1647 BOULDER CITY PKWY

BOULDER CITY, NEVADA

INCOME-PRODUCING COMMERCIAL INVESTMENT OPPORTUNITY

OFFERED AT $750,000

A multi-income commercial property positioned along Boulder City Parkway with existing office/retail occupancy and a residential apartment component.

INVESTMENT OVERVIEW

$750,000	$73,200-$78,000	6.90%-7.54%
ASKING PRICE	PROJECTED GROSS INCOME / YEAR	PRELIMINARY CAP RATE

THE OPPORTUNITY

1647 Boulder City Pkwy offers an investor the opportunity to acquire an income-producing commercial property with multiple revenue streams. The current underwriting combines office/commercial tenancy with a one-bedroom apartment, creating diversification within a single asset. At the $750,000 offering price, the preliminary income assumptions indicate an attractive going-in yield, subject to verification of leases, rents, square footage and complete operating expenses.

- Prominent Boulder City Parkway location
- Multiple potential income streams
- Existing Red Mountain Realty occupancy
- One-bedroom apartment component
- Desert Adventures commercial space
- Preliminary cap rate approaching the 7% range or better under current assumptions

INCOME & FINANCIAL SNAPSHOT

Current working underwriting used for marketing analysis

INCOME SOURCE	MONTHLY	ANNUAL
Red Mountain Realty	$1,200	$14,400
One-bedroom apartment	$1,100	$13,200
Desert Adventures (pro forma)	$3,800-$4,200	$45,600-$50,400
Projected Gross Scheduled Income	**$6,100-$6,500**	**$73,200-$78,000**

KNOWN FIXED EXPENSES

EXPENSE	MONTHLY	ANNUAL
Property tax	$290	$3,480
Property insurance	$700	$8,400
HOA	$800	$9,600
Total known expenses	**$1,790**	**$21,480**

$51,720-$56,520	6.90%-7.54%
PRELIMINARY NOI*	PRELIMINARY CAP RATE*

*Preliminary figures deduct only the known expenses shown above. Utilities, repairs/maintenance, management, reserves and other property-level expenses, if applicable, are not included. All financial information should be independently verified by a prospective purchaser.

PROPERTY POSITIONING

A flexible income property in the heart of Boulder City

The property is positioned to appeal to investors seeking a smaller commercial asset with diversified occupancy. Its Boulder City Parkway frontage provides visibility and convenient access within the local business corridor, while the mix of commercial and residential uses can broaden the property's income profile.

EXISTING INCOME Red Mountain Realty contributes an assumed $1,200 per month in the current underwriting.	**RESIDENTIAL COMPONENT** A one-bedroom apartment is underwritten at approximately $1,100 per month.
COMMERCIAL UPSIDE Desert Adventures space is modeled at $3,800-$4,200 per month for valuation purposes.	**INVESTOR PROFILE** Potential fit for a local investor, owner-user with supplemental income, or buyer seeking a smaller income-producing commercial asset.

OFFERING NOTES

Offering price: **$750,000**. Financial figures in this brochure are based on working assumptions supplied for marketing analysis and are not a representation or warranty of future performance. Prospective purchasers should independently verify all leases, rents, square footage, zoning/use, association obligations, taxes, insurance, operating costs and other due-diligence items before purchase.

FOR SALE

1647 Boulder City Pkwy | Boulder City, NV

$750,000

Contact the listing broker for property details, lease information and showing instructions.