

PECOS PROFESSIONAL PLAZA

4480 SOUTH PECOS ROAD

Las Vegas, NV 89121

FULLY FURNISHED TURNKEY OFFICE FOR SALE



MDLGroup

Service You Deserve. People You Trust.

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CORFAC
International



Pecos Rd.

Harmon Ave.

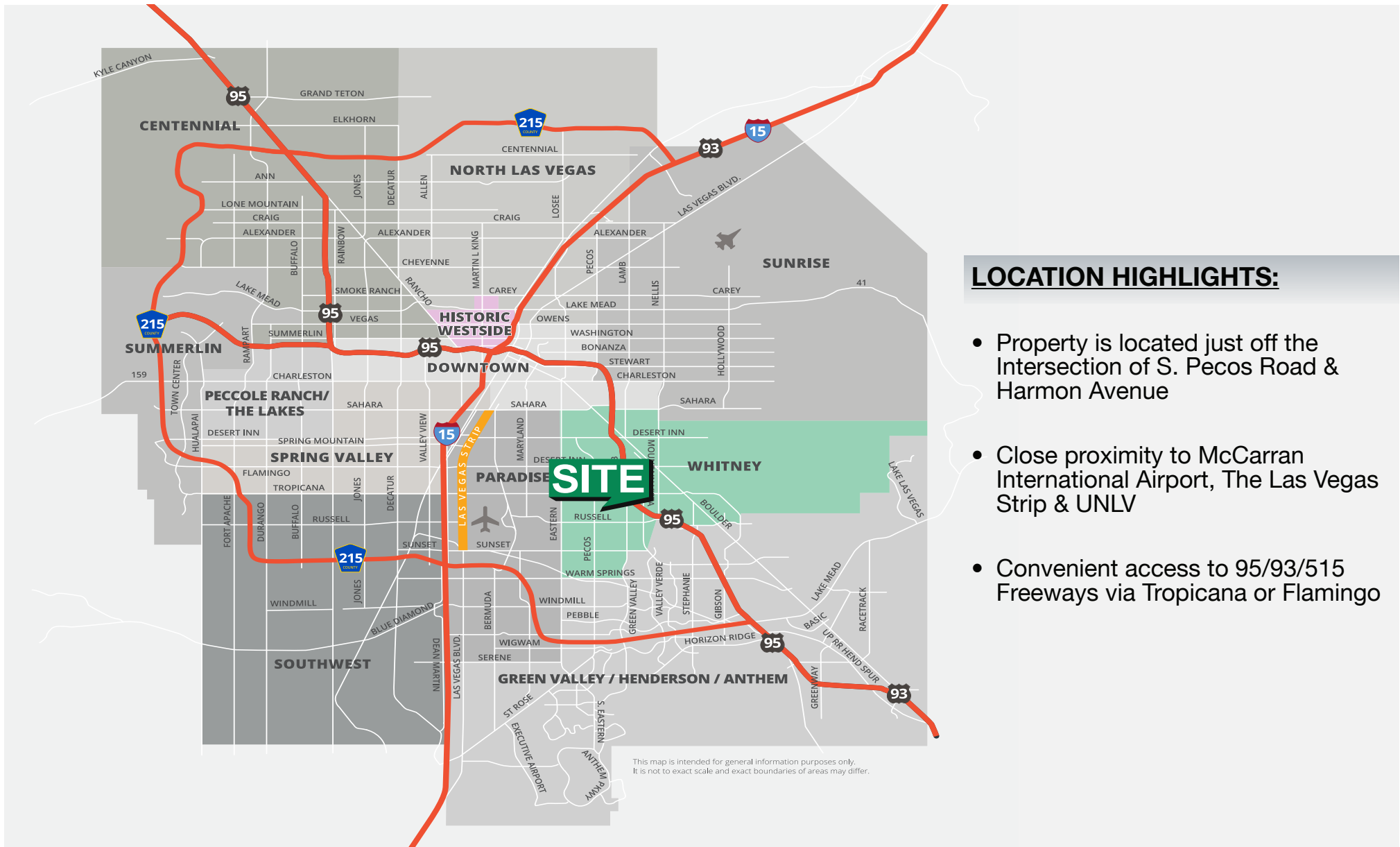
HIGHLIGHTS



- Office building for Sale
- ±9,488 SF High end office building
- Turnkey and fully furnished option
- APN: 161-19-216-001
- Zoning: C-P (Office and Professional)
- Year built: 2002
- Bonus finished Mezzanine including board room or training room
- Furniture and all FF & E can be included for tenant use or can be included in a sale
- Parking: 15 covered parking space plus open parking
- Minutes away from UNLV, McCarran International Airport & The Las Vegas Strip
- Surrounded by restaurants and amenities
- **Asking Price:** ~~\$1,700,000 (\$179.17 PSF)~~
\$1,590,000 (\$167.58 PSF)
- **HOA:** \$1,100/M



VEGAS VALLEY MAP



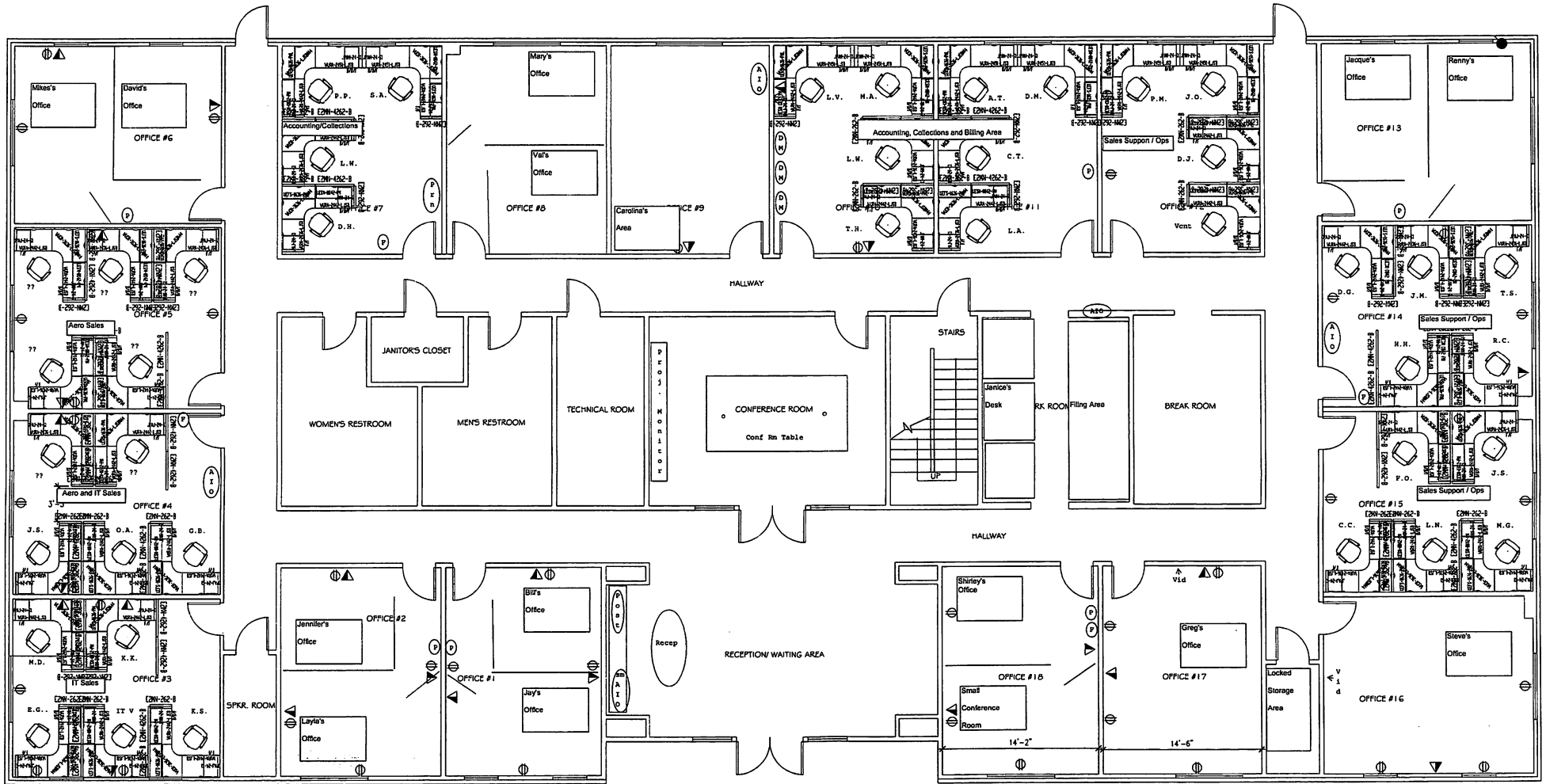
LOCATION HIGHLIGHTS:

- Property is located just off the Intersection of S. Pecos Road & Harmon Avenue
- Close proximity to McCarran International Airport, The Las Vegas Strip & UNLV
- Convenient access to 95/93/515 Freeways via Tropicana or Flamingo

OVERVIEW MAP



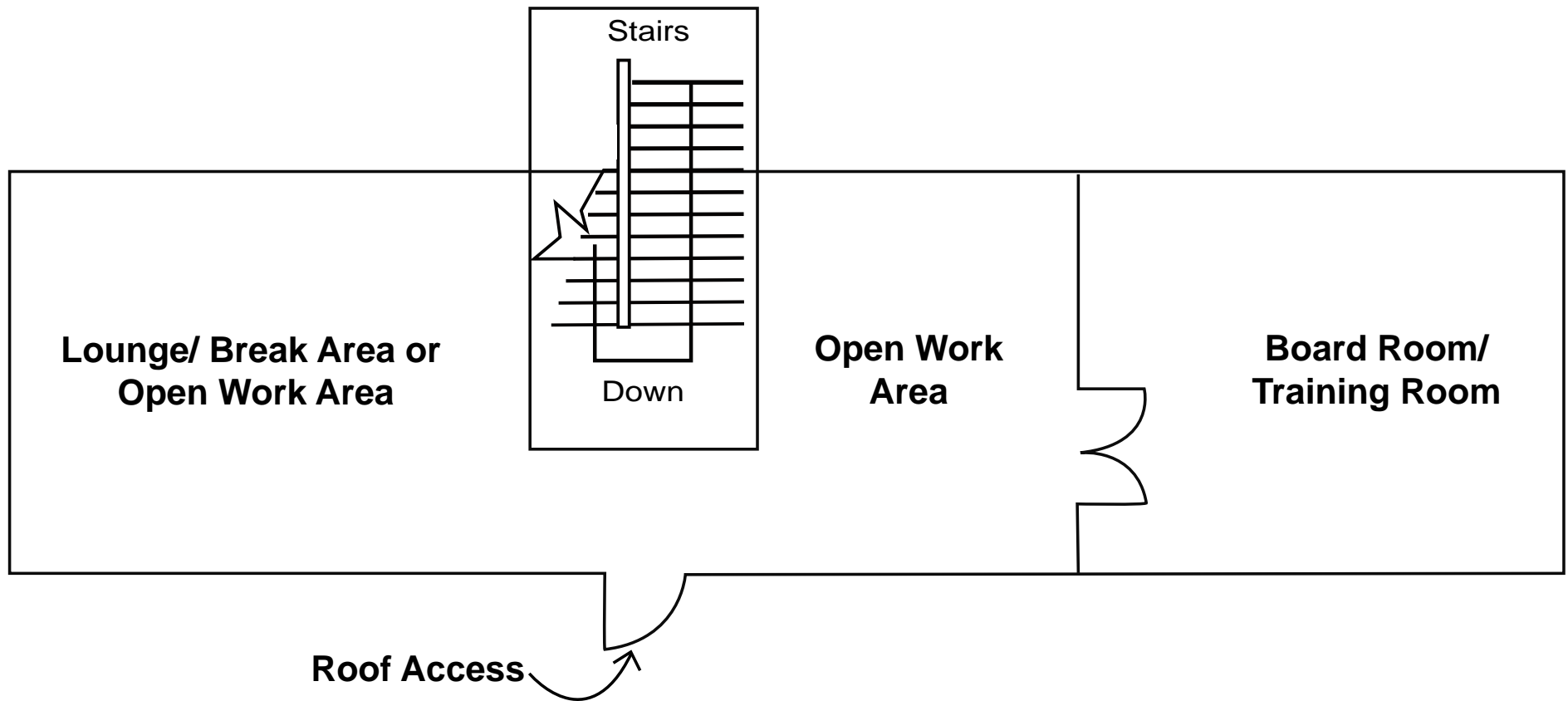
FLOOR PLAN



The ±9,488 SF High end office building contains a reception area, 18 private perimeter offices, large conference room, break room, IT room, filing area, restrooms, and a bonus finished mezzanine.

FLOOR PLAN

UPSTAIRS BONUS FINISHED MEZZANINE



*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

PROPERTY IMAGES



SBA ANALYSIS

SBA 504 Loan Scenario

Pecos Professional Plaza Scenario as of: 10/27/2020

 Own the Business? Own the Building.

Purchase Price	\$1,590,000	4480 S Pecos Rd, Las Vegas, NV 89121	
Improvements	\$0	Building Size	9,488 sf
Other	\$0		
Total Project Costs	\$1,590,000	Price per Sq. Ft.	\$168 psf

90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 795,000	4.25%	10 Yrs	25 Yrs	\$ 4,307
SBA 504 2nd Mortgage*	40%	\$ 653,000	2.43%	25 Yrs	25 Yrs	\$ 2,907
Down Payment	10%	\$ 159,000				
			3.43%		\$0.76 PSF	\$ 7,213

*Includes financed SBA fee of \$17,000

Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Oct. '20. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.65% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral

Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.76	\$7,213
Rent Income		
Total Monthly Payment	\$0.76 PSF	\$7,213

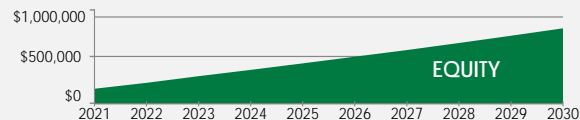
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$0.76	\$7,213
Less Depreciation	(\$0.29)	-\$2,718
Total Adjusted Monthly Payment	\$0.47 PSF	\$4,495

Out of Pocket Expenses

Cash Down Payment	10.0%	\$159,000
Estimated Bank Fees	1.5%	\$11,925
Estimated Appraisal & Environmental		\$4,300

Invest in Your Future: Equity Over First 10 Years



For more information contact your 504 loan experts:



Chris Hunter
TMC Financing
 SVP, Business Development Officer
 702.469.6077
 chris@tmcfinancing.com

VEGAS OVERVIEW

ADVANTAGES OF DOING BUSINESS IN NEVADA

- 40 million people visit Nevada each year and is the #1 for economic development programs in terms of job creation, retention and training
- McCarran Airport is the 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

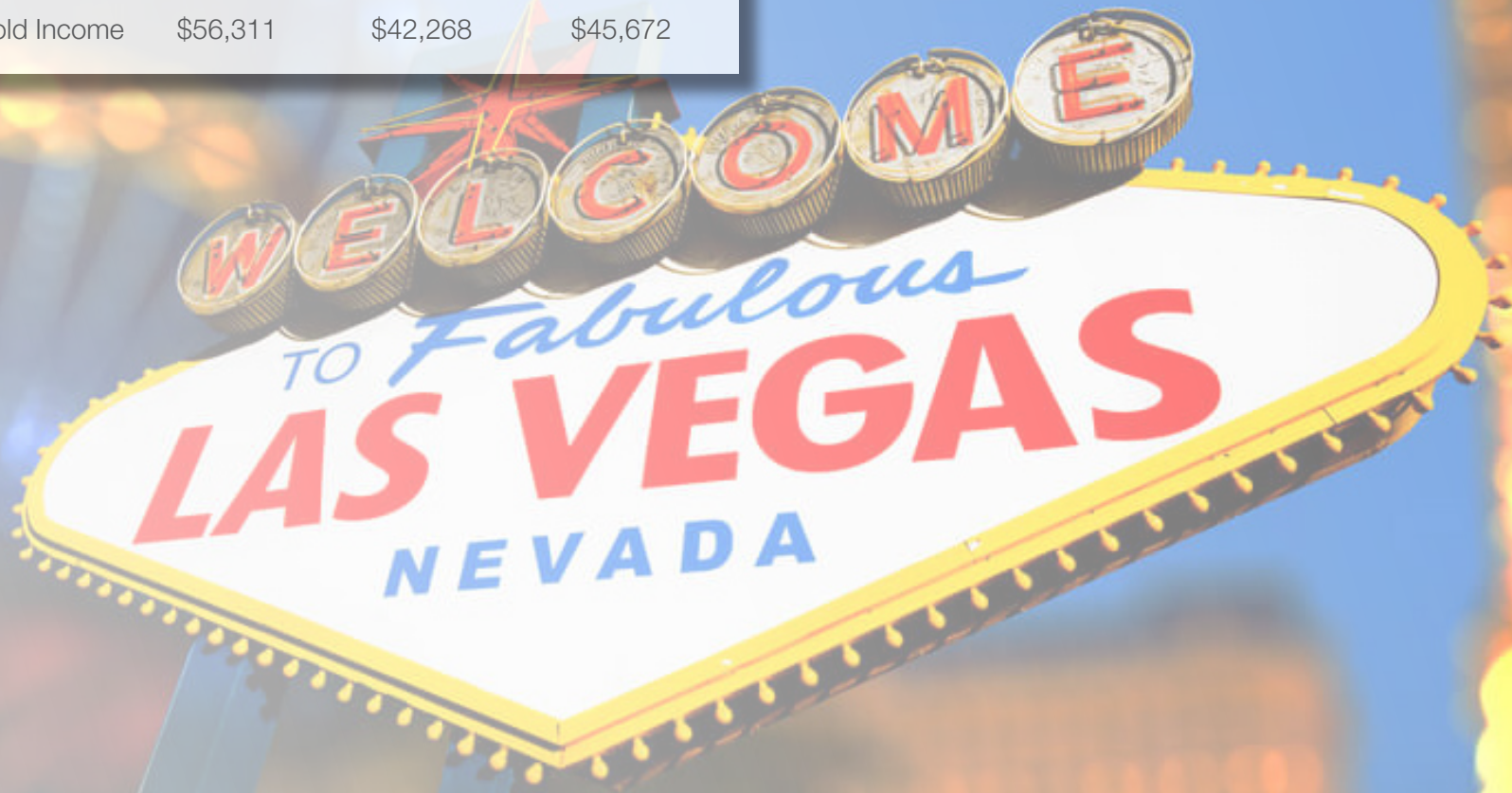
- Tourism, Gaming and Hospitality
- Aerospace & Defense
- Health & Medical Services
- Information Technology
- Manufacturing & Logistics
- Mining
 - Agriculture
 - Energy
 - Water

*Source by www.diversifynevada.com



VEGAS OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	±21,258	±206,395	±518,397
2020 Household	\$8,463	\$75,609	\$183,841
2020 Average Household Income	\$74,376	\$58,032	\$67,028
2020 Medium Household Income	\$56,311	\$42,268	\$45,672



VEGAS OVERVIEW



LAS VEGAS STADIUM

The Oakland Raiders received the NFL's approval to move to Sin City for the 2020 NFL season. Las Vegas has proposed a new \$1.9 billion stadium just to the west to the strip. The venue's horse-shoe shape designed by Manica Architecture, would accommodate an audience of 65,000 spectators, 8,000 cars, tailgating amenities and mixed-use commercial facilities. Along with the economic benefits of in season games, this venue would also allow Las Vegas to host the annual Super Bowl - which would bring hundreds of millions of dollars in tourism and revenue.



MSG SPHERE

Work has begun on the massive, 18,000-seat MSG Sphere at The Venetian in Las Vegas. The new venue is set to change live performance in Sin City as we know it, not to mention the famous skyline. This spherical structure will be the first of its kind. The MSG Sphere will feature fully programmable, high-tech video screens on the interior and exterior. Plus, top-notch sound capabilities featuring vibrations from a infrasound haptic floor system. The MSG Sphere facility is on pace to open in the 2021 fiscal year (July 1, 2020 - June 30, 2021).



LAS VEGAS CONVENTION CENTER

Las Vegas Convention Center (2017-2024) – A \$1.4-billion project that extends to the Strip and will include 600,000 square feet of exhibit hall, outdoor exhibition space and a complete renovation of the existing convention space. This expansion will allow for an overflow area for conventions to use while the remaining halls of the main convention center are renovated. Thus, refreshing the beating heart of the Las Vegas valley. With 6 million plus convention attendees visiting us last year.

VEGAS OVERVIEW



LAS VEGAS GOLDEN KNIGHTS

The Vegas Golden Knights are a professional ice hockey team based in the Las Vegas metropolitan area that competes in the National Hockey League (NHL). They are members of the Pacific Division of the league's Western Conference, and began play in the 2017–18 NHL season. The team's inaugural home game was played on October 10, 2017. The Golden Knights said their colors steel grey, gold, red and black reflect the community and the focus of the team. The grey represents strength and durability; Nevada is the largest producer of gold in the United States; the red is taken from the Las Vegas skyline, desert and Red Rock canyons; and the black represents power and intensity.



LAS VEGAS LIGHTS FC

Las Vegas Lights FC is an American professional soccer team based in Las Vegas, Nevada. The team made its debut in the United Soccer League in 2018 and plays its home games at Cashman Field. The Lights are coached by Eric Wynalda and owned by Brett Lashbrook, who also serves as general manager. The Lights play their home matches at Cashman Field, a stadium in Downtown Las Vegas, it has 9,334 permanent seats and additional standing room capacity.



LAS VEGAS AVIATORS

Las Vegas Aviators formerly known as the Las Vegas 51s and Las Vegas Stars, are a Minor League Baseball team in the Pacific Coast League (PCL) and the Triple-A affiliate of the Oakland Athletics. They are located in Summerlin, Nevada.



LAS VEGAS BALLPARK

Las Vegas Ballpark is a baseball stadium in Summerlin, Nevada in the Las Vegas Valley. It is the home field for the Las Vegas Aviators of the Triple-A Pacific Coast League. The stadium is owned by the Howard Hughes Corporation. Las Vegas Ballpark is located in Downtown Summerlin near the intersection of South Pavilion Center Drive and Summerlin Center Drive next to City National Arena and across the street from the Downtown Summerlin shopping center.

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.

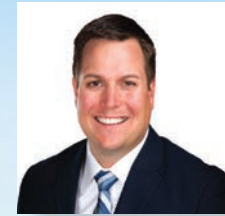
Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligation therein have been satisfied or waived.

By receipt of “this package”, you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

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.

PRESENTED BY:



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