

# FOR SALE



± 4,920 SF TWO-STORY OFFICE / WAREHOUSE SUITE

## 90 CORPORATE PARK DRIVE SUITE 110

HENDERSON, NV 89074

**ELIZABETH MOORE**

(702) 506-2586

EMoore@rcadvs.com

NV-RE License: S.0062500

LISTING LEAD

**JENNIFER LEVINE, CCIM**

(702) 318-1400

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NV-RE License: B.0145723

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<b>PROJECT COSTS:</b>	<b>\$1,450,000</b>	<b>(100%)</b>
Financial Institution 1st Loan	\$725,000	(50%)
SBA 504 2nd Loan	\$580,000	(40%)
<b>BUYER'S DOWN PAYMENT</b>	<b>\$145,000</b>	<b>(10%)</b>
<b>SBA 504 LOAN FEES:</b>	<b>\$8,700</b>	<b>(1.50%)</b>
Funding Fee (3rd Party)	\$1,450	(0.25%)
Underwriter Fee (3rd Party)	\$2,320	(0.40%)
SBA Guaranty Fee (3rd Party)	\$2,900	(0.50%)
Flat Fee for SBA Closing Attorney	\$3,500	
Round Up (Rebated Back)	\$130	
<b>TOTAL SBA LOAN AMOUNT:</b>	<b>\$599,000</b>	
<b>FINANCIAL INSTITUTION:</b>		
1st Deed of Trust	\$725,000	
Interest Rate (Estimated)	6.75%	
Monthly Payment	<b>\$5,009</b>	
<b>SBA 504 LOAN FIXED - 25 YEARS:</b>		
2nd SBA Loan	\$599,000	
Interest Rate (01/2026)	5.94%	
Monthly Payment	<b>\$3,837</b>	
<b>TOTAL PAYMENTS:</b>	<b>\$8,700</b>	
<b>MONTHLY PAYMENT:</b>	<b>\$1.80/SF</b>	
<b>AVERAGE BLENDED INTEREST RATE:</b>	<b>6.384%</b>	

NOTE: Buyer must have a net worth less than \$20MM & and average net income of less than \$6.5MM after taxes in the last two years. This form provides purely ESTIMATED costs. Final Rates will not be locked in until the financing is secured & SBA debenture funds. This is not a commitment to lend. \*\*Information has been provided by Paola Gonzalez w/ Nevada State Development Corporation. \*\*

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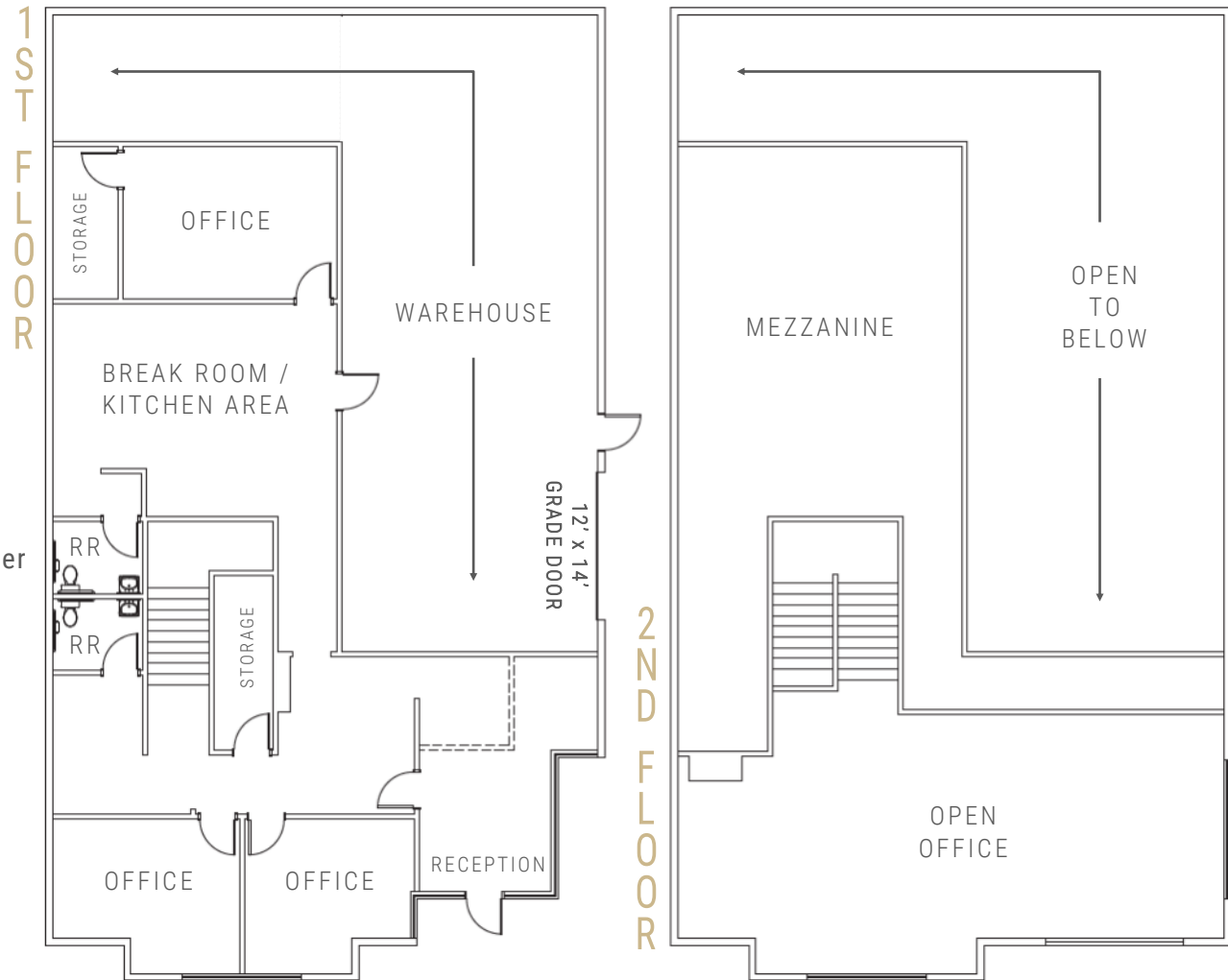
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**FOR SALE**

- ±3,402 SF Two-Story Office
  - ⇒ 1st Floor - ±2,224 SF
  - ⇒ 2nd Floor - ±1,178 SF
- ±1,518 SF Evaporative Cooled Warehouse
- One (1) - 12' x 14' Grade Level Loading Door
- Mezzanine
- ±21' Clear Height
- Two (2) - 225 Amp Panels, 120/208 Volt, 3-PH Power
- Skylights & Metal Halide Lighting
- High-Image Concrete Tilt-Up Construction
- Zoning: IG (General Industrial - City of Henderson)

**SALE PRICE: \$1,450,000**

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