

Shea at Sunset

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3602 - 3692 E. Sunset Road, Las Vegas, NV 89120



2008 Merit Award
Small Industrial
Building



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Small Industrial Building



Address	SF Avail	Price/SF	Address	SF Avail	Price/SF
3602 E. Sunset Rd.	5,258	\$209.00	3686 E. Sunset Rd.	5,258	\$209.00
3608 E. Sunset Rd.	2,601	\$209.00	3692 E. Sunset Rd.	5,258	\$209.00
3614 E. Sunset Rd.	1,206	\$199.00	3674 E. Sunset Rd.	5,108	\$199.00
3620 E. Sunset Rd.	5,108	\$199.00	3680 E. Sunset Rd.	1,206	\$199.00
3632 E. Sunset Rd.	5,108	\$189.00	3668 E. Sunset Rd.	5,108	\$189.00
3626 E. Sunset Rd.	5,108	\$189.00	3662 E. Sunset Rd.	5,108	\$254.00*

*Built-out with offices, restrooms and kitchenette

Jonathan Yeh
(702) 363-7600 (O)
(702) 236-5476 (C)



Customize your office
to fit your exact needs . . .

Ready to move in?

3662 E. Sunset is built out and ready for you! Up to 5,000 SF of office with kitchenette and restrooms.

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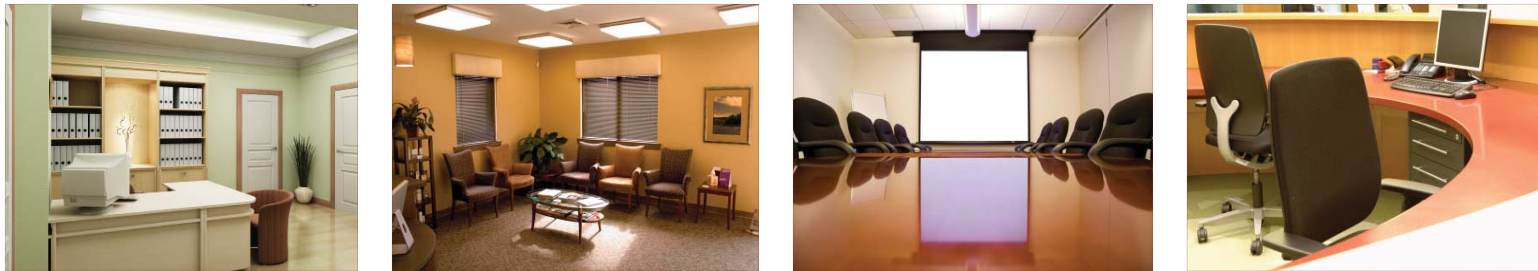


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Customizable offices for the discerning professional

Buy vs. Lease Analysis

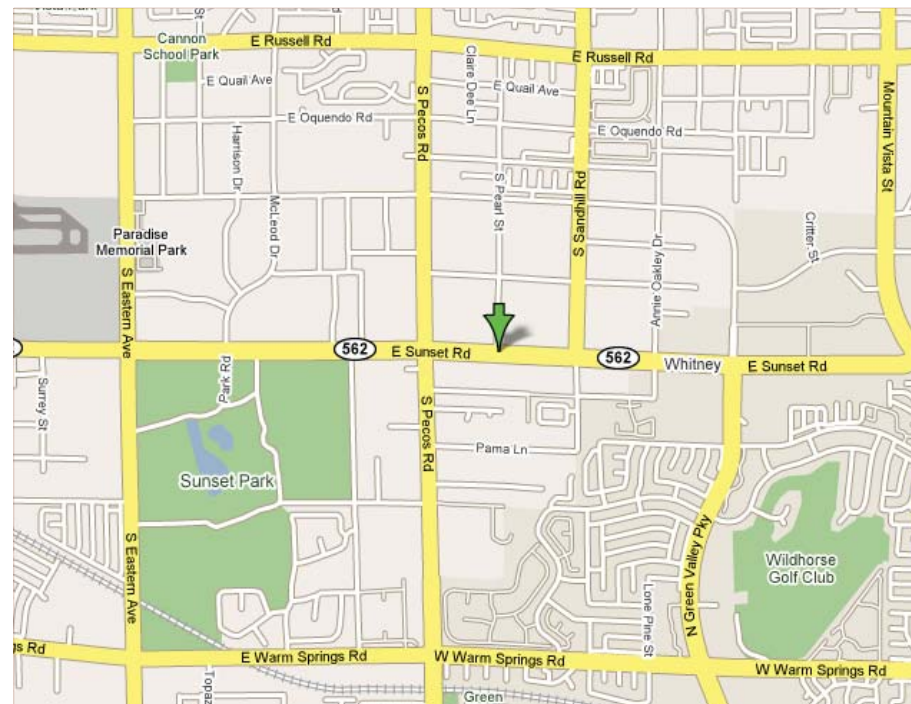


RARE FIND . . . OWN YOUR BUILDING WITH FRONTAGE ON SUNSET

This unique garden style, 118,000 SF office complex offers parking at your front door allows your customers easy access to your business. With frontage available on Sunset, this allows high visibility for your business to potential clients. The C-2 zoning allows for professional office, medical and light retail. The project is centrally located on Sunset Road between Sandhill and Pecos, just 2.6 miles from McCarran International Airport. Over 30,000 cars drive past this location daily. Shea at Sunset's location provides easy access for your clients from both the I-15 and the I-215 Beltway.

Property Highlights:

- Own for less than the cost of leasing
- 118,000 SF office/retail
- Traffic Count: over 30,000 per day
- 5,258 SF office buildings divisible to 1,206 SF
- Prominent building and monument signage available
- Covered Parking Available
- Parking Ratio: 4:1000
- C-2 Zoned

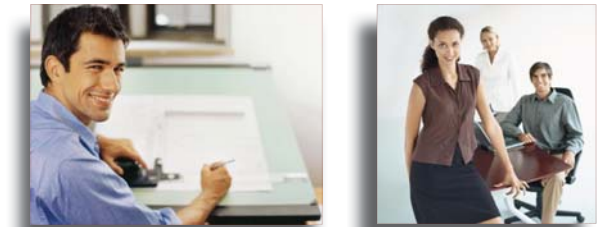


Assumptions based on a 5,108 SF Office Building

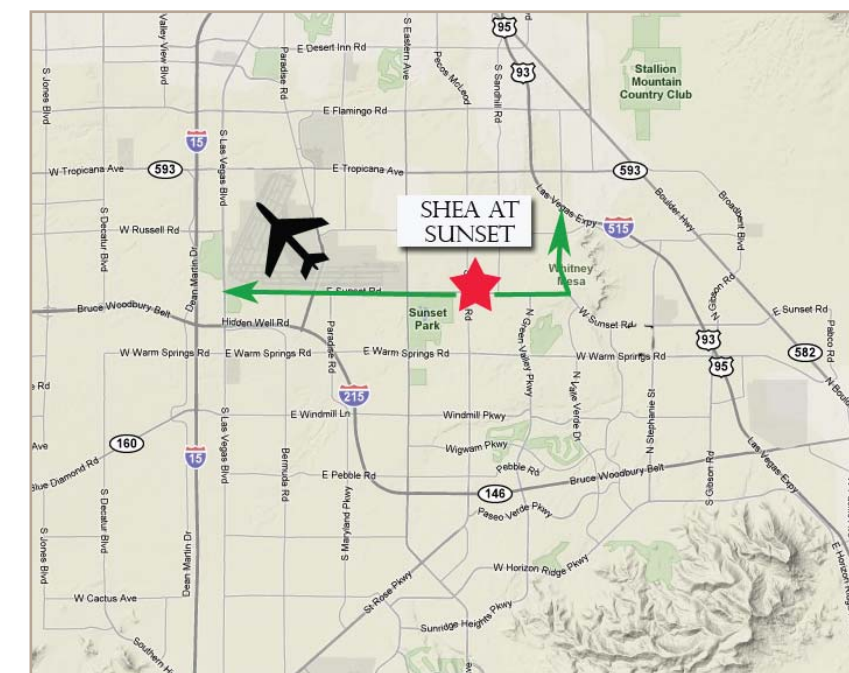
OWNERSHIP	Sales Price	\$199.00/SF
	Owner Build-Out Budget	\$60.00/SF
	Financing Down Payment	10%
	Financing Interest Rate	6.50%
	Loan Term (years)	25
	Annual Appreciation Rate	3%
First Year Loan Payment	\$99,165.00	

vs.

LEASING	Annual Lease Rate	\$21.00/SF (NNN)
	Annual Lease Rate Increases	3%
	TI Cost In Excess of Landlord's	\$20.00
	First Year Lease Payment	\$107,268.00



CONCLUSION	Net After Tax Cost to Own (per month)	\$.94/SF
	Net After Tax Cost to Lease (per month)	\$1.31/SF
	Equity Build-up after 10 years	\$722,631.00
	First Year Savings to Own	\$34,150.00
	Total Savings to Own (10 years)	\$368,287.00
Return on Initial Cash Investment	35.26%	



- Centrally located close to McCarran International Airport
- Easy Access to I-95/I-515
- Easy Access I-15 and 215 Beltway
- Minutes from Downtown and Las Vegas Blvd.



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