

THE OFFICE

730 South Las Vegas Boulevard
Las Vegas, NV 89101

OFFICES CONDOS FOR SALE



PROPERTY HIGHLIGHTS:

- The Building is Newly Remodeled
- Suites ranging from $\pm 2,702$ up to $\pm 40,342$ RSF
- Office Condo ownership is Fee Simple
- Ample free surface parking 3.6/1,000 SF
- Zoning: C-2 (General Commercial)
- Building 2 Story $\pm 40,342$ RSF
- Located in the heart of Downtown Las Vegas
- Perfect for small to medium size Law Firms or Professionals
- Walking distance to all County, State and Federal Courthouses
- Easy access to two major Freeways I-15 & US-95
- Sale Price: \$280 Per SF in Grey Shell condition
- 1 Newly Constructed Spec Suite – Sales Price \$320 Per SF



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
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Offered by:

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OFFICE CONDOS FOR SALE

Own vs. Lease Comparison - New Spec Office Suite

Property Square Footage 3,777 RSF

Own

Building Shell Price (\$320 psf)	\$1,208,640
Total Project Cost	\$1,208,640
Total Price per Sq. Ft.	\$320.00 PSF

Start-Up Costs

Cash Down Payment	10%	\$120,864
Estimated Bank Fees	1.00%	\$6,043
Estimated Appraisal & Environmental		\$4,300
Total Cash Required		\$131,207

Monthly Costs

Mortgage Payment (monthly)	\$1.50	\$5,681
Total Monthly Payment	\$1.50 PSF	\$5,681

Total Adjusted Monthly Costs

Total Monthly Payment	\$1.50	\$5,681
Less Depreciation	(\$0.55)	-\$2,066

\$3,615.07 **\$0.96 PSF**

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$5,681
Cash Savings After 10 Years	\$178,862
Equity After 10 Years	\$671,954

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

Lease

Monthly Lease Rate*	\$6,610
Lease Rate per Sq. Ft.*	\$1.75 PSF

*Lease rate increases 3.00% each year

Start-Up Costs

Prepaid Lease	1 Months Rent	\$6,610
Security Deposit	1 Months Rent	\$6,610
Total Cash Required		\$13,220

Monthly Costs

Lease Payment	\$1.75	\$6,610
Total Monthly Payment	\$1.75 PSF	\$6,610

Total Adjusted Monthly Costs

Total Monthly Payment	\$1.75	\$6,610
Less Depreciation	\$0.00	\$0

\$6,609.75 **\$1.75 PSF**

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years*	\$8,624
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

*Assumes lease rate increases 3.00% each year

90% Financing Example

Financing Package	%	Loan Size	Term	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$604,320	25 Years	4.75%	\$ 3,445.33
SBA 504 2nd Mortgage	40%	\$500,000	25 Years	2.47%	\$ 2,235.79
Total Financing		\$1,104,320		3.74%	\$ 5,681.12

Bank interest rate and terms are estimated. Actual rate negotiated with Lender
SBA loan includes SBA fees of \$20,000 (2.65% plus \$2,500 in closing Costs)



For more information contact us.

Your SBA 504 Expert
Chris Hunter
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OFFICE CONDOS FOR SALE

Own vs. Lease Comparison - Grey Shell Office Condo

Property Square Footage 3,000 RSF

Own

Building Shell Price (\$280 psf)	\$840,000
Interior Improvements (\$40 psf-estimate)	\$120,000
Total Project Cost	\$960,000
Total Price per Sq. Ft.	\$320.00 PSF

Start-Up Costs

Cash Down Payment	10%	\$96,000
Estimated Bank Fees	1.00%	\$4,800
Estimated Appraisal & Environmental		\$4,300
Total Cash Required		\$105,100

Monthly Costs

Mortgage Payment (monthly)	\$1.50	\$4,512
Total Monthly Payment	\$1.50 PSF	\$4,512

Total Adjusted Monthly Costs

Total Monthly Payment	\$1.50	\$4,512
Less Depreciation	(\$0.55)	-\$1,641

\$2,870.75 **\$0.96 PSF**

Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$4,512
Cash Savings After 10 Years	\$320,804
Equity After 10 Years	\$533,814

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

Lease

Monthly Lease Rate	\$5,250
Lease Rate per Sq. Ft.*	\$1.75 PSF

*Increases to \$2.41 PSF in Year 10

Start-Up Costs

Prepaid Lease	1 Months Rent	\$5,250
Security Deposit	1 Months Rent	\$5,250
Total Cash Required		\$10,500

Monthly Costs

Lease Payment	\$1.75	\$5,250
Total Monthly Payment	\$1.75 PSF	\$5,250

Total Adjusted Monthly Costs

Total Monthly Payment	\$1.75	\$5,250
Less Depreciation	\$0.00	\$0

\$5,250.00 **\$1.75 PSF**

Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$7,241
Cash Savings After 10 Years	\$0
Equity in 10 Years	\$0

Assumptions: Assumes lease rate increase of 3% each year.

90% Financing Example

Financing Package	%	Loan Size	Term	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$480,000	25 Years	4.75%	\$ 2,736.56
SBA 504 2nd Mortgage	40%	<u>\$397,000</u>	25 Years	<u>2.47%</u>	<u>\$ 1,775.22</u>
Total Financing		\$877,000		3.61%	\$ 4,511.78

Bank interest rate and terms are estimated. Actual rate negotiated with Lender
SBA loan includes SBA fees of \$19,000 (2.65% plus \$2,500 in closing Costs)



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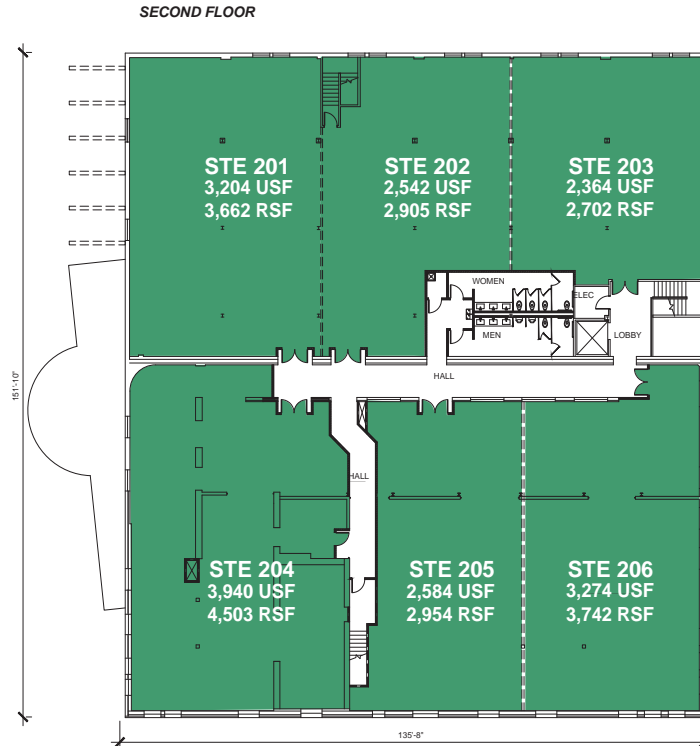
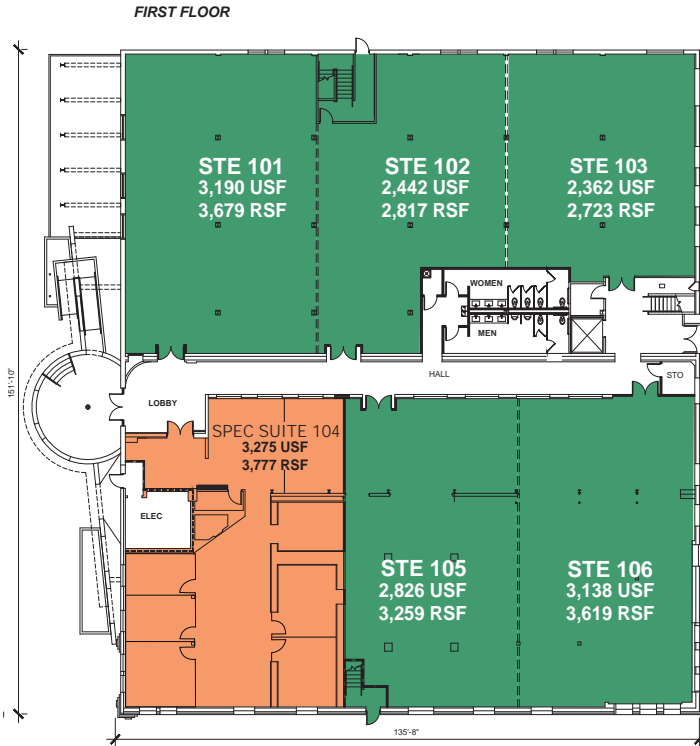
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OFFICES CONDOS FOR SALE

■ = Available



SUITE	RSF	SALE PRICE SF/M
Suite 101	±3,679	\$280 Per SF
Suite 102	±2,817	\$280 Per SF
Suite 103	±2,723	\$280 Per SF
Suite 104	±3,777	\$320 Per SF
Suite 105	±3,259	\$280 Per SF
Suite 106	±3,619	\$280 Per SF
Suite 201	±3,662	\$280 Per SF
Suite 202	±2,905	\$280 Per SF
Suite 203	±2,702	\$280 Per SF
Suite 204	±4,503	\$280 Per SF
Suite 205	±2,954	\$280 Per SF
Suite 206	±3,742	\$280 Per SF

*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.



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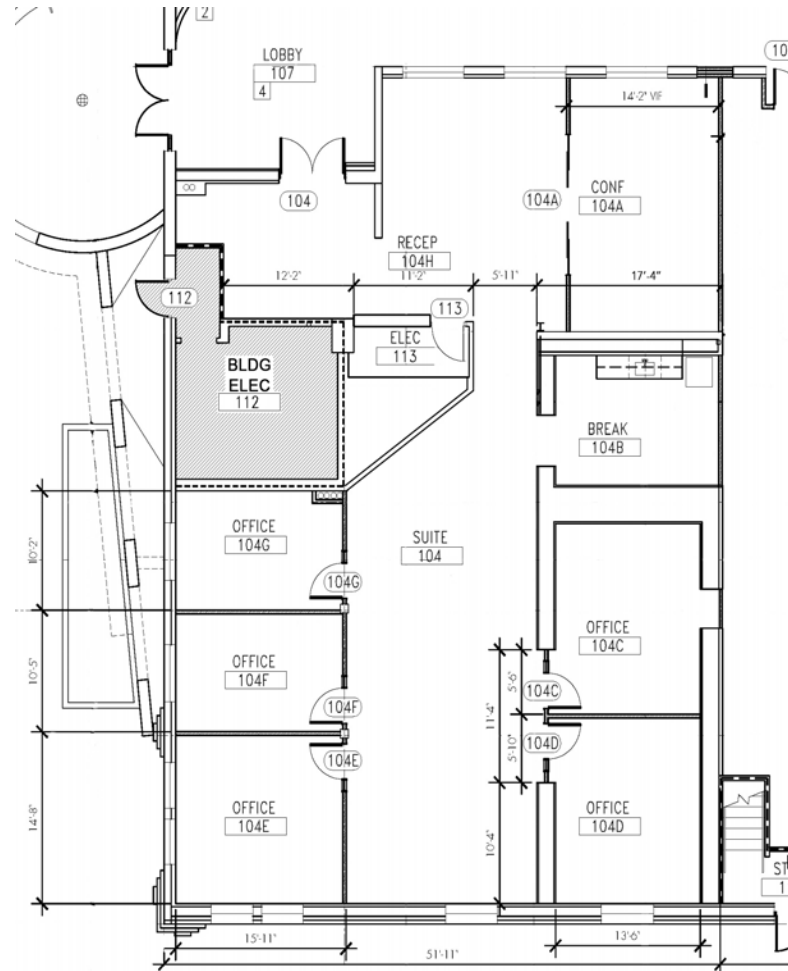
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NEW SPEC SUITE

Suite#: 104 (Spec Build - Out)
Square Feet: ±3,777 RSF/±3,275 USF
Sale Price: \$320 Per SF

This new spec suite is designed with a beautiful double-door lobby entrance, glass conference room, break room, and five (5) private offices with an open area for cubes.



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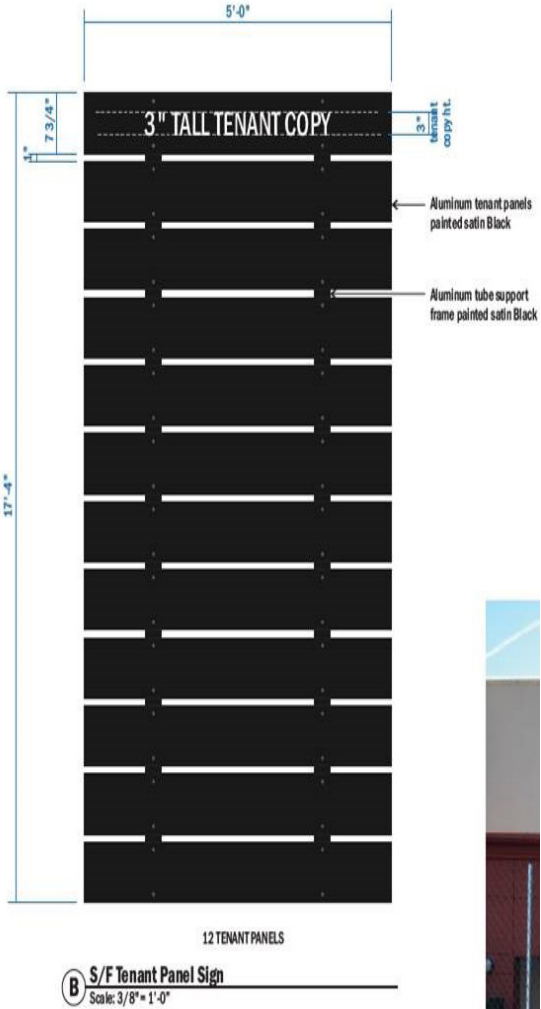
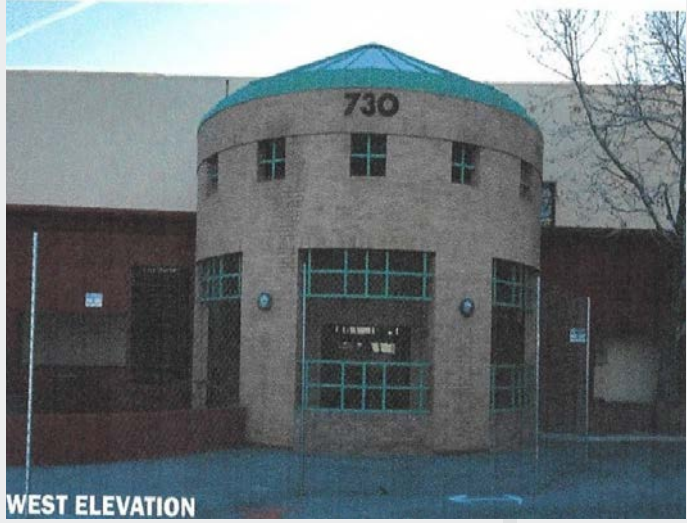
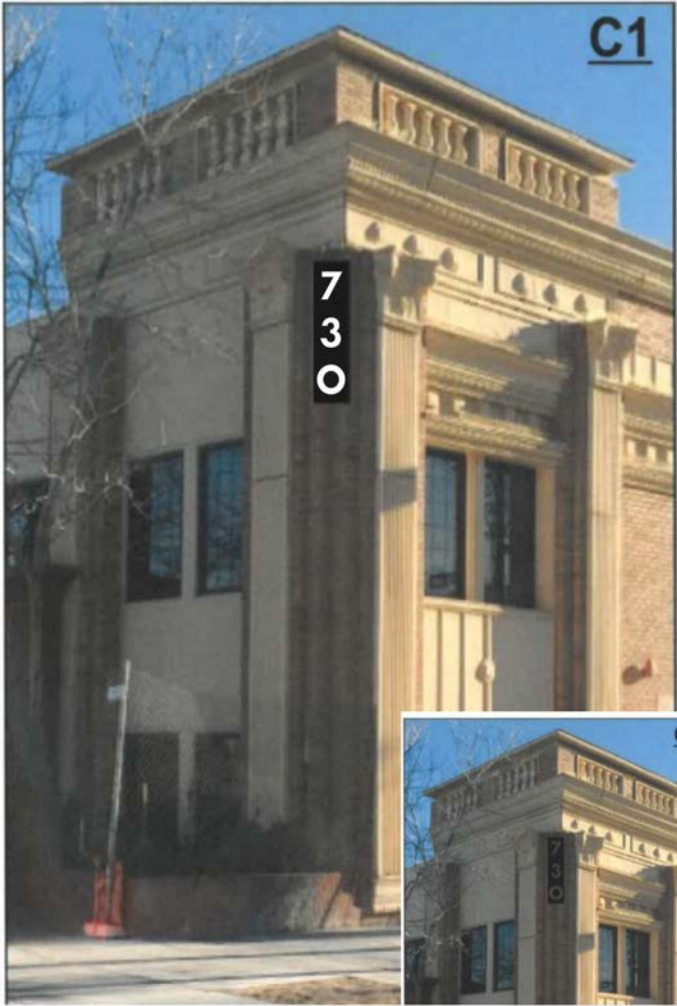
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PROPOSED SIGNAGE

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