



8850 W Charleston Blvd
Las Vegas, NV 89117

High Profile Boca Park Freestanding Building

Virtus Commercial has been retained as the exclusive broker to offer for sale the fee simple interest in a freestanding pad building located in Las Vegas, Nevada. The 9,044 sf subject property is 100% occupied by two tenants – Cafe Zupas (4,096 sf) and Verizon (4,948 sf).

INVESTMENT OVERVIEW

The subject property is located at a main ingress/egress point of the highly popular and tremendously successful Boca Park Marketplace (Summerlin) just east of the West Charleston Boulevard and South Rampart Boulevard intersection with frontage along West Charleston Boulevard. Major retailers in the immediate vicinity include Target, Whole Foods, Pottery Barn, Total Wine, ROSS, Williams Sonoma and Kohl's, to name a few. There are an average of about 50,000 cars passing by the building daily, plus additional traffic volume at the intersection.

**CAFÉ
ZUPAS**

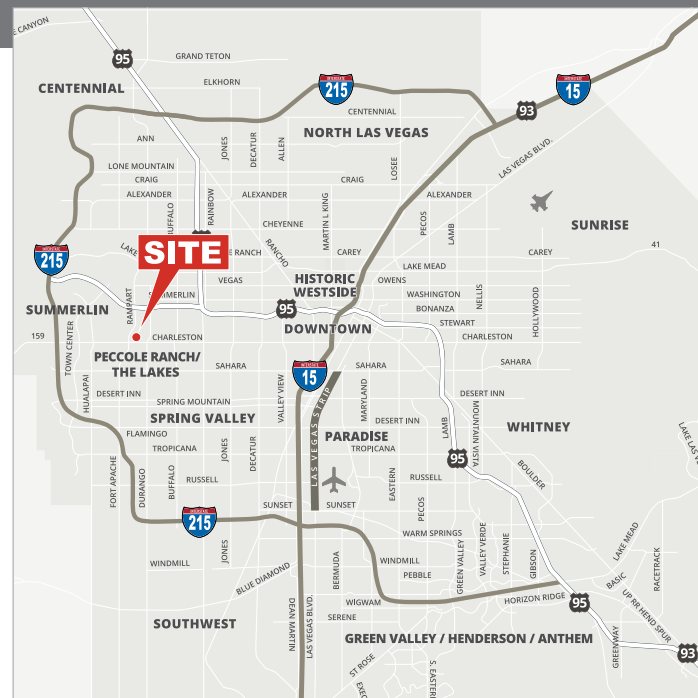
verizon

EXCLUSIVELY MARKETED BY

CHRIS EMANUEL | o: 702.787.0123 x401 | chris@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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INVESTMENT SUMMARY

PRICE:	\$7,990,000
2018 NOI:	\$418,707.00
CAP RATE:	5.24%

PROPERTY SUMMARY

Rentable Building Area:	9,044 sf
Land Area:	0.96 acres
Parcel Number(s):	138-32-412-017
Year Built:	2001
Year Remodeled:	2016
Construction:	Wood Frame & Stucco
Property Address:	8850 W Charleston Boulevard Las Vegas, NV 89117
Submarket:	Summerlin Las Vegas
Tenants:	Cafe Zupas and Verizon

INVESTMENT HIGHLIGHTS

- “A” Real Estate
- Triple Net (NNN) Leases
- Full Renovation
- Professionally Managed
- 5:1 Parking Ratio



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CAP RATE MATRIX

ASKING PRICE: \$7,990,000.00			
PERIOD	MONTHLY NOI	ANNUAL	CAP RATE
2018	\$34,892.25	\$418,707.00	5.24%
2019	\$34,892.25	\$418,707.00	5.24%
2020	\$34,892.25	\$418,707.00	5.24%
2021	\$35,205.14	\$422,461.67	5.29%
2022	\$38,756.94	\$465,083.33	5.82%
2023	\$38,756.94	\$465,083.33	5.82%
2024	\$38,756.94	\$465,083.33	5.82%
2025	\$38,756.94	\$465,083.33	5.82%
2026	\$39,108.94	\$469,307.33	5.87%
2027	\$43,055.04	\$516,660.53	6.47%

CAFE ZUPAS

SIZE	INITIAL 10 YEAR TERM	
	10/03/16	10/31/26
	5 YEAR OPTIONS	
	11/01/26	10/31/31
4,096	11/01/31	10/31/36

VERIZON

SIZE	INITIAL 10 YEAR TERM	
	12/30/16	12/31/26
	5 YEAR OPTIONS	
	01/01/27	12/31/31
4,867	01/01/32	12/31/36

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AERIAL OVERVIEW



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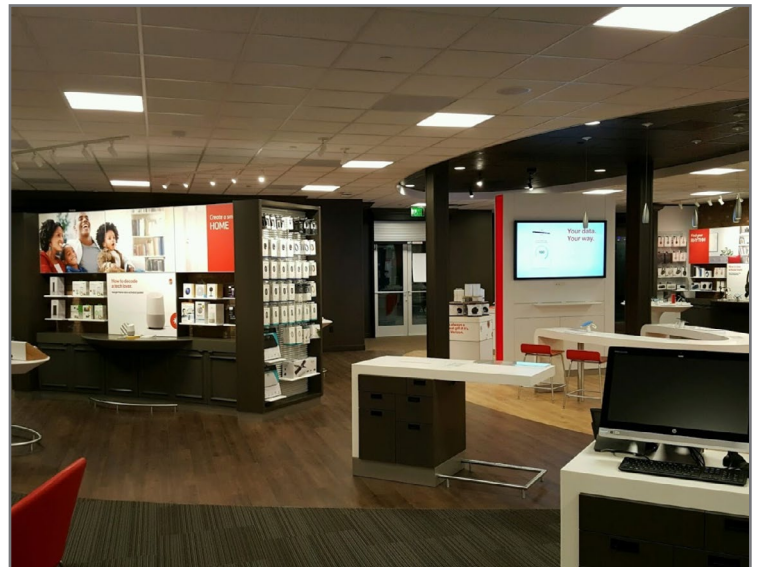


INTERIOR PHOTOS

CAFE ZUPAS



VERIZON



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CONFIDENTIALITY AGREEMENT

Dear Potential Buyer,

You ("Receiving Party") have requested certain tenant information, financial information and property information from Virtus Commercial ("Disclosing Party"), in connection with the consideration by Receiving Party of the potential acquisition of the 8850 W. Charleston Boulevard, located in Las Vegas, NV (the "Potential Transaction").

Receiving Party has requested certain information from Disclosing Party in connection with the Potential Transaction. All of such information furnished by Disclosing Party, whether furnished before or after the date hereof, whether oral or written, and regardless of the manner in which it is furnished, is referred to in this Letter Agreement as "Proprietary Information," which shall also include, without limitation, data, reports, lease data, tenant information, personnel, contacts, interpretations, modes, forecasts and records furnished or provided to Receiving Party by Disclosing Party concerning the Potential Transaction. As used in this Agreement, the term Proprietary Information shall not include any and all information available in the public domain. As used in this Letter Agreement, the term "Representatives" means, with respect to any person, such person's affiliates, associates, controlling persons, subsidiaries, partners and prospective directors, officers, attorneys, advisors, lenders and prospective lenders, agents and consultants and their respective successors and assigns.

Subject to the immediately succeeding paragraph, unless otherwise agreed to in writing by Disclosing Party, Receiving Party agrees:

- (a) Except as required by law, to keep all Proprietary Information confidential and not to disclose or reveal any Proprietary Information to any person other than Receiving Party's Representatives who are actively and directly participating in the Potential Transaction;
- (b) Not to use Proprietary Information for any purpose other than in connection with its evaluation of the Potential Transaction;
- (c) Not to contact or communicate with the lender on the project, without prior permission from Disclosing Party.

Upon the written request of Disclosing Party, Receiving Party will promptly return to Disclosing Party all copies of Proprietary Information not theretofore destroyed, which is in its possession or in the possession of any of its Representatives and will not retain any copies or other reproductions, in whole or in part, of such material.

All other documents, memoranda, notes, summaries, analyses, extracts, compilations, studies or other material whatsoever prepared by it or any of its Representatives based on the Proprietary Information will be destroyed.

This Letter Agreement ("Letter") binds the parties only with respect to the matters expressly set forth herein and shall continue in full force and effect for a period of twenty-four (24) months from the date of this Letter.

This Letter shall be governed by, and construed in accordance with, the laws of the State of Nevada applicable to contracts executed in, and to be performed in that state, and is for the benefit of Disclosing Party and its Representatives and their respective successors and assigns.

Our signature below indicates our agreement to be bound by the terms of this Letter:

Buyer: _____

By: _____

Print Name: _____ Date: _____

Company: _____

Phone: _____ Email: _____

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