

AUTO REPAIR INVESTMENT

±2,970 SF | 0.52 ACRES | M ZONED

2975 SUNRISE AVENUE, LAS VEGAS, NV 89101

LAS VEGAS "STRIP"

SUNRISE AVENUE



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LAYNE MCDONALD

Advisor

702.527.7837

layne.mcdonald@svn.com

NV #S.0189805

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

Building Type: Industrial

NOI: \$111,061

Cap Rate: 5.92%

Lot Size: ±0.52 AC

Yard Space: ±17,490 SF

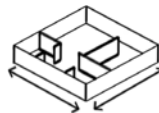
Grade Level Doors: Four (4)

Zoning: M

KEY POINTS



\$1,875,000
Sale Price



±2,970 SF
Rentable SF



139-36-402-002
Parcel Number (APN)

Great opportunity to own a fully leased industrial property within an Opportunity Zone near Downtown Las Vegas, with a close proximity to I-515.

- Long-term lease in place with option to renew.
- 5% yearly rent increases
- Established business with multiple locations
- Underground Oil/Water Separator
- Fully walled and secured property
- Opportunity to purchase adjacent corner property also in a portfolio sale.

RENT ROLL

Tenant Name	SF	Lease Start	Lease End	Monthly Rental Income	Annual Rental Income
Nevada Auto Center	2,970	7/1/2022	6/30/2027	\$9,890.00	\$118,680.00
5% rental increases annually from lease commencement date					
*Effective as of 7/1/2024					

FINANCIAL SUMMARY

Scheduled Income

Rental Income	\$118,680.00
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Expenses

Taxes	\$4,728.44
Insurance	\$2,890.00
Total Operating Expenses	\$7,618.44

Net Operating Income	\$111,061.56
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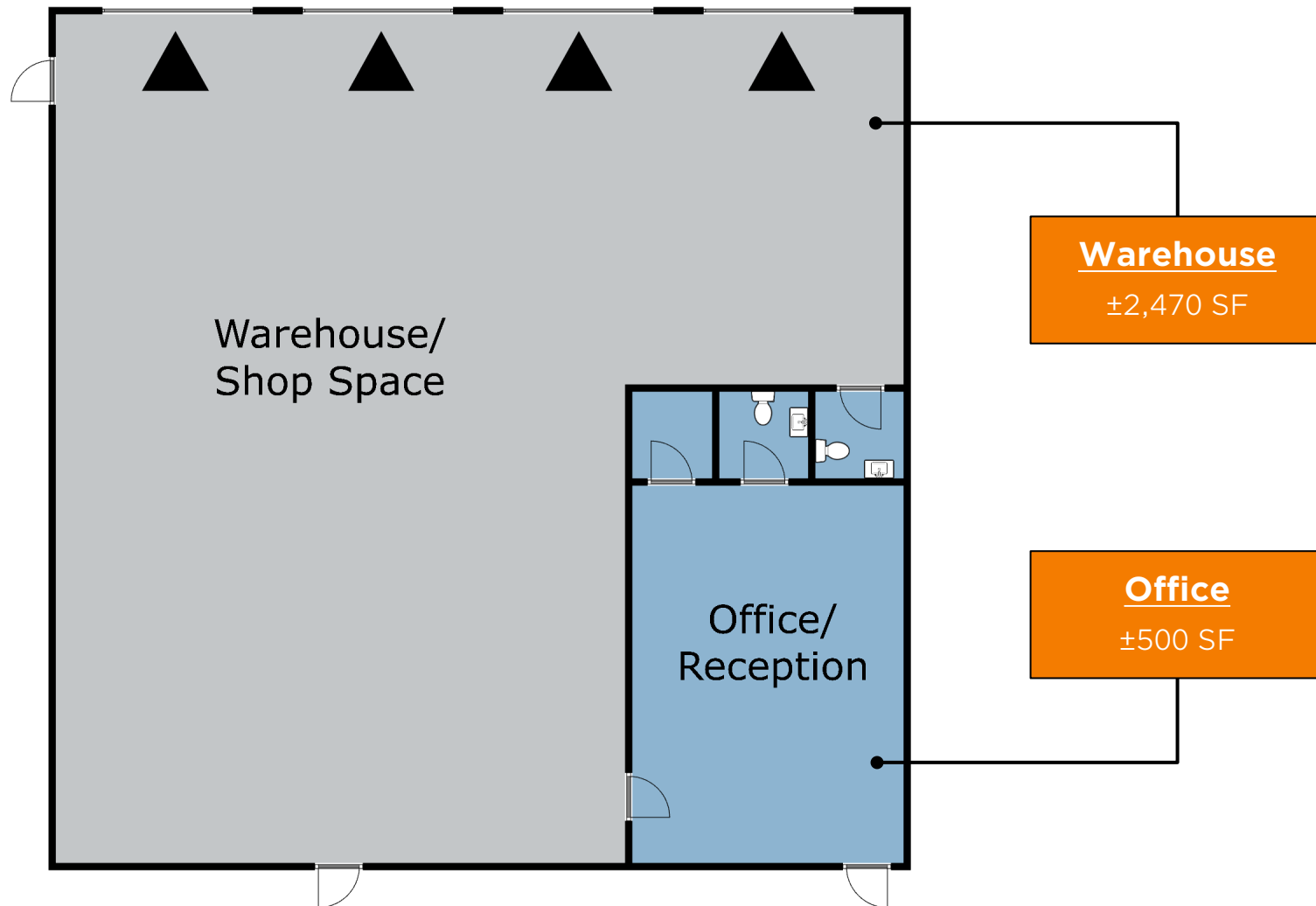
Cap Rate	5.92%
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5-YEAR PROFORMA

	2025	2026	2027	2028	2029
Scheduled Income					
Rental Income	\$121,650.00	\$127,740.00	\$134,130.00	\$140,838.00	\$147,972.00
Gross Scheduled Income	\$121,650.00	\$127,740.00	\$134,130.00	\$140,838.00	\$147,972.00
Expenses					
Taxes	\$4,870.29	\$5,016.40	\$5,116.89	\$5,321.90	\$5,841.56
Insurance	\$2,976.70	\$3,066.00	\$3,157.98	\$3,252.72	\$3,350.30
Total Operating Expenses	\$7,846.99	\$8,082.40	\$8,324.88	\$8,574.62	\$8,831.86
Net Operating Income	\$113,803.01	\$119,657.60	\$125,805.37	\$132,262.88	\$139,140.29
Cap Rate	6.07%	6.38%	6.71%	7.05%	7.42%

- 1) Proforma is based on current lease terms through 6/30/2027 followed by tenant exercising their option to renew.
- 2) Option to renew period accounts for 3% annual increases instead of the current 5% annual increases.
- 3) Cap rate is based on current purchase price of \$1,875,000.

FLOOR PLAN



Not to scale, for reference only

▲ = Grade Level Door



PHOTOS



SOUTHEAST AERIAL



LOCATION MAP



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6018 S. Durango Drive, Suite 110 Las Vegas, NV 89113
www.SVN-TheEquityGroup.com

Layne McDonald

Advisor

702.527.7837

layne.mcdonald@svn.com

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