



OFFERING MEMORANDUM

3036 E. RUSSELL ROAD

Las Vegas, NV 89120

OWNER-USER OPPORTUNITY



PRESENTED BY:

AMELIA HENRY, CCIM

Vice President

C: 702.824.1614

amelia.henry@svn.com

NV #BS.144825

ALEXIS HENRY

Advisor

C: 512.789.5009

alexis.henry@svn.com

NV #BS.146632.LLC

TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	6
FLOOR PLAN	8
AERIAL MAP	9
SOLD COMPARABLE	11
AREA DEMOGRAPHICS	15
SBA LOAN	16

3036 E. RUSSELL ROAD

LAS VEGAS, NEVADA 89120

OFFICE SUMMARY

Sale Price:	\$1,000,000
Total SF:	4,094
Price/SF:	\$244
Parcel #:	162-25-813-032
Lot Size:	±0.47 Acres
Year Built:	1972 Renovated 2000
Zoning:	(CP) Commercial Professional



PROPERTY SUMMARY

3036 E Russell Road presents an opportunity to acquire a 4,094-square-foot office property situated on approximately 0.47 acres in the Las Vegas market. Originally constructed in 1972 and remodeled in 2000, the property offers an established office location suitable for a variety of professional or business users. The property features private gated, covered parking, providing added security and convenience for employees and visitors. Located along East Russell Road, the property offers convenient access to surrounding residential and commercial areas and is well positioned for an owner-user or investor seeking a manageable office asset with flexibility for continued use, repositioning, or customization.

PROPERTY HIGHLIGHTS

- PRICED BELOW ESTIMATED REPLACEMENT COST
- 4,094 SF FREESTANDING OFFICE
- PRIVATE GATED COVERED PARKING
- IDEAL OWNER-USER OPPORTUNITY

SELLER TO CREDIT BUYER AT CLOSE OF ESCROW
FOR THE COST OF NEW HVAC UNITS AND INSTALLATION



4,094 SF
FREESTANDING OFFICE

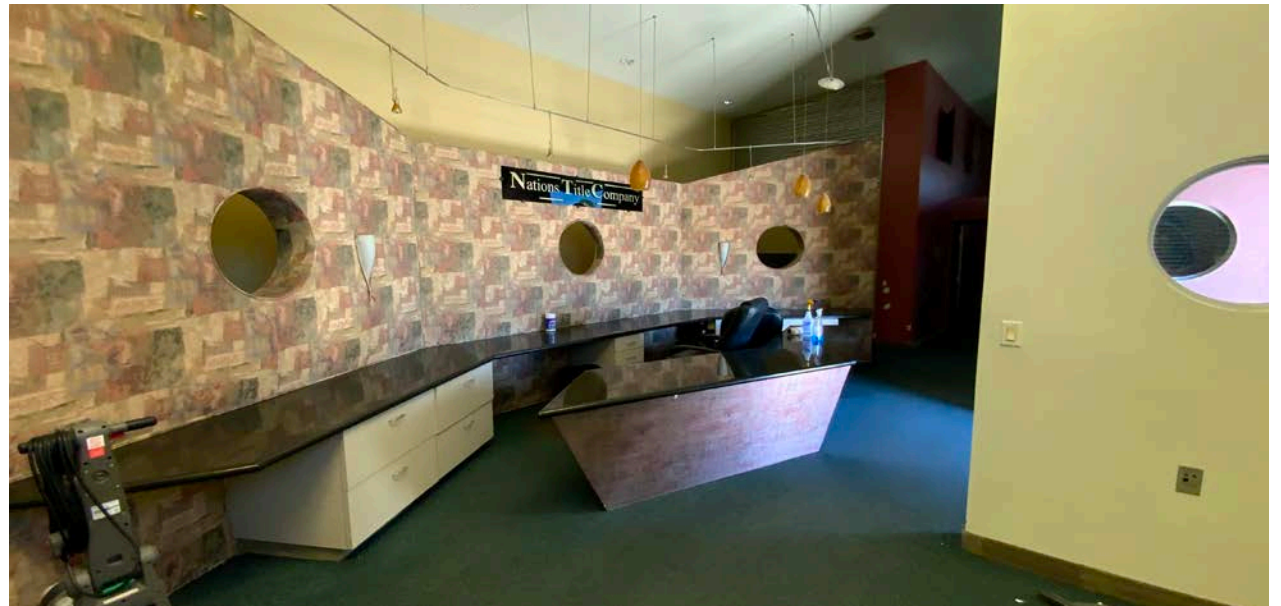
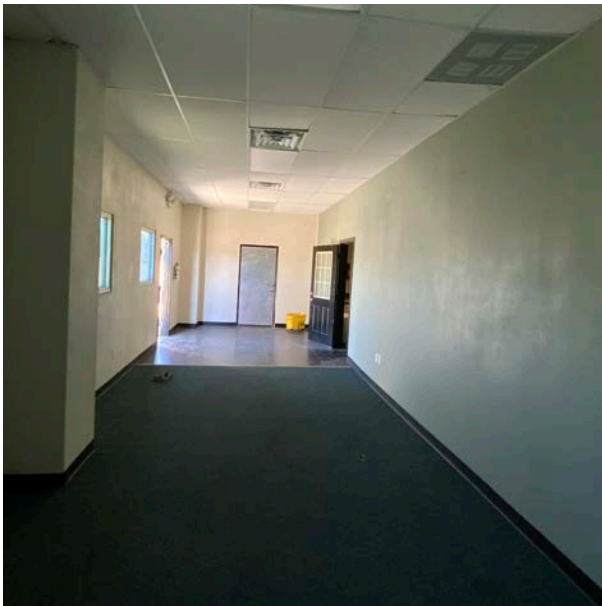


REMODELED IN 2000

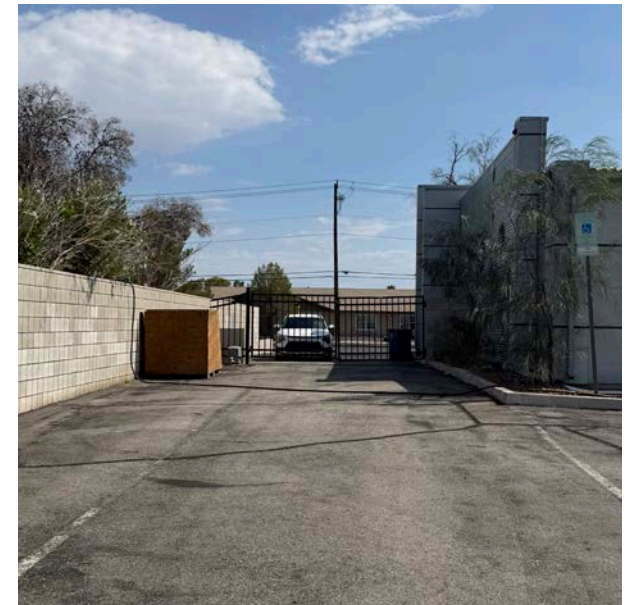


MINUTES FROM HARRY REID
AIRPORT & THE STRIP

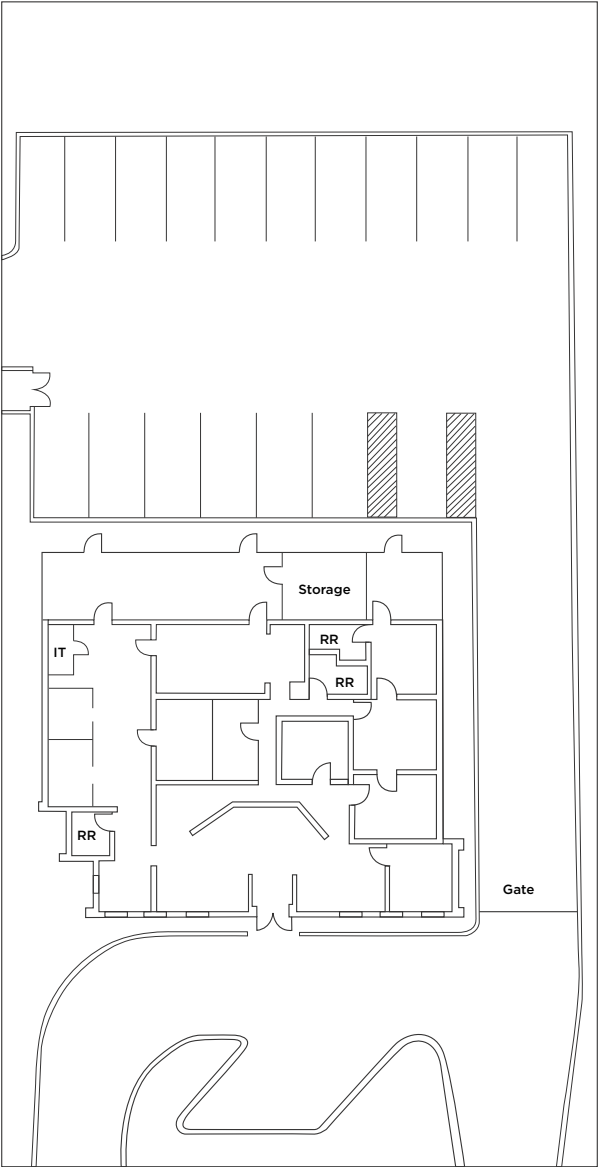
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



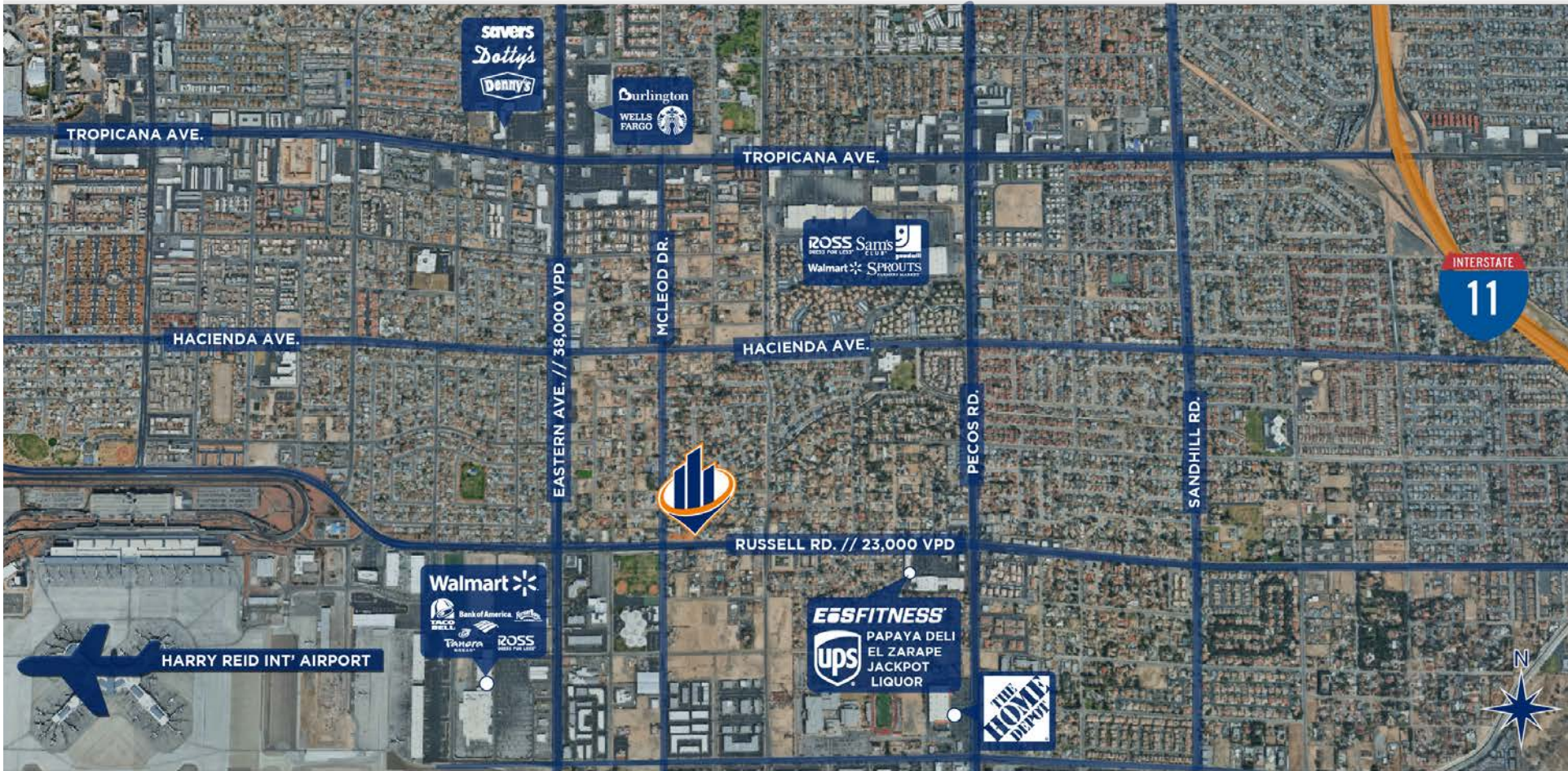
*Floor Plan Not to scale.

Russell Rd.

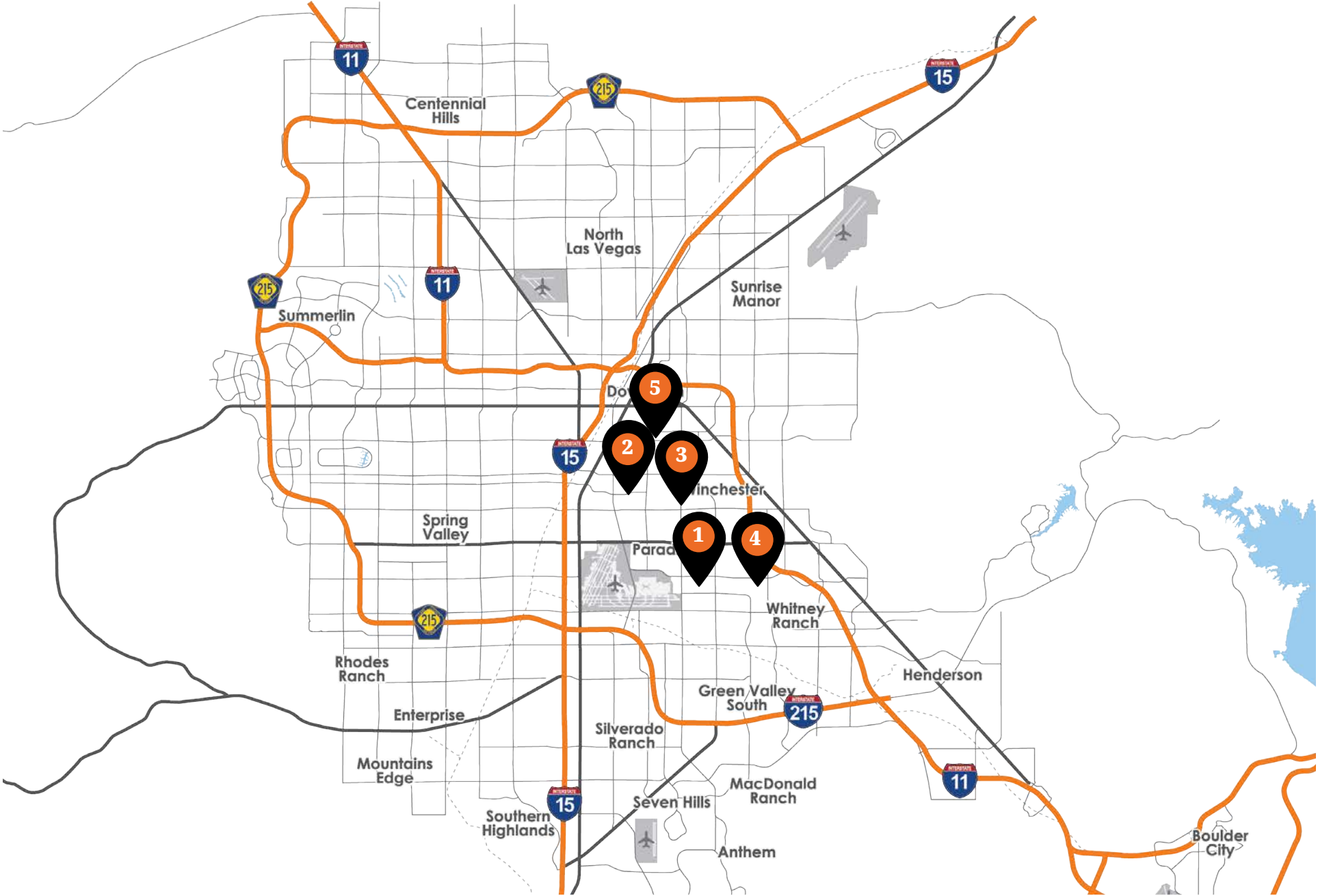
AERIAL MAP



AERIAL MAP



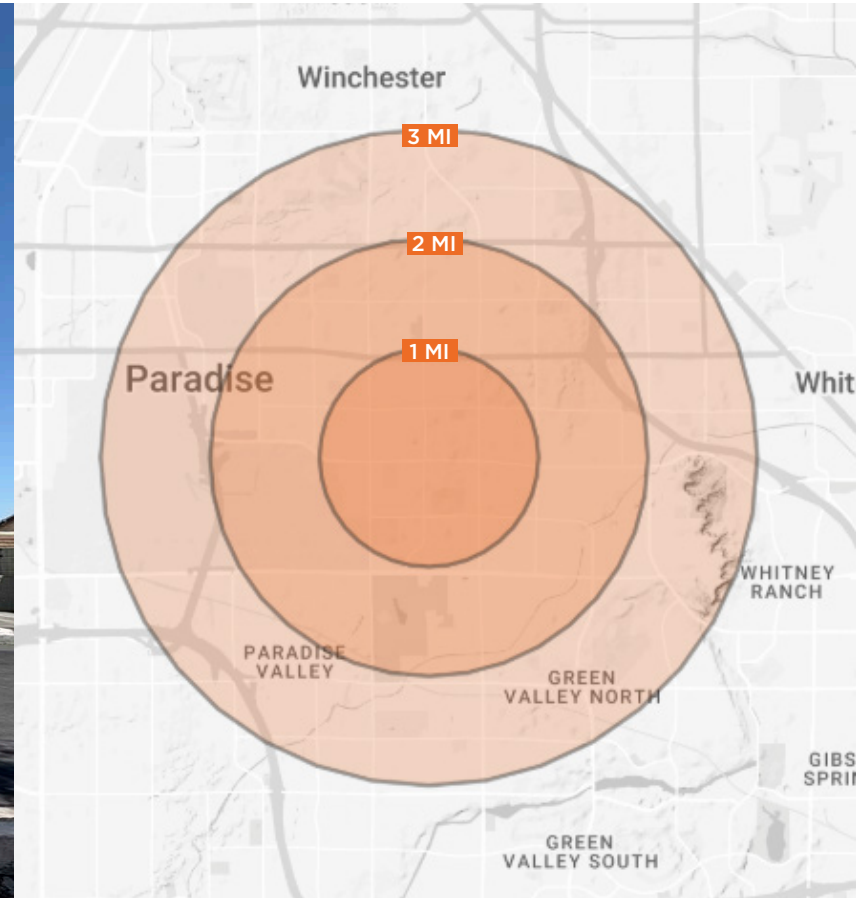
SOLD COMPS



SOLD COMPS

BUILDING PHOTO	ADDRESS	BUILT	SIZE	% LEASED	PRICE
1 	2948 E. Russell Road Las Vegas, NV 89120	1973	4,580	100%	\$1,200,000 (\$262/SF)
2 	522 E. Twain Avenue Las Vegas, NV 89169	1965 Renovated 2004	3,758	100%	\$950,000 (\$252/SF)
3 	3889 S. Eastern Avenue Las Vegas, NV 89169	1964 Renovated 2013	3,129	100%	\$776,000 (\$248/SF)
4 	3716 E. Russell Road Las Vegas, NV 89120	1977 Renovated 2012	2,746	100%	\$650,000 (\$236/SF)
5 	2710 S. Maryland Pkwy., Las Vegas, NV 89109	1963	2,889	100%	\$650,000 (\$224/SF)

DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,619	58,790	143,491	TOTAL HOUSEHOLDS	4,887	24,233	56,232
AVERAGE AGE	41.4	39.8	38.1	# OF PERSONS PER HH	2.6	2.4	2.6
AVERAGE AGE (MALE)	39.5	39.8	37.8	AVERAGE HH INCOME	\$93,040	\$78,897	\$82,830
AVERAGE AGE (FEMALE)	43.3	41.2	38.7	AVERAGE HOUSE VALUE	\$362,594	\$366,052	\$370,437

SBA LOAN

Subject Property: 3036 E. Russell Road
Square Feet: 4094

Project Costs	\$	1,000,000	100%
Financial Institution 1st Loan	\$	500,000	50%
SBA 504 2nd Loan	\$	400,000	40%
Buyer's Down Payment	\$	100,000	10%

SBA 504 Loan Fees:

CDC Process Fee	\$	6,000	1.50%
Funding Fee (3rd party)	\$	1,000	0.25%
Underwriter Fee (3rd party)	\$	1,600	0.40%
SBA Guaranty Fee (3rd party)	\$	2,000	0.50%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	900	
Total SBA Loan Amount:	\$	415,000	

Financial Institution

1st Deed of Trust	\$	500,000
Interest Rate (estimated)		6.75%
Monthly Payment		\$3,455

SBA 504 Loan Fixed for 25 years:

2nd SBA Loan	\$	415,000
Interest Rate (07/2026)		6.170%
Monthly Payment		\$2,717

Total Payments:	\$6,172
------------------------	----------------

Monthly Payment per SQ FT: \$ 1.51

Average Blended Interest Rate **6.487%**

NSDC - a SBA Premier Certified Lender

A Non-Profit Organization
 Over 40 years of helping Nevada small business owners



Paola Gonzalez
pgonzalez@nsdc.com
(C) 702.349.9227
(O) 702.473.6201

Note: Buyer to have a net worth less than \$20MM and an average net income of less than \$6.5MM after taxes in the last two years. This form provides purely ESTIMATED cost. Final rates will not be locked in until the financing is secured and SBA debenture funds. This is not a commitment to lend.

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

Amelia Henry, CCIM

Vice President

O: 702.527.7649 | C: 702.824.1614

amelia.henry@svn.com

Lic. BS.144825

Alexis Henry

Advisor

O: 702.527.7691 | C: 512.789.5009

alexis.henry@svn.com

Lic. BS.146632.LLC

6018 S DURANGO DRIVE, STE 110, LAS VEGAS, NV 89113

SVN-THEEQUITYGROUP.COM | 702.369.4300