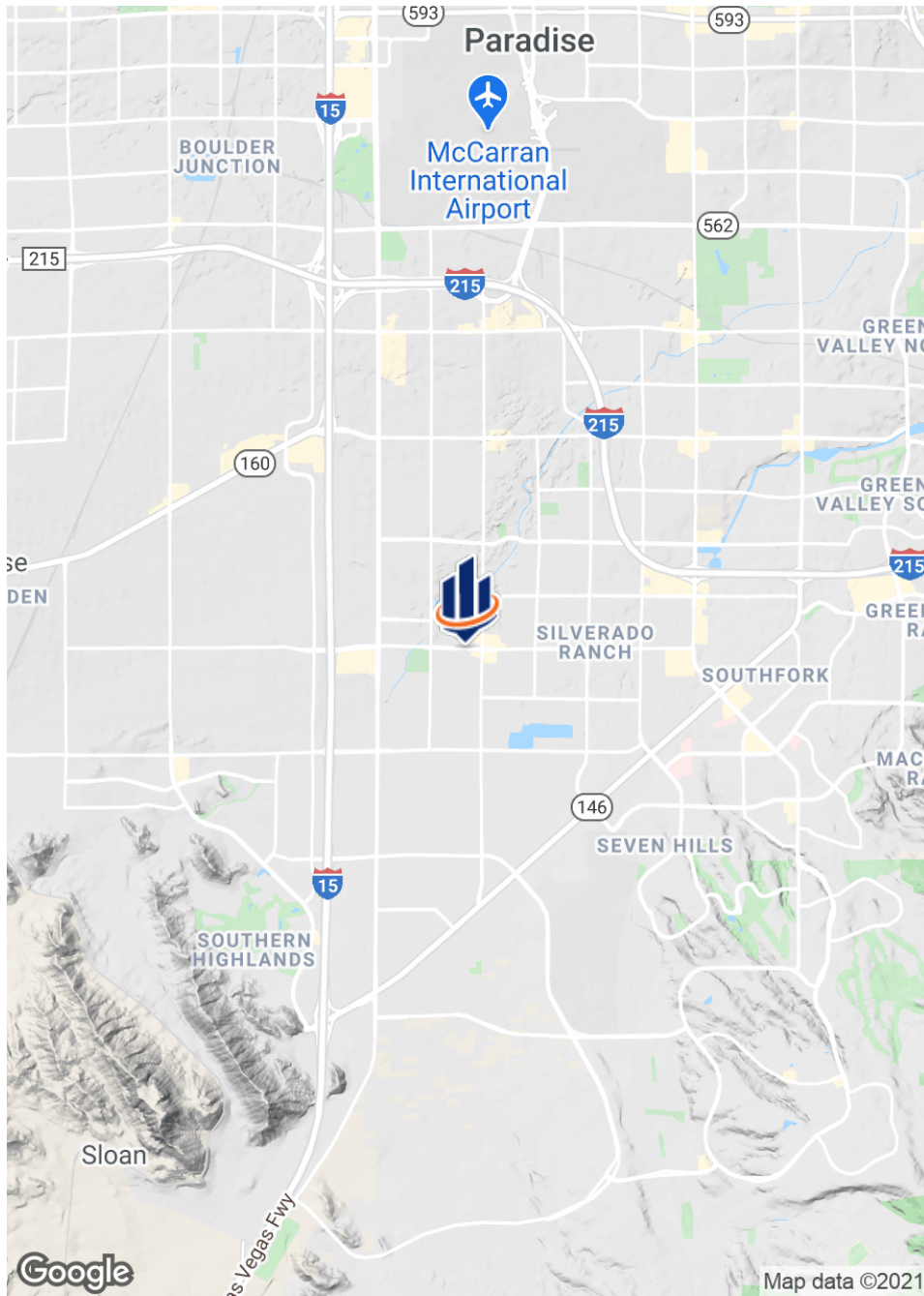




Google

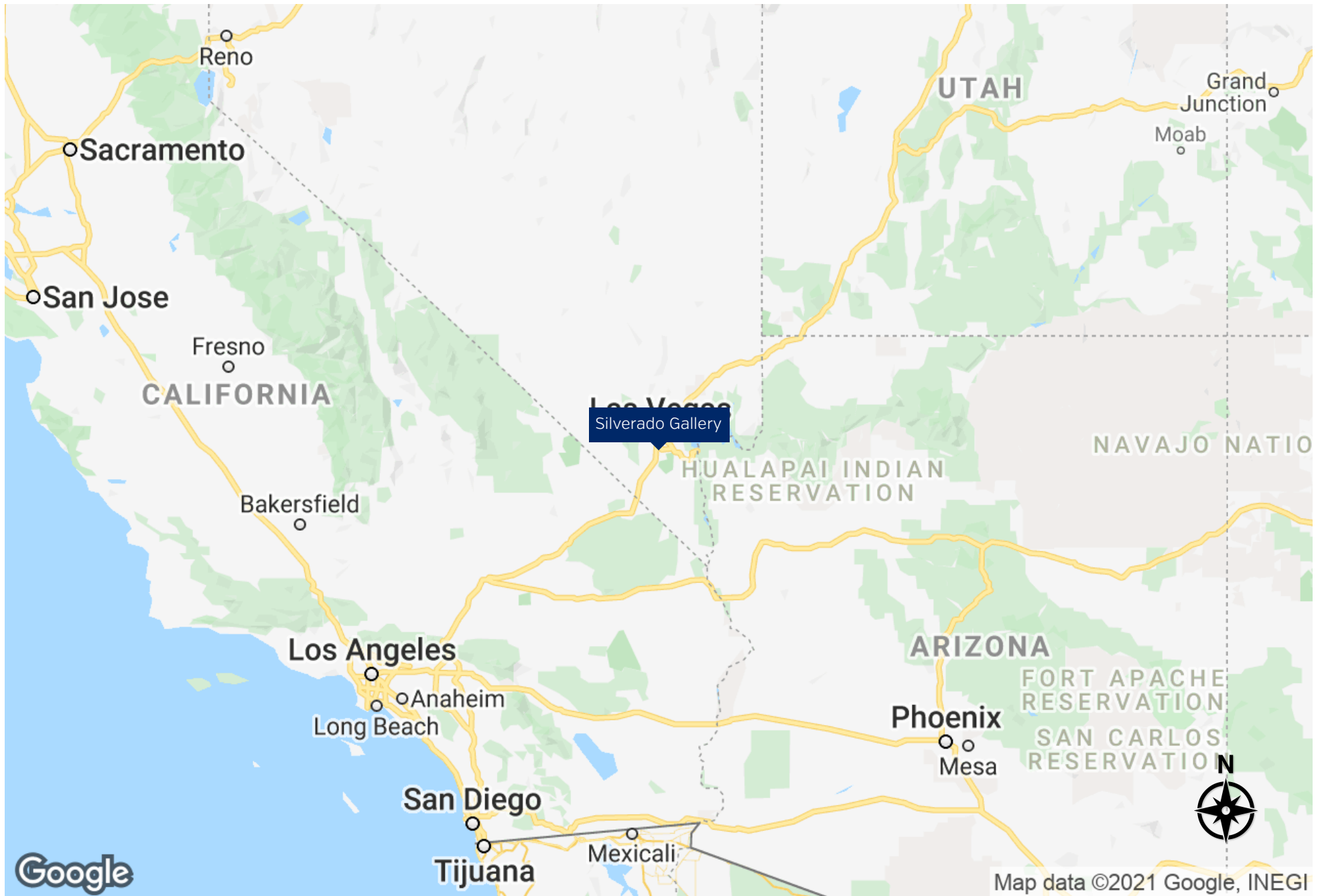






SILVERADO GALLERY 335-345 E. Silverado Ranch Blvd. LV, NV 89183







LAS VEGAS, NV, USA

EST. 2019

Population:	2.2 million
Unemployment:	4.8%
Visitors Per Year:	42 million
Population Of NV Residing In LV:	73%
Percentage Of Workforce In Tourism:	29%
New Jobs Expected By 2040:	300k
Public Infrastructure Underway:	\$4 billion
# Of Fortune 1k Companies HQ'd In LV:	8
Yrs As #1 Trade Show Destination:	24
# Of Conventions Held In LV Per Year:	+/- 20k
SF Of Convention Ctr Const. Underway:	+/- 400k
Estimated Cost Of Park MGM & Nomad:	\$450 million

DEVELOPMENTS UNDERWAY	IN BILLIONS
Raiders Stadium	\$1.9
Convention Center Expansion	\$2.3
Resorts World	\$4
Park MGM & Nomad LV	\$0.45
Union Village	\$1.6
LV All Net Arena	\$1.4

SECTION 3

FINANCIAL
ANALYSIS



TENANT	UNIT	USF	BASE RENT/YR	% OF BLDG	\$ PSF/YR
DANIEL'S COFFEE & MORE	335-100	2,661	confidential	13.92	confidential
LEASE PENDING (SUSHI)	335-200	1,339	confidential	7.0	confidential
FAUSTO'S MEXICAN GRILL	345-100	1,420	confidential	7.43	confidential
CUTTING EDGE BARBER SHOP	345-105	1,008	confidential	5.27	confidential
LEASE PENDING (PRINTER)	345-115	2,218	confidential	11.6	confidential
PIZZA HUT	345-120	1,500	confidential	7.85	confidential
DAINTILY POLISHED	345-135	1,812	confidential	9.48	confidential
LEASE PENDING (FITNESS)	345-140	6,734	confidential	35.22	confidential
RISER/LATTER ROOMS	Common Area	428		2.24	
TOTALS/AVERAGES		19,120	\$429,802	100%	\$22.48

INCOME SUMMARY**2021-2026 YOY 5 YR AVG.**

TENANTS' BASE RENTS	\$429,802
TENANTS' NNN PAYMENTS	\$79,535
TOTAL INCOME	\$509,337

EXPENSE SUMMARY**2021-2026 YOY 5 YR AVG.**

ELECTRICITY	\$5,905
SEWER	\$7,975
WATER	\$6,415
TRASH	\$8,295
PROPERTY TAXES	\$18,500
SECURITY	\$1,380
INSURANCE	\$6,750
PROPERTY MANAGEMENT @ 4%	\$21,840
FIRE/LIFE/SAFETY	\$675
LANDSCAPER	\$1,800
GROSS EXPENSES	\$79,535
NET OPERATING INCOME	\$429,802

SECTION 4

DEMOGRAPHICS



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	21,150	233,084	809,903
AVERAGE AGE	32.5	35.4	37.2
AVERAGE AGE (MALE)	32.6	35.2	37.0
AVERAGE AGE (FEMALE)	32.6	35.9	37.6

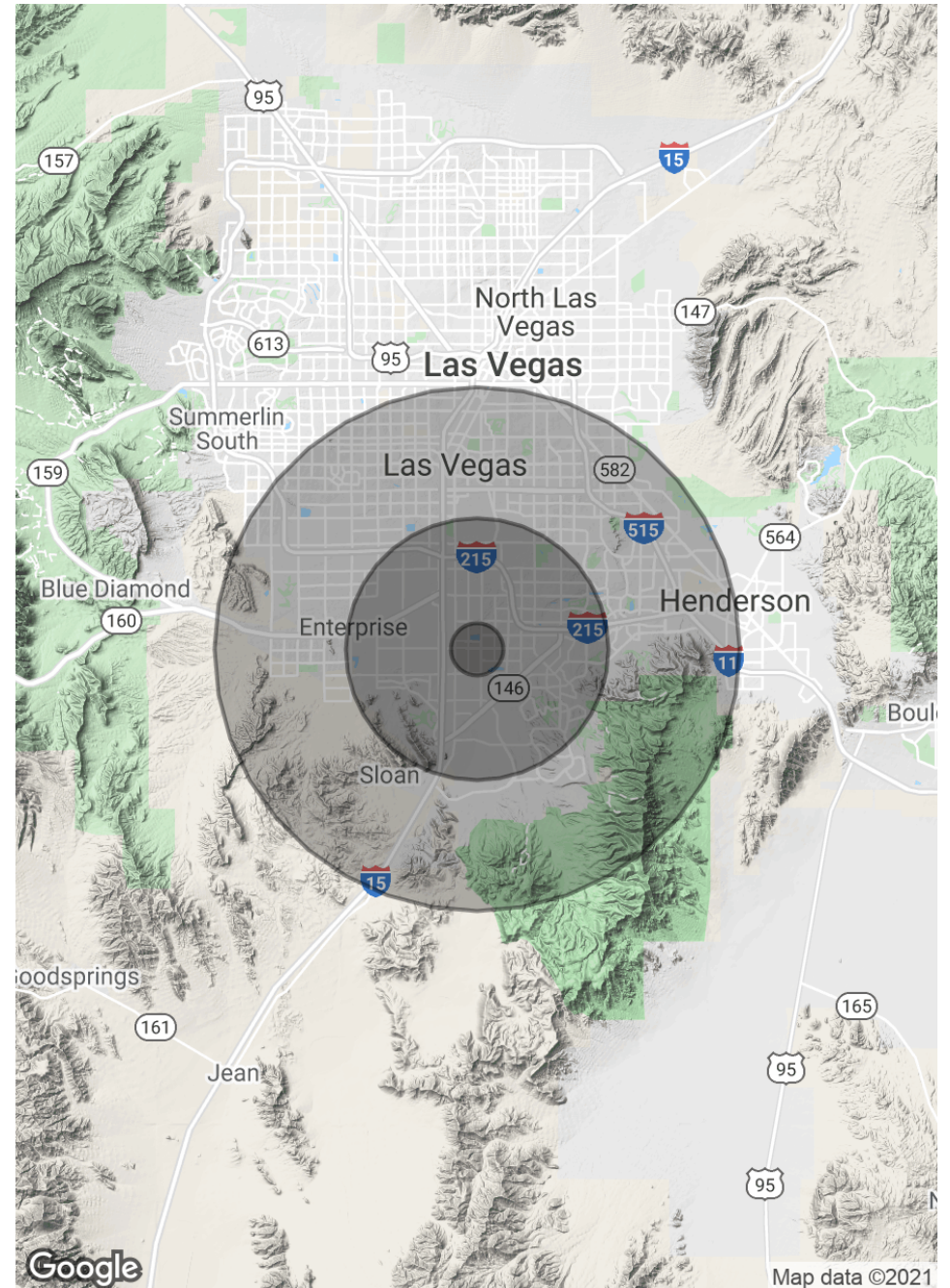
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,107	87,749	322,887
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$73,962	\$84,781	\$73,244
AVERAGE HOUSE VALUE	\$255,897	\$352,046	\$327,949

RACE

	1 MILE	5 MILES	10 MILES
% WHITE	66.7%	69.9%	69.9%
% BLACK	5.9%	6.7%	7.7%
% ASIAN	12.3%	12.4%	11.0%
% HAWAIIAN	5.0%	1.6%	0.9%
% AMERICAN INDIAN	0.1%	0.4%	0.6%
% OTHER	6.1%	5.1%	6.5%

* Demographic data derived from 2010 US Census



SECTION 5

SALE
COMPARABLES





SUBJECT PROPERTY

335-345 E. Silverado Ranch Blvd. | Las Vegas, NV 89183



SOUTH POINT PLAZA

790 Coronado Center Dr.
Henderson, NV 89052



PASEO VERDE PLAZA

75 S. Valle Verde Dr.
Henderson, NV 89012



SANTOLI CENTER

7965 S. Rainbow Blvd.
Las Vegas, NV 89139



TSC TRACTOR SUPPLY

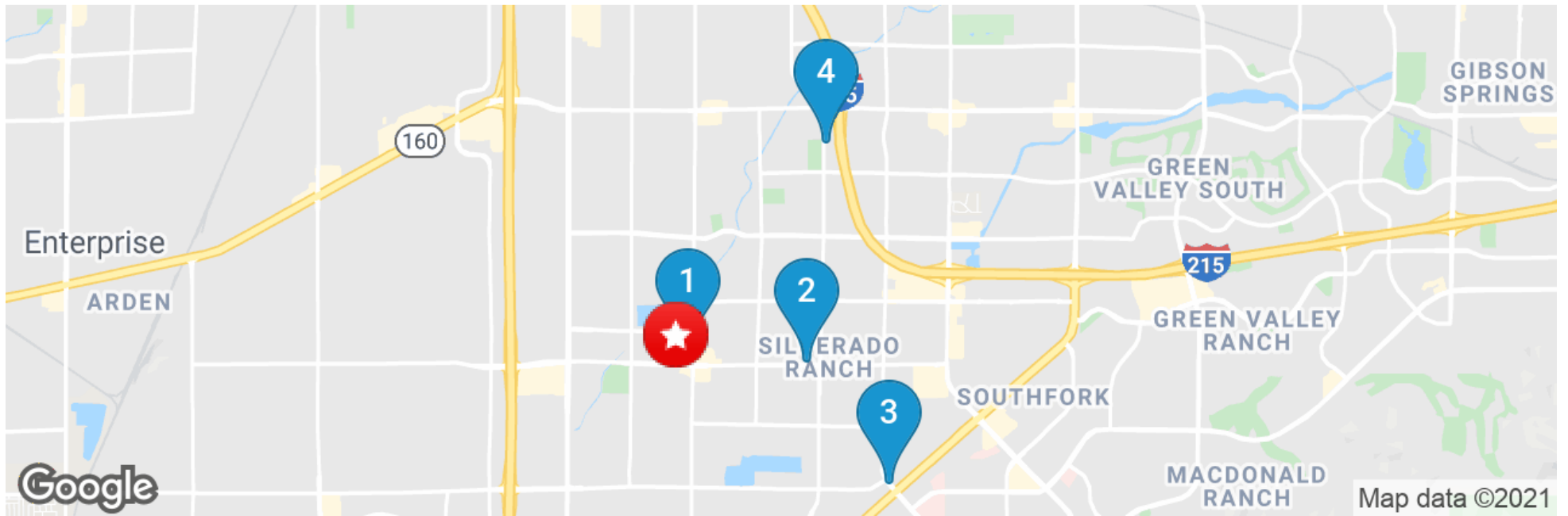
9000 S. Rainbow Blvd.
Las Vegas, NV 89139

SUBJECT PROPERTY		PRICE	BLDG SF	# OF UNITS			
Silverado Gallery 335-345 E. Silverado Ranch Blvd. Las Vegas, NV 89183		Subject to Offer	19,120 SF	8			
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSED	
1	South Point Plaza 790 Coronado Center Dr. Henderson, NV 89052	\$7,000,000	22,102 SF	\$316.71	7.16%	10	10/12/2016
2	Paseo Verde Plaza 75 S. Valle Verde Dr. Henderson, NV 89012	\$7,146,464	16,554 SF	\$431.71	6.0%	8	08/09/2018
3	Santoli Center 7965 S. Rainbow Blvd. Las Vegas, NV 89139	\$8,500,000	22,400 SF	\$379.46	7.5%	8	09/24/2018
4	TSC Tractor Supply 9000 S. Rainbow Blvd. Las Vegas, NV 89139	\$9,075,000	21,930 SF	\$413.82	5.00%	1	10/10/2020
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSED
TOTALS/AVERAGES		\$7,930,366	20,747 SF	\$385.42	6.41%	6.75	2016-2020

SECTION 6

RENT
COMPARABLES





SUBJECT PROPERTY

335-345 E. Silverado Ranch Blvd. | Las Vegas, NV 89183



SILVERADO BERMUDA

9635 Bermuda Road
Las Vegas, NV 89123



SILVERADO SQUARE

1110 E. Silverado Ranch Blvd.
Las Vegas, NV 89183



SPENCER CROSSING

10455 Spencer St.
Las Vegas, NV 89183



8334 S. MARYLAND PKWY

8334 S. Maryland Pkwy
Las Vegas, NV 89123

SUBJECT PROPERTY		BLDG SF	# OF UNITS		
Silverado Gallery 335-345 E. Silverado Ranch Blvd. Las Vegas, NV 89183		19,120 SF	8		
RENT COMPS	PRICE/SF/YR	LEASED SF	BLDG SF	# OF UNITS	
1	Silverado Bermuda 9635 Bermuda Road Las Vegas, NV 89123	\$33.00	1,320 SF	13,476 SF	7
2	Silverado Square 1110 E. Silverado Ranch Blvd. Las Vegas, NV 89183	\$42.00	1,543 SF	38,000 SF	11
3	Spencer Crossing 10455 Spencer St. Las Vegas, NV 89183	\$28.20	900 SF	10,800 SF	7
4	8334 S. Maryland Pkwy 8334 S. Maryland Pkwy Las Vegas, NV 89123	\$30.00	1,500 SF	7,600 SF	5
		PRICE/SF/YR	BLDG SF	# OF UNITS	
TOTALS/AVERAGES		\$33.30	17,469 SF	7.5	