SVN THE EQUITY GROUP

OFFERING MEMORANDUM

RUSSELL ROAD

3470 E. Russell Rd., Las Vegas, NV 89120

PRESENTED BY:

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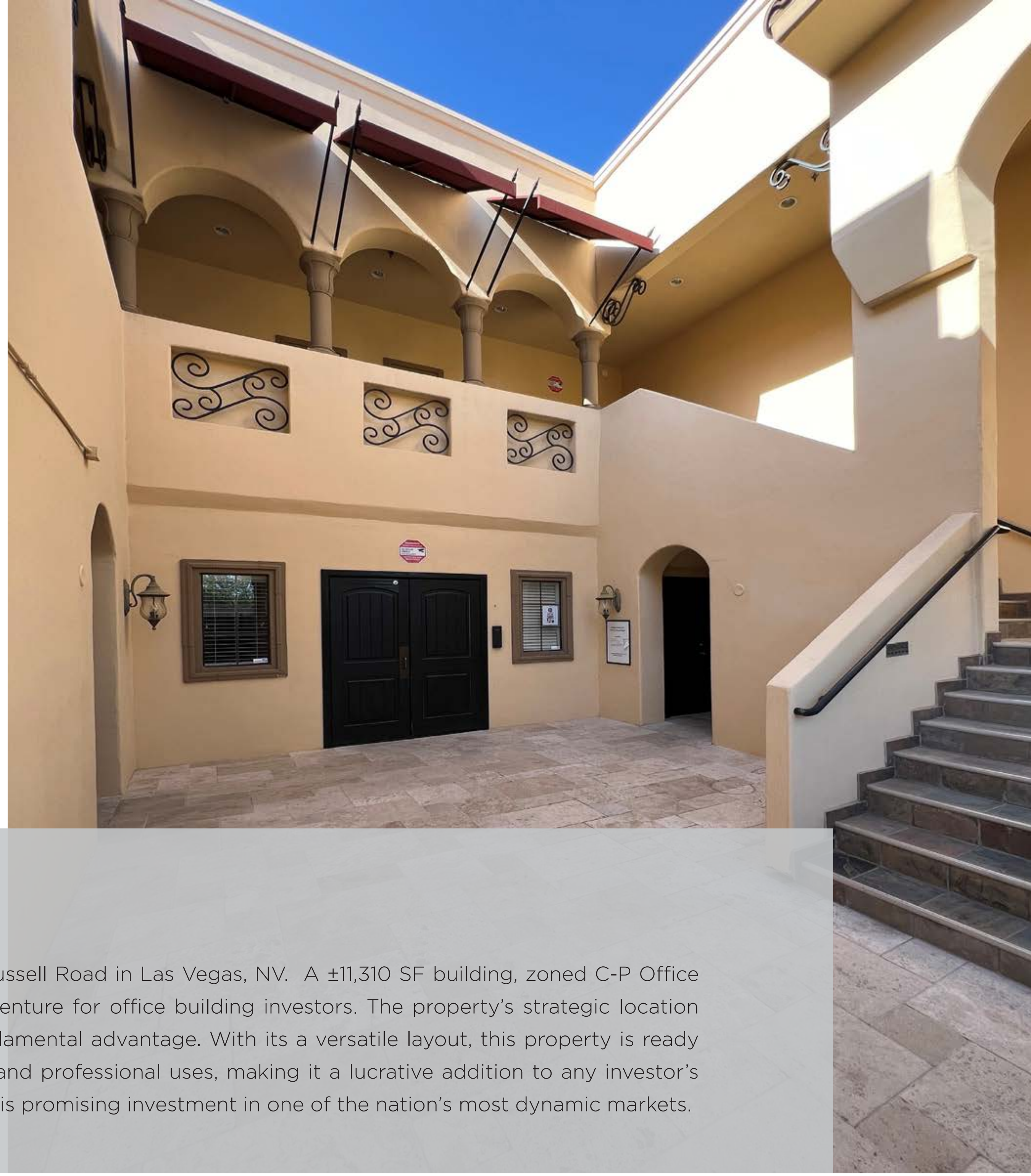
3470 E RUSSELL RD.

LAS VEGAS, NEVADA 89120



OFFICE SUMMARY	
Sale Price:	$2,350,000
Total SF:	±11,310
Price/SF:	$208
Parcel #:	161-30-401-041
Lot Size:	±0.59 Acres
Year Built:	2003
Zoning:	Office & Professional (CP)

PROPERTY SUMMARY

Prime investment opportunity at 3470 E. Russell Road in Las Vegas, NV. A ±11,310 SF building, zoned C-P Office and Professional, presents an exceptional venture for office building investors. The property's strategic location in the bustling Las Vegas area offers a fundamental advantage. With its a versatile layout, this property is ready to accommodate a diverse range of office and professional uses, making it a lucrative addition to any investor's portfolio. Don't miss the chance to secure this promising investment in one of the nation's most dynamic markets.

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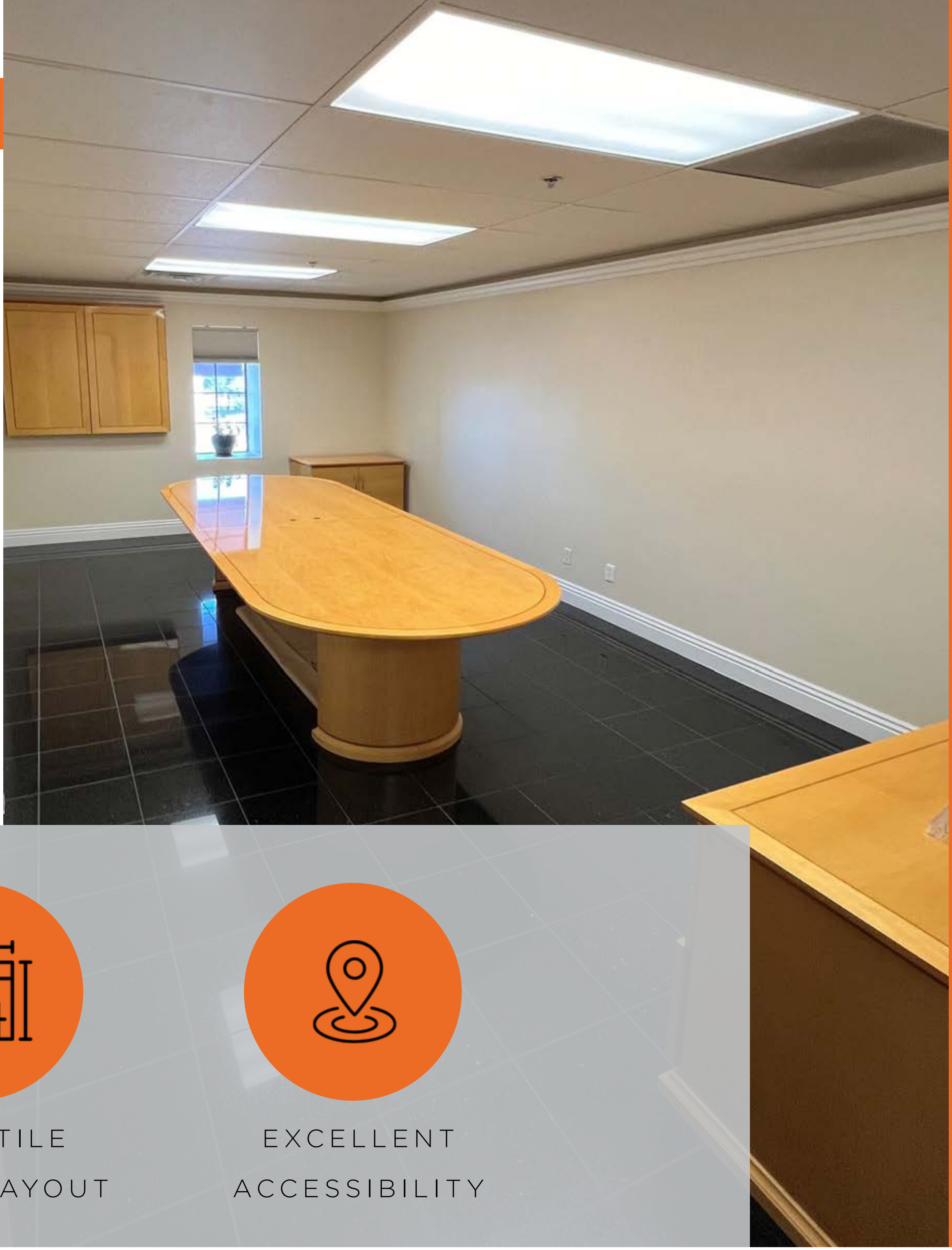
PROPERTY HIGHLIGHTS

- ±11,310 SF MODERN OFFICE BUILDING
- ZONED C-P OFFICE AND PROFESSIONAL
- IDEAL INVESTMENT OPPORTUNITY
- STRATEGIC AND HIGH-VISIBILITY SETTING
- WELL-MAINTAINED AND MOVE-IN READY
- AMPLE PARKING FOR EMPLOYEES & VISITORS



FREESTANDING IDENTITY

VERSATILE OFFICE LAYOUT

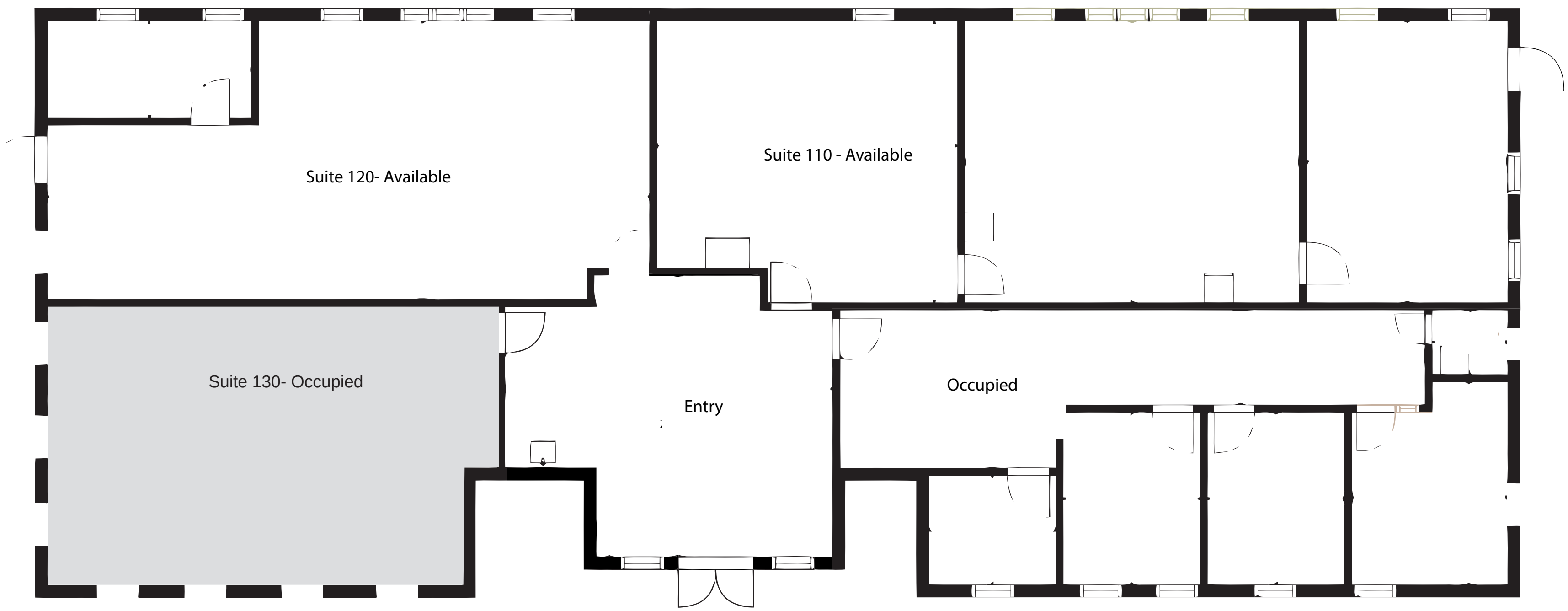
EXCELLENT ACCESSIBILITY

PROPERTY PHOTOS

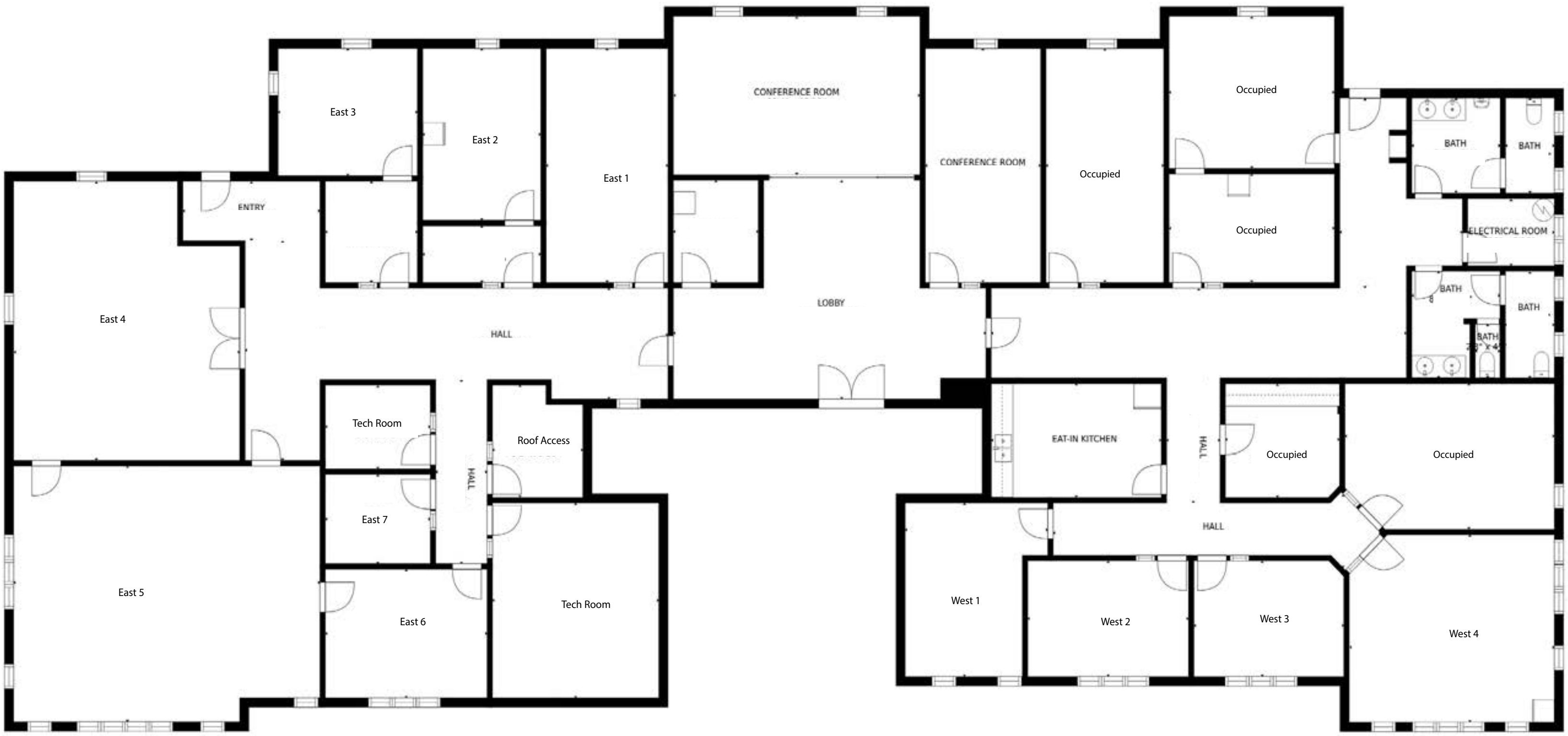
PROPERTY PHOTOS

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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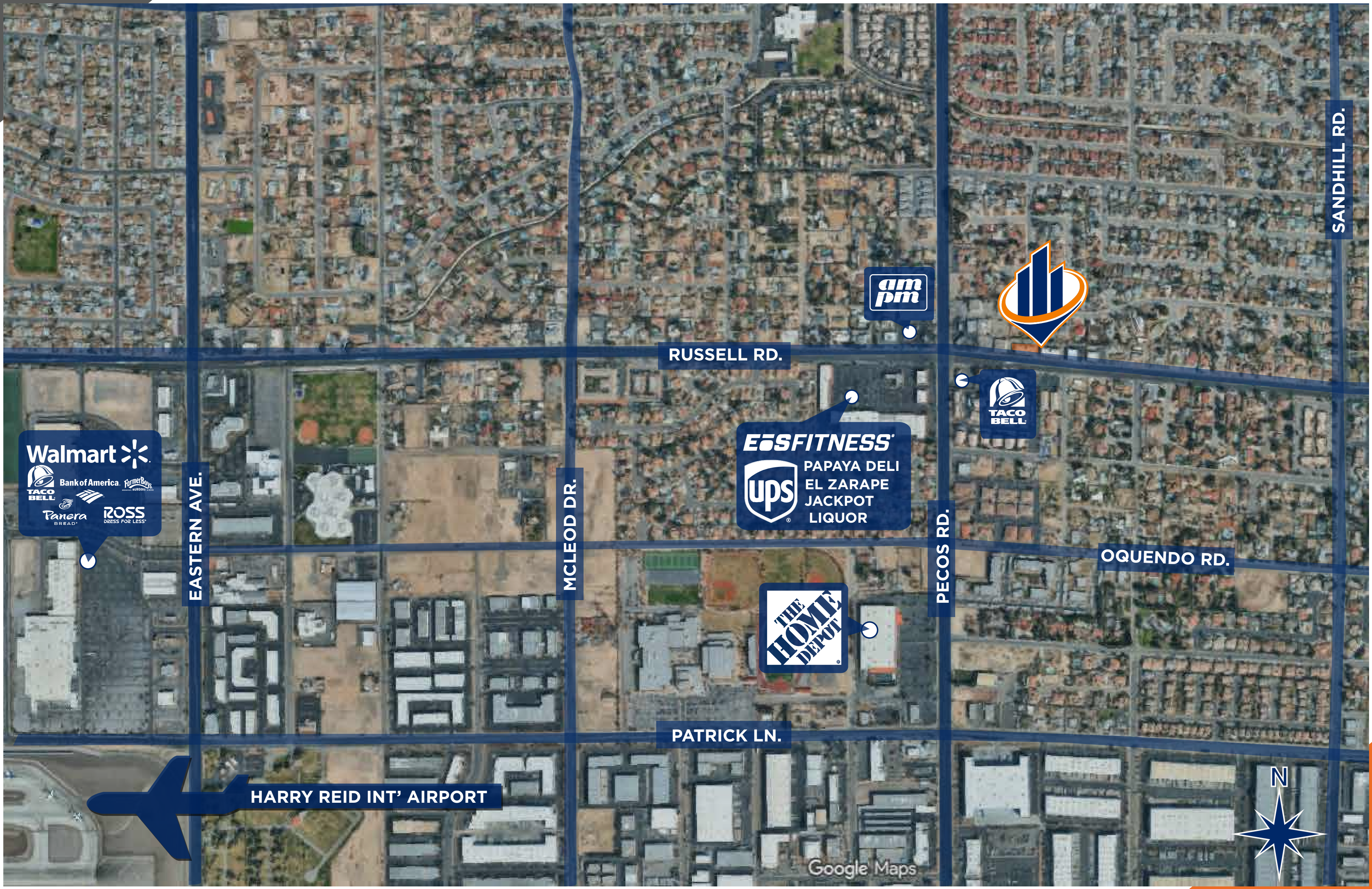
AERIAL MAP



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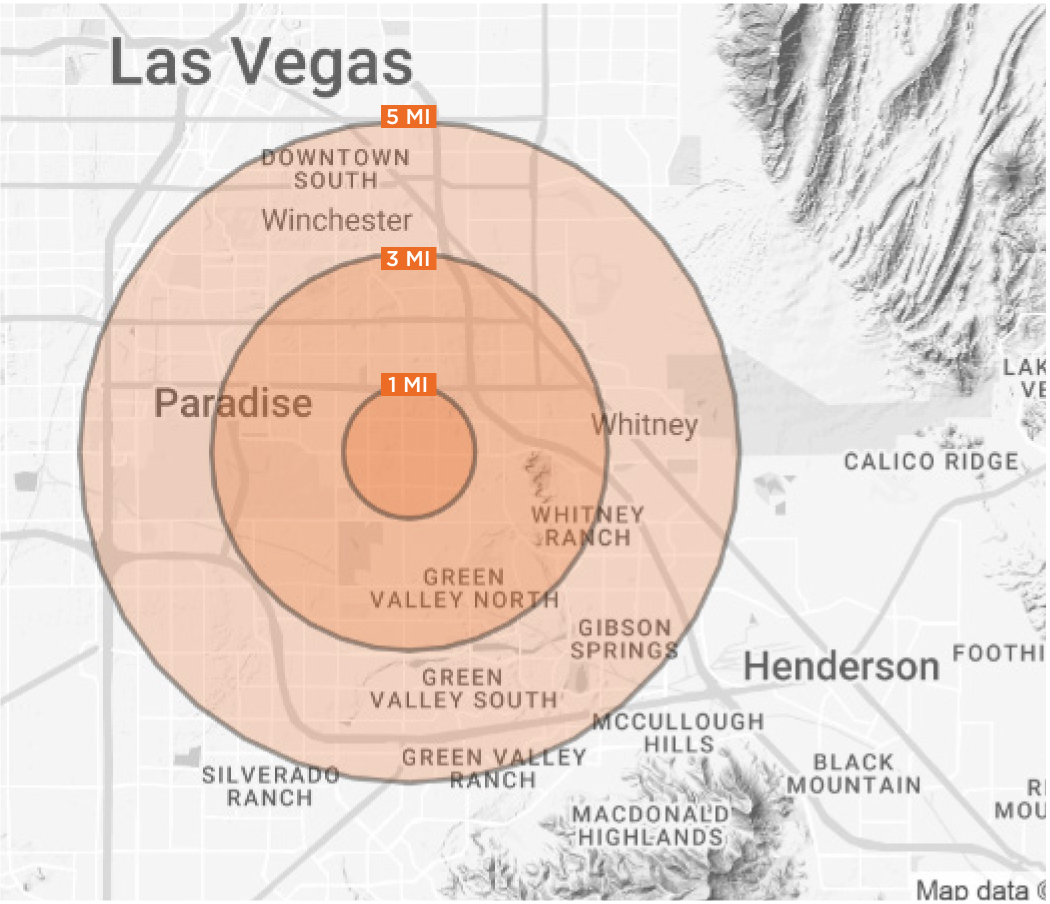
DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,420	158,755	407,647
AVERAGE AGE	43	41	41
AVERAGE AGE (MALE)	43	40	40
AVERAGE AGE (FEMALE)	44	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,955	64,784	166,149
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	$88,278	$79,437	$81,593
AVERAGE HOUSE VALUE	$441,524	$420,467	$406,140

RENT ROLL

CURRENT PHYSICAL TENANTS

TENANT	SQUARE FOOTAGE	MONTHLY RENT	ANNUAL RENT	EXPIRATION DATE
#100 ASHMI	±774 SF	$1,200	$14,400	Month to Month
#206 Harrison Insurance	±307 SF	$800	$9,600	Month to Month
#207 Dr Carroll R Thomas, PHD	±242 SF	$735	$8,820	Month to Month
#213 Tax Fanatic	±201 SF & ±207 SF	$775	$9,300	Month to Month
#219 Nestegg Investment Real Estate LLC	±102 SF	$540	$6,480	Month to Month
First Floor (Vacant Office)	±2,580 SF	Vacant	Vacant	Vacant
Second Floor (Vacant Office)	±6,450 SF	Vacant	Vacant	Vacant
TOTAL Rental Income		**$4,050**	**$48,600**	

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FINANCIAL ANALYSIS

Income

CURRENT TOTAL INCOME	MONTHLY RENT	ANNUAL RENT
Physical Tenants	$4,050.00	$48,600.00
TOTAL INCOME	**$4,050.00**	**$48,600.00**

Expense

CURRENT TOTAL EXPENSE	MONTHLY TOTAL	YEARLY TOTAL
Landscaping	($300.00)	($3,600.00)
Cleaning	($525.00)	($6,300.00)
NV Energy	($740.00)	($8,880.00)
SW Gas	($454.00)	($5,448.00)
Water	($380.00)	($4,560.00)
Republic Services	($133.00)	($1,596.00)
Sewer	($171.00)	($2,052.00)
Insurance	($453.00)	($5,436.00)
Property Taxes	($1,296.00)	($15,552.00)
Phone Services	($240.00)	($2,880.00)
Internet	($505.00)	($6,060.00)
TOTAL EXPENSE	**($5,197.00)**	**($62,364.00)**

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Collective Strength, Accelerated Growth

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