

INDUSTRIAL PROPERTY FOR SALE



2101 FREMONT

2101 FREMONT ST, LAS VEGAS, NV 89101



for more information:

ADAM PAUL MACALUSO

702.909.7047

paul@turnermacgroup.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,749,999
Cap Rate:	6.53%
NOI:	\$179,554
Lot Size:	0.87 Acres
Year Built:	1978
Building Size:	27,000
Renovated:	2015
Zoning:	C-2
Market:	Downtown Redevelopment
Submarket:	Fremont East District
Price / SF:	\$101.85

PROPERTY OVERVIEW

The subject property is located within downtown Las Vegas East Fremont St District which is in close proximity to major transportation arteries, I15 and I95 and much more. This 3 tenant property consists of approximately 27,000 sqft with a total land foot print of 0.87 acres.

Recent improvements to the property consist of up to date code fire sprinkler systems, 2200 amp electrical system across the entire property, loading dock+ramp, new cooling systems (15 total), custom wood/metal facade and a modern show room floor with exposed wood beams with tile flooring. There are a total of 9 bathrooms with 6 being ADA compliant.

The subject property is fully leased with strong tenants on NNN leases making this a turnkey investment opportunity. Current actual CAP is 6.53% with annual rent increases in place for all tenants allowing for new ownership to achieve an even higher ROI. With continued appreciation due to the downtown redevelopment this property provides a steady consistent cash flow with massive future upside potential.

PROPERTY HIGHLIGHTS

- Downtown Las Vegas Location
- Stabilized Strong Tenants
- Renovated and Well Maintained

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ADDITIONAL PHOTOS



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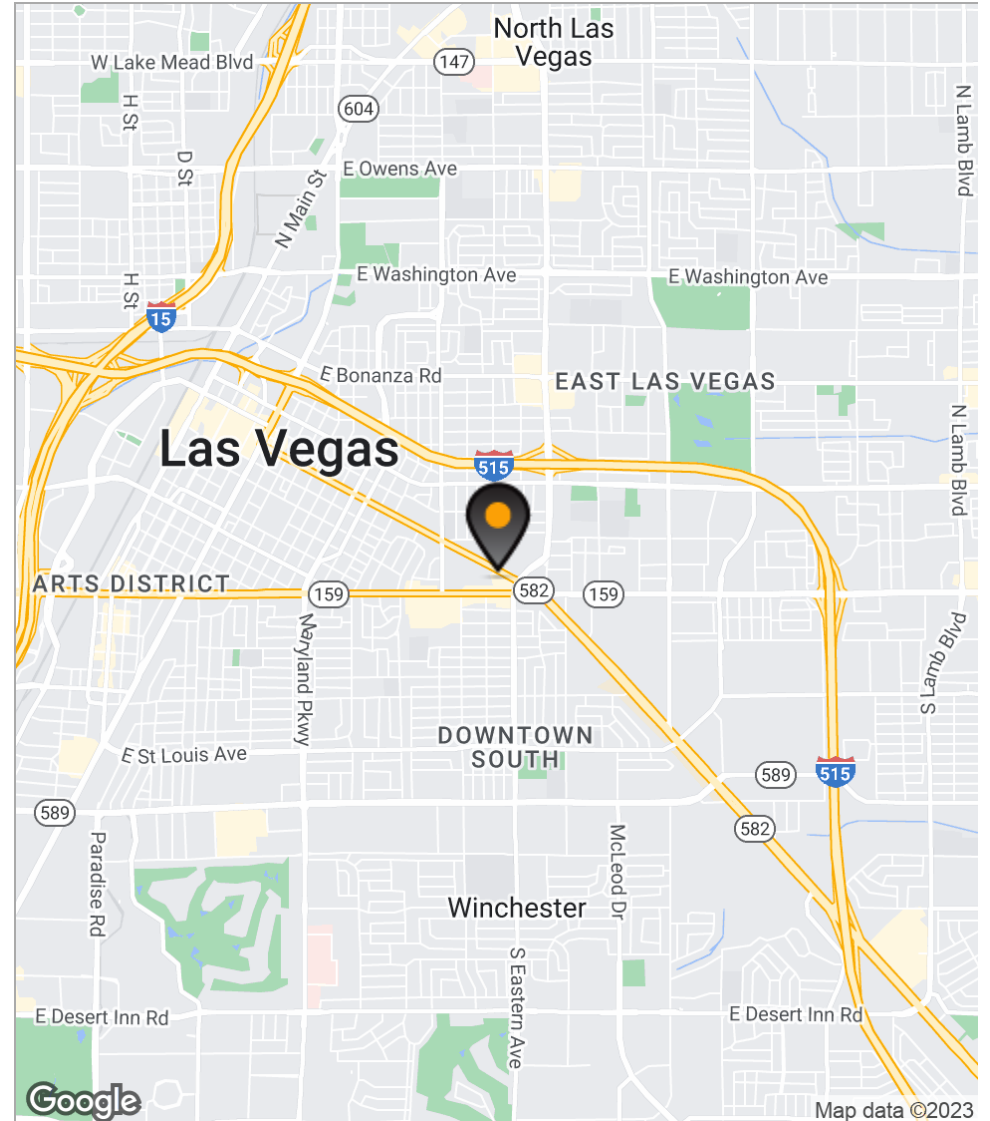
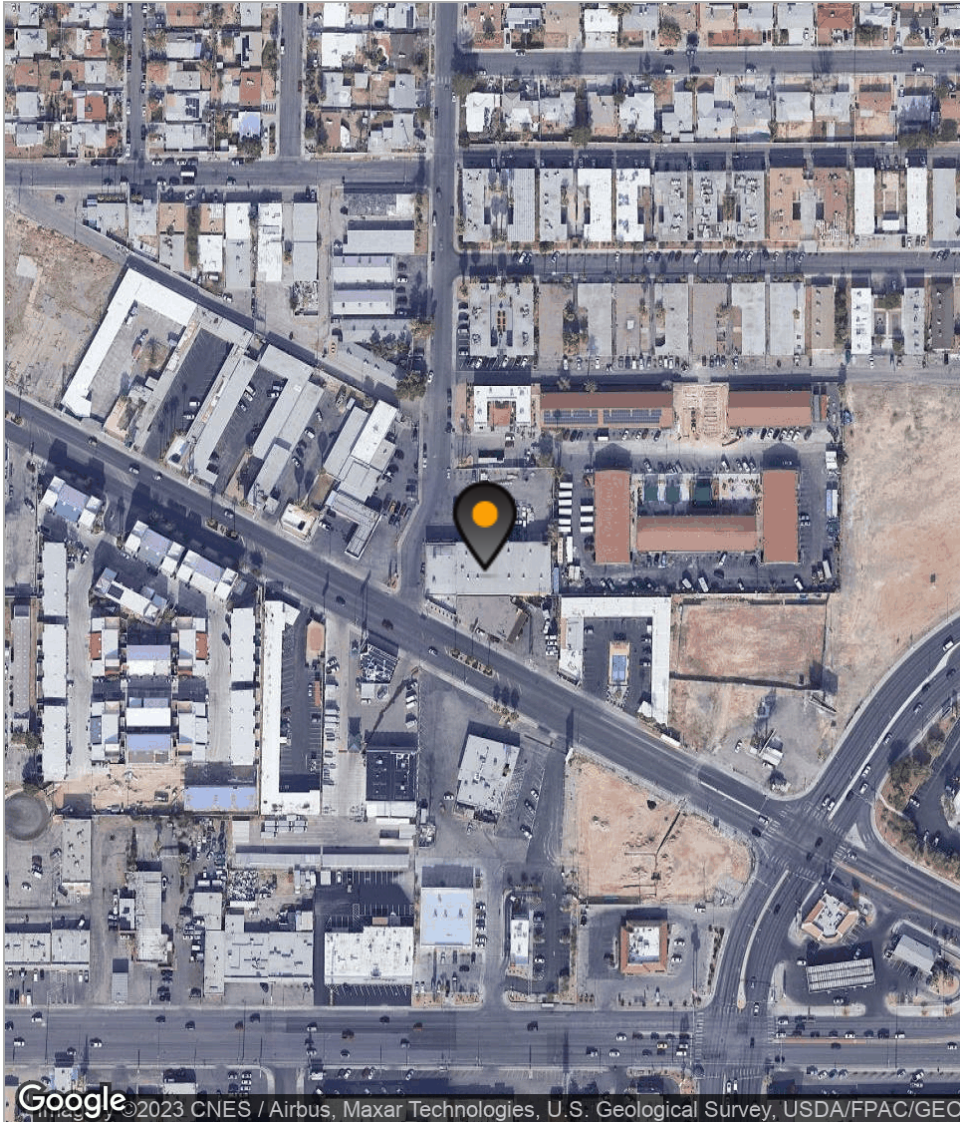


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LOCATION MAPS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

2017

Price	\$2,749,999
Price per SF	\$101.85
CAP Rate	6.5%
Cash-on-Cash Return (yr 1)	6.53 %
Total Return (yr 1)	\$179,554
Debt Coverage Ratio	-

OPERATING DATA

2017

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	\$179,554
Vacancy Cost	-
Gross Income	\$179,554
Operating Expenses	-
Net Operating Income	\$179,554
Pre-Tax Cash Flow	\$179,554

FINANCING DATA

2017

Down Payment	\$2,749,999
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

2018 PROFORMA

Price	\$2,499,999
Price per SF	\$92.59
CAP Rate	7.2%
Cash-on-Cash Return (yr 1)	7.21 %
Total Return (yr 1)	\$180,193
Debt Coverage Ratio	-

OPERATING DATA

2018 PROFORMA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	\$180,193
Vacancy Cost	-
Gross Income	\$180,193
Operating Expenses	-
Net Operating Income	\$180,193
Pre-Tax Cash Flow	\$180,193

FINANCING DATA

2018 PROFORMA

Down Payment	\$2,499,999
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

for more information:

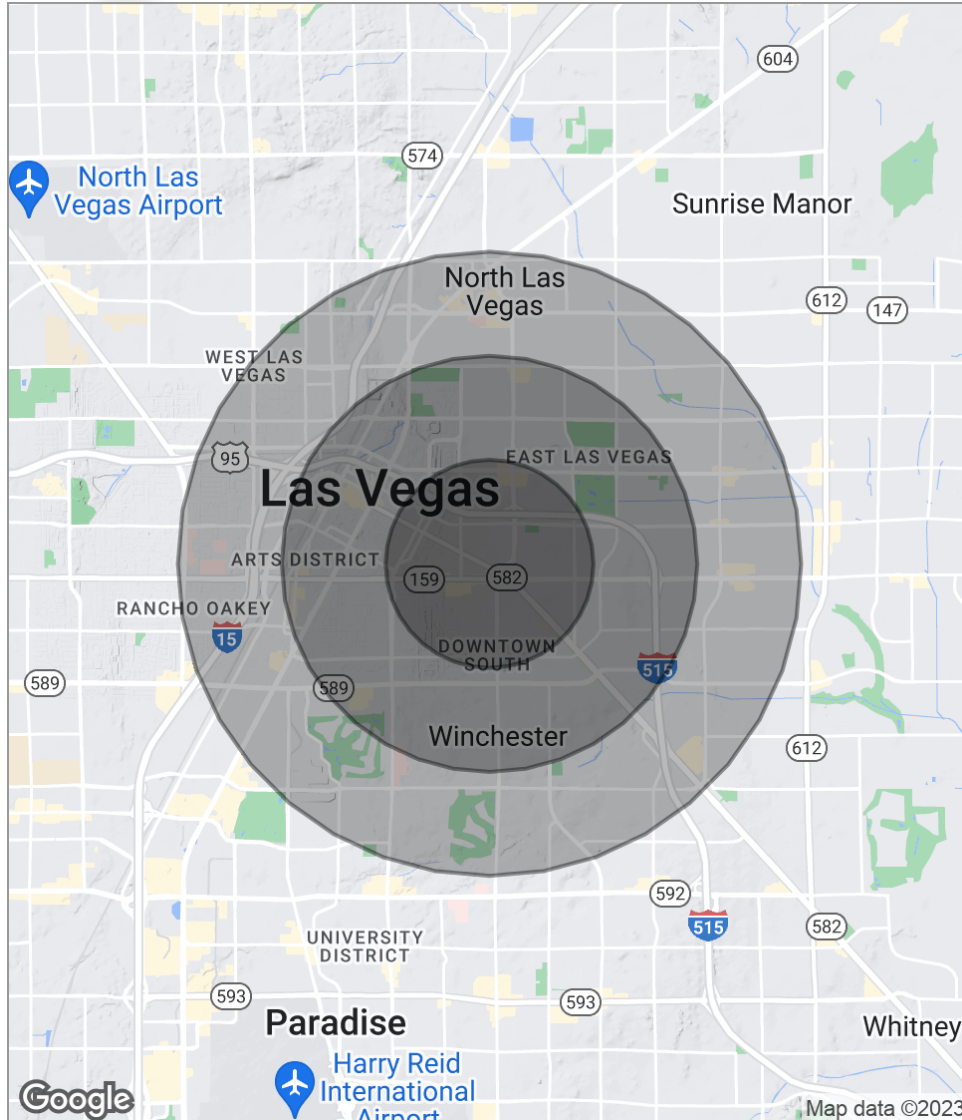
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	27,310	104,666	212,058
Median age	34.3	34.5	33.5
Median age (Male)	33.5	34.2	33.4
Median age (Female)	34.7	34.9	33.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,546	37,386	73,662
# of persons per HH	2.6	2.8	2.9
Average HH income	\$34,681	\$39,689	\$44,234
Average house value	\$159,857	\$167,681	\$173,866

* Demographic data derived from 2020 ACS - US Census

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