

## Property Details

CONTROL: Exclusive VALUE: \$9,000,000  
LOAN: \$2,000,000  
EQUITY: \$7,000,000

TITLE: Las Vegas Blvd South, 10 Acres Vacant Land for Development  
TYPE: Land  
HAVE: -10 Gross Acres, LV Blvd S. -Commercial Resort (CR) Zoning -Completed pre-project work: Alta survey, record of survey, entitlement drawing package, land environmental test, height survey, marketability study - Existing billboard revenue

WEBSITE URL: <https://www.crexi.com/properties/1740485/nevada-12797-s-las-vegas-boulevard-las-vegas-nv-89044>

ADDRESS: S Las Vegas Blvd, Las Vegas, Nevada  
BENEFITS TO NEW OWNER: Rare Las Vegas Blvd Frontage, Commercial Resort Zoning, West Henderson directly off I-15

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$11,574  
NOI: \$-11,574  
DEBT SERVICE: \$0  
CASH FLOW: \$-11,574  
CAP RATE: 0.00%

BENEFITS SOUGHT: Owner is open to opportunities. Owner is a developer and travels the world looking for deals.

MOTIVATION: Owner no longer lives in Las Vegas and is looking for his next opportunity.

CAN ADD: Cash or other properties in various locations around the world.

REMARKS: The owner is open-minded and interested in learning what opportunities are out there.

OWNER:

COUNSELOR: Kim Henry Phone: 702-301-4275  
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