

7100 | W Smoke Ranch Rd
Las Vegas, NV 89128

NWC Smoke Ranch &
Rock Springs Rd

**FOR SALE/LEASE OR
LEASE OPTION**

±3,905 SF

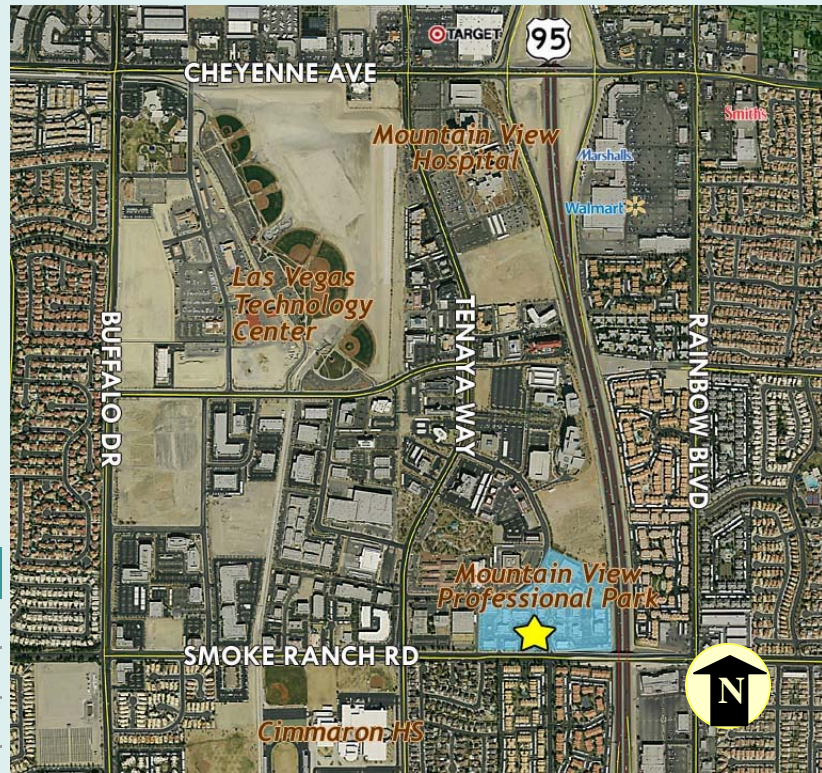
FRONT ENTRY



VIEW FROM SMOKE RANCH RD

SALE PRICE: \$799,000

- Fully built out for immediate occupancy
- Located at the NWC of Smoke Ranch & Rock Springs Dr
- Direct access suite
- Parking ratio: 5/1,000 SF
- Easy access to US 95
- Direct access and visibility from Smoke Ranch Rd
- Dual signage on Smoke Ranch and interior
- Site is within the Mountain View Professional Park - near Mountain View Hospital



	1 Mile	3 Mile	5 Mile
Population	23,595	186,951	402,828
Ave HH Income	\$58,930	\$71,385	\$76,644
Households	8,973	68,795	150,256

Traffic Counts

Smoke Ranch Rd 10,000 cars daily (Source: NV DoT 2010)

FOR MORE INFORMATION:

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702.363.3100 EXT 112



7100 W Smoke Ranch Rd
Suite 100
Las Vegas, NV 89128

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Fax: 702.363.0450
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Leasing | Tenant Representation | Investment Sales | Land Acquisition

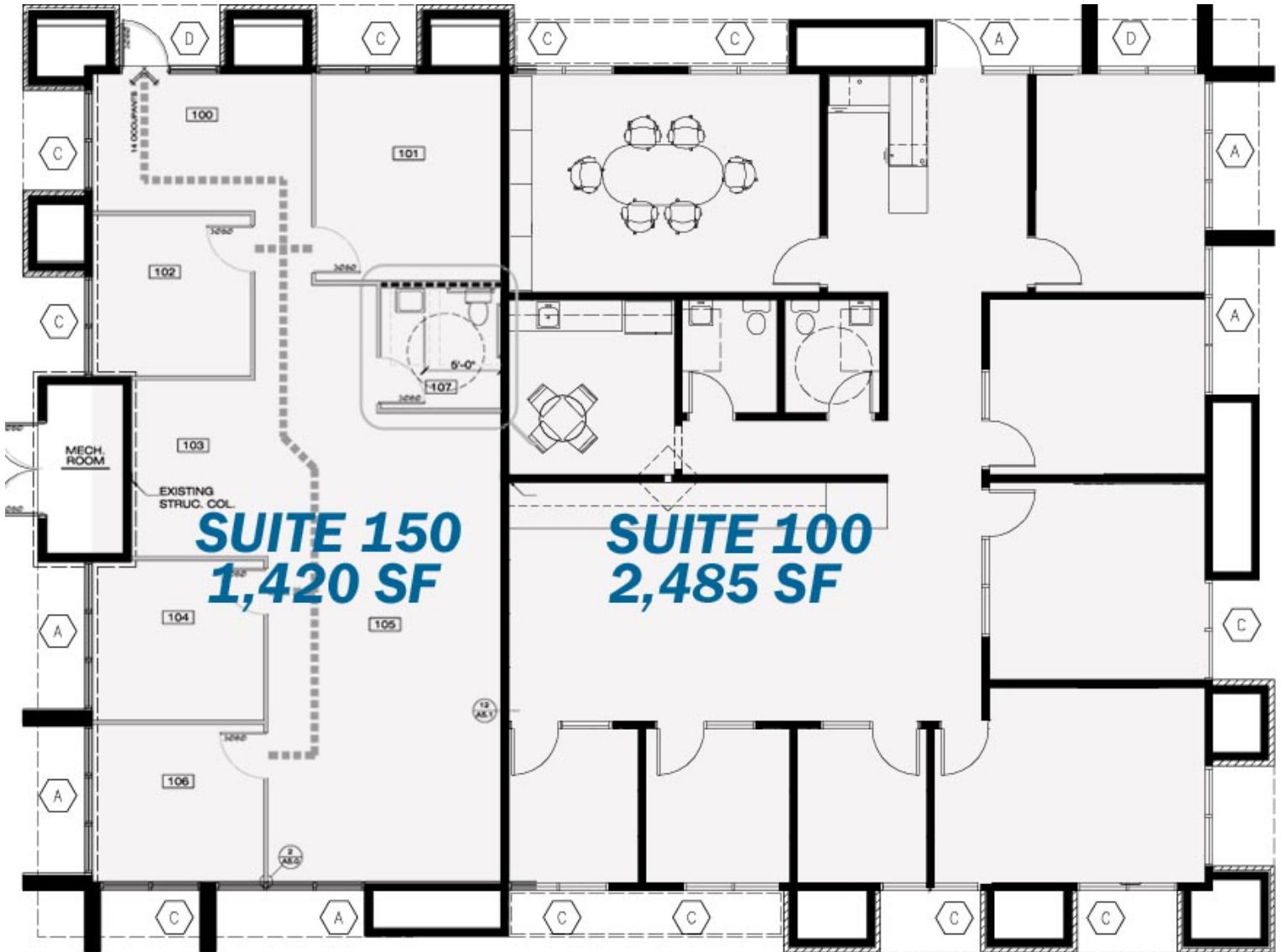
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Site Plan

NWC Smoke Ranch &
Rock Springs Rd

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Suite 100: Building Features & Photos

FOR SALE/LEASE OR LEASE OPTION ±3,905 SF



Building Features:

- Signage available on exterior of building
- Reception/waiting area
- Seven (7) private offices
- Large open area
- Conference room
- Multiple location telephone/data conduits
- Staffroom with kitchen
- In-suite restrooms



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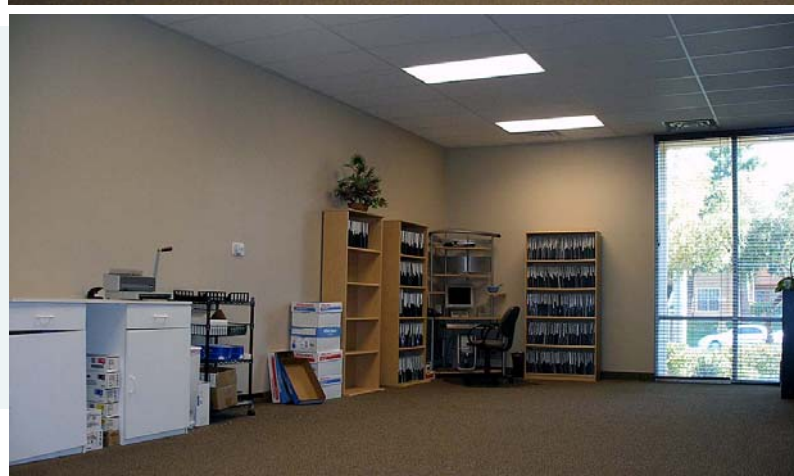
Suite 150: Building Features & Photos

FOR SALE/LEASE OR LEASE OPTION ±3,905 SF



Building Features:

- Signage available on exterior of building
- Reception/waiting area
- Four (4) private offices
- Open work area
- Conference room
- In-suite restroom



FOR MORE INFORMATION,
PLEASE CONTACT:
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MOUNTAIN VIEW
 PROFESSIONAL PARK
 AT LAS VEGAS TECHNOLOGY CENTER



FOR MORE INFORMATION:

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ROI COMMERCIAL | LAS VEGAS, NEVADA

OWN

LEASE

Purchase Assumptions		Per sq ft	
Size (Square feet)		\$204.61	3,905
Initial Purchase Price			\$799,000
Tenant Improvements	\$0.00		0
Total Purchase Price			\$799,000
Down Payment	10%		\$79,900
Loan Amount			\$719,100
Loan Period			20

Lease Assumptions			
Size (Square feet)			3,905
Lease rate per RSF		\$1.00	
Monthly lease cost net of utilities			\$3,905
Monthly utilities			\$400
Monthly lease cost plus utilities			\$4,305

Start-up Costs			
Down Payment			\$79,900
Closing costs	0.88%		\$6,328
Cost Segregation			\$10,000
Total out of pocket costs			\$96,228

Start-up Costs			
Prepaid Rent			\$0
Security Deposit			\$0
Total out of pocket costs			\$0

Monthly Costs		Per sq ft	
Mortgage Payment (P&I)	5.20%		\$4,826
Property Taxes	0.50%		\$333
Utilities	\$0.11		\$430
COA/CAM	\$0.00		\$0
Total Monthly Costs			\$5,588

Monthly Costs		Per sq ft	
Lease Payment		\$1.00	\$3,905
Property Taxes	0.50%		\$0
Utilities	\$0.11		\$430
COA/CAM	\$0.00		\$0
Total Monthly Costs			\$4,335

Net Monthly Ownership Cost, Net of Tax Benefits			
Purchase and Alloc to Bldg	\$799,000	90%	
	39 yrs	12 mos	
Monthly depreciation @		25% tax bracket	\$384
Property Tax, Utilities, COA/CAM			\$900
Interest Deduction (5 year avg)			\$720
Total Tax Benefits			\$2,004
Net Effective Ownership Costs			\$3,584
Net Cost Per SF to Own			\$0.92

Net Monthly Lease Cost		
Tax Benefits	25%	
Depreciation Benefit		n/a
Property Tax, Utilities, COA/CAM		\$107
Lease Deduction		\$976
Total Tax Benefits		\$1,084
Total Effective Monthly Lease Costs		\$3,251
Net Cost Per SF to Lease		\$0.83

Additional Tax Benefits Available with Cost Segregation			
Monthly Ownership Benefits (Estimated)			
Tax Benefits	25%		
Incr Cost Segregation Deprec Benefits (5yr)	264%		\$1,014
Property Tax, Utilities, COA/CAM			\$900
Interest Deduction (5 year avg)			\$720
Total Tax Benefits			\$2,634
Net Effective Ownership Costs with Cost Segregation			\$2,954
Net Cost Per SF to Own			\$0.76

Impact of Inflation on Lease Costs		
Rate of Assumed Inflation per Year	3.0%	
Monthly Lease Costs - After 3 Years		\$3,552
Net Cost Per SF to Lease		\$0.91
Monthly Lease Costs - After 5 Years		\$3,769
Net Cost Per SF to Lease		\$0.97
Monthly Lease Costs - After 10 Years		\$4,369
Net Cost Per SF to Lease		\$1.12

Appreciation Benefits of Ownership	
Rate of Assumed Appreciation per Year	2.0%
Appreciated Value Year 1	\$814,980
Appreciated Value Year 2	\$831,280
Appreciated Value Year 3	\$847,905
Appreciated Value Year 4	\$864,863
Appreciated Value Year 5	\$882,161
Appreciated Value Year 6	\$899,804
Appreciated Value Year 7	\$917,800
Appreciated Value Year 8	\$936,156
Appreciated Value Year 9	\$954,879
Appreciated Value Year 10	\$973,977
Total Appreciation	\$174,977
Less Down Payment	-\$79,900
Net Appreciation	\$95,077
Monthly Appreciation	\$792
Monthly Appreciation per RSF	\$0.20

For additional information, please contact:

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Demographic and Income Profile

7100 Smoke Ranch Rd
Ring: 1 mile radius

Latitude: 36.203484
Longitude: -115.246877

Summary		2000	2010	2015			
Population		23,346	23,595	23,621			
Households		8,904	8,973	8,948			
Families		5,778	5,567	5,487			
Average Household Size		2.62	2.63	2.64			
Owner Occupied Housing Units		3,510	3,012	2,949			
Renter Occupied Housing Units		5,394	5,961	5,999			
Median Age		30.0	30.4	30.2			
Trends: 2010 - 2015 Annual Rate		Area	State	National			
Population		0.02%	1.76%	0.76%			
Households		-0.06%	1.72%	0.78%			
Families		-0.29%	1.61%	0.64%			
Owner HHs		-0.42%	1.84%	0.82%			
Median Household Income		2.20%	2.71%	2.36%			
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	914	10.3%	635	7.1%	473	5.3%	
\$15,000 - \$24,999	984	11.0%	709	7.9%	571	6.4%	
\$25,000 - \$34,999	1,641	18.4%	1,092	12.2%	915	10.2%	
\$35,000 - \$49,999	1,896	21.3%	1,793	20.0%	1,386	15.5%	
\$50,000 - \$74,999	2,047	23.0%	2,483	27.7%	2,806	31.4%	
\$75,000 - \$99,999	858	9.6%	1,347	15.0%	1,421	15.9%	
\$100,000 - \$149,999	444	5.0%	736	8.2%	1,109	12.4%	
\$150,000 - \$199,999	95	1.1%	102	1.1%	171	1.9%	
\$200,000+	32	0.4%	75	0.8%	96	1.1%	
Median Household Income	\$42,593		\$52,058		\$58,038		
Average Household Income	\$48,531		\$58,930		\$65,830		
Per Capita Income	\$18,842		\$22,504		\$25,046		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,929	8.3%	2,003	8.5%	2,052	8.7%	
5 - 9	2,098	9.0%	1,783	7.6%	1,816	7.7%	
10 - 14	1,639	7.0%	1,499	6.4%	1,538	6.5%	
15 - 19	1,537	6.6%	1,753	7.4%	1,477	6.3%	
20 - 24	1,966	8.4%	2,239	9.5%	2,349	9.9%	
25 - 34	4,730	20.3%	4,277	18.1%	4,541	19.2%	
35 - 44	3,821	16.4%	3,441	14.6%	3,197	13.5%	
45 - 54	2,621	11.2%	2,924	12.4%	2,743	11.6%	
55 - 64	1,511	6.5%	1,920	8.1%	1,995	8.4%	
65 - 74	980	4.2%	1,023	4.3%	1,162	4.9%	
75 - 84	430	1.8%	573	2.4%	571	2.4%	
85+	84	0.4%	160	0.7%	179	0.8%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	15,830	67.8%	13,194	55.9%	12,478	52.8%	
Black Alone	2,992	12.8%	4,022	17.0%	4,297	18.2%	
American Indian Alone	178	0.8%	208	0.9%	208	0.9%	
Asian Alone	1,418	6.1%	1,699	7.2%	1,804	7.6%	
Pacific Islander Alone	190	0.8%	285	1.2%	272	1.2%	
Some Other Race Alone	1,468	6.3%	2,572	10.9%	2,853	12.1%	
Two or More Races	1,270	5.4%	1,615	6.8%	1,709	7.2%	
Hispanic Origin (Any Race)	3,581	15.3%	6,150	26.1%	6,877	29.1%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

7100 Smoke Ranch Rd
Ring: 3 miles radius

Latitude: 36.203484
Longitude: -115.246877

Summary		2000		2010		2015	
Population		179,597		186,951		189,162	
Households		66,546		68,795		69,350	
Families		45,994		45,742		45,625	
Average Household Size		2.68		2.70		2.71	
Owner Occupied Housing		42,578		39,747		39,658	
Renter Occupied Housing		23,968		29,047		29,692	
Median Age		34.3		35.5		35.2	
Trends: 2010 - 2015 Annual		Area		State		National	
Population		0.24%		1.76%		0.76%	
Households		0.16%		1.72%		0.78%	
Families		-0.05%		1.61%		0.64%	
Owner HHs		-0.04%		1.84%		0.82%	
Median Household Income		2.42%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	5,904	8.9%	4,651	6.8%	3,390	4.9%	
\$15,000 - \$24,999	6,834	10.3%	4,988	7.3%	3,935	5.7%	
\$25,000 - \$34,999	8,781	13.2%	7,249	10.5%	5,937	8.6%	
\$35,000 - \$49,999	12,278	18.5%	11,738	17.1%	8,948	12.9%	
\$50,000 - \$74,999	15,281	23.0%	16,406	23.8%	17,810	25.7%	
\$75,000 - \$99,999	8,594	12.9%	11,122	16.2%	11,521	16.6%	
\$100,000 - \$149,999	5,923	8.9%	8,755	12.7%	12,340	17.8%	
\$150,000 - \$199,999	1,271	1.9%	1,786	2.6%	2,730	3.9%	
\$200,000+	1,585	2.4%	2,101	3.1%	2,740	4.0%	
Median Household Income	\$49,201		\$58,187		\$65,586		
Average Household Income	\$62,323		\$71,385		\$81,224		
Per Capita Income	\$23,274		\$26,447		\$29,980		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	13,527	7.5%	14,304	7.7%	14,506	7.7%	
5 - 9	14,482	8.1%	13,339	7.1%	13,660	7.2%	
10 - 14	13,034	7.3%	12,317	6.6%	12,680	6.7%	
15 - 19	11,300	6.3%	12,660	6.8%	11,447	6.1%	
20 - 24	10,958	6.1%	12,571	6.7%	13,067	6.9%	
25 - 34	28,706	16.0%	27,072	14.5%	28,666	15.2%	
35 - 44	29,917	16.7%	26,530	14.2%	25,034	13.2%	
45 - 54	23,127	12.9%	26,209	14.0%	24,704	13.1%	
55 - 64	15,733	8.8%	19,446	10.4%	20,495	10.8%	
65 - 74	11,423	6.4%	12,462	6.7%	14,291	7.6%	
75 - 84	5,992	3.3%	7,488	4.0%	7,676	4.1%	
85+	1,399	0.8%	2,552	1.4%	2,937	1.6%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	133,960	74.6%	119,864	64.1%	115,972	61.3%	
Black Alone	16,089	9.0%	22,445	12.0%	24,316	12.9%	
American Indian Alone	1,265	0.7%	1,582	0.8%	1,617	0.9%	
Asian Alone	8,175	4.6%	10,884	5.8%	11,996	6.3%	
Pacific Islander Alone	983	0.5%	1,561	0.8%	1,528	0.8%	
Some Other Race Alone	11,742	6.5%	20,592	11.0%	22,914	12.1%	
Two or More Races	7,382	4.1%	10,023	5.4%	10,818	5.7%	
Hispanic Origin (Any Race)	28,761	16.0%	49,904	26.7%	56,319	29.8%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

7100 Smoke Ranch Rd
Ring: 5 miles radius

Latitude: 36.203484
Longitude: -115.246877

Summary		2000		2010		2015	
Population		356,414		402,828		420,698	
Households		134,069		150,256		156,211	
Families		93,347		101,436		104,685	
Average Household Size		2.65		2.67		2.68	
Owner Occupied Housing Units		90,231		93,867		97,450	
Renter Occupied Housing Units		43,838		56,389		58,761	
Median Age		35.4		36.7		36.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.87%		1.76%		0.76%	
Households		0.78%		1.72%		0.78%	
Families		0.63%		1.61%		0.64%	
Owner HHs		0.75%		1.84%		0.82%	
Median Household Income		2.59%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	12,083	9.0%	10,121	6.7%	7,556	4.8%	
\$15,000 - \$24,999	13,191	9.8%	10,362	6.9%	8,298	5.3%	
\$25,000 - \$34,999	16,405	12.2%	14,246	9.5%	11,714	7.5%	
\$35,000 - \$49,999	23,733	17.7%	23,543	15.7%	18,246	11.7%	
\$50,000 - \$74,999	30,854	23.0%	35,123	23.4%	38,307	24.5%	
\$75,000 - \$99,999	17,726	13.2%	24,762	16.5%	26,013	16.7%	
\$100,000 - \$149,999	12,901	9.6%	21,533	14.3%	30,700	19.7%	
\$150,000 - \$199,999	3,104	2.3%	4,497	3.0%	7,034	4.5%	
\$200,000+	4,076	3.0%	6,068	4.0%	8,344	5.3%	
Median Household Income	\$50,956		\$61,471		\$69,864		
Average Household Income	\$65,811		\$76,644		\$88,179		
Per Capita Income	\$24,926		\$28,625		\$32,759		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	26,111	7.3%	30,545	7.6%	32,002	7.6%	
5 - 9	27,404	7.7%	28,554	7.1%	30,469	7.2%	
10 - 14	24,719	6.9%	26,762	6.6%	28,500	6.8%	
15 - 19	21,227	6.0%	26,235	6.5%	25,236	6.0%	
20 - 24	20,213	5.7%	24,372	6.1%	26,230	6.2%	
25 - 34	55,851	15.7%	55,313	13.7%	59,749	14.2%	
35 - 44	58,028	16.3%	58,530	14.5%	56,818	13.5%	
45 - 54	46,531	13.1%	56,303	14.0%	56,247	13.4%	
55 - 64	34,614	9.7%	42,835	10.6%	45,261	10.8%	
65 - 74	26,140	7.3%	30,028	7.5%	34,340	8.2%	
75 - 84	12,836	3.6%	17,905	4.4%	19,337	4.6%	
85+	2,741	0.8%	5,446	1.4%	6,507	1.5%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	265,038	74.4%	259,861	64.5%	260,215	61.9%	
Black Alone	35,471	10.0%	52,044	12.9%	57,889	13.8%	
American Indian Alone	2,279	0.6%	3,108	0.8%	3,269	0.8%	
Asian Alone	16,684	4.7%	24,784	6.2%	28,417	6.8%	
Pacific Islander Alone	1,704	0.5%	2,892	0.7%	2,904	0.7%	
Some Other Race Alone	21,600	6.1%	39,985	9.9%	45,525	10.8%	
Two or More Races	13,638	3.8%	20,154	5.0%	22,479	5.3%	
Hispanic Origin (Any Race)	54,742	15.4%	101,906	25.3%	118,401	28.1%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.