

TWAIN OFFICE CONDOS

10115 W. Twain Avenue Las Vegas, NV 89147

Summerlin Adjacent - Professional Office Condos

IREPLV
Commercial Real Estate
Brokerage • Development • Property Management

Property Overview

Office condos - opportunities for ownership



Property	**Twain - Office Condos**
Address	**10115 W. Twain Avenue Las Vegas, NV 89147**
Parcel	**163-18-314-035 & 163-18-314-036**
Zoning	**Commercial General (CG)**
Unit #110	**1,818 SF Available to purchase**
Unit #120	**1,575 SF Available to purchase**

Project Description

Office condos - opportunities for ownership

Twain Office Condos offers buyers the opportunity to purchase an office condo space within a beautiful office park in a prime Summerlin adjacent, westside location.

This west / southwest submarket is appealing to buyers with it's blend of modern suburban affordability, spacious master-planned communities, and close proximity to outdoor recreation. Most buildings, shopping centers, and medical facilities were recently constructed, providing an updated and clean aesthetic compared to older parts of the valley.

This is a great opportunity to own a condo space portion of real estate in a prime suburban residential and business submarket.



Details:

PRICE	Unit - #110	Unit - #120
$600 / SQUARE FOOT	1,818 SF AVAILABLE	1,575 SF AVAILABLE

Project Highlights

Office condos - opportunities for ownership

2007 CONSTRUCTION

Convenient office condo project.

SUMMERLIN ADJACENT LOCATION

Convenient Henderson location with close proximity to amenities, schools, healthcare.

REAL ESTATE OWNERSHIP

Own your office condo and invest in your business.

CONDO EXPERTS

IREPLV are experts in the office condo product. We can coordinate with lenders and contractors.

OFFICE / CLINIC SPACE

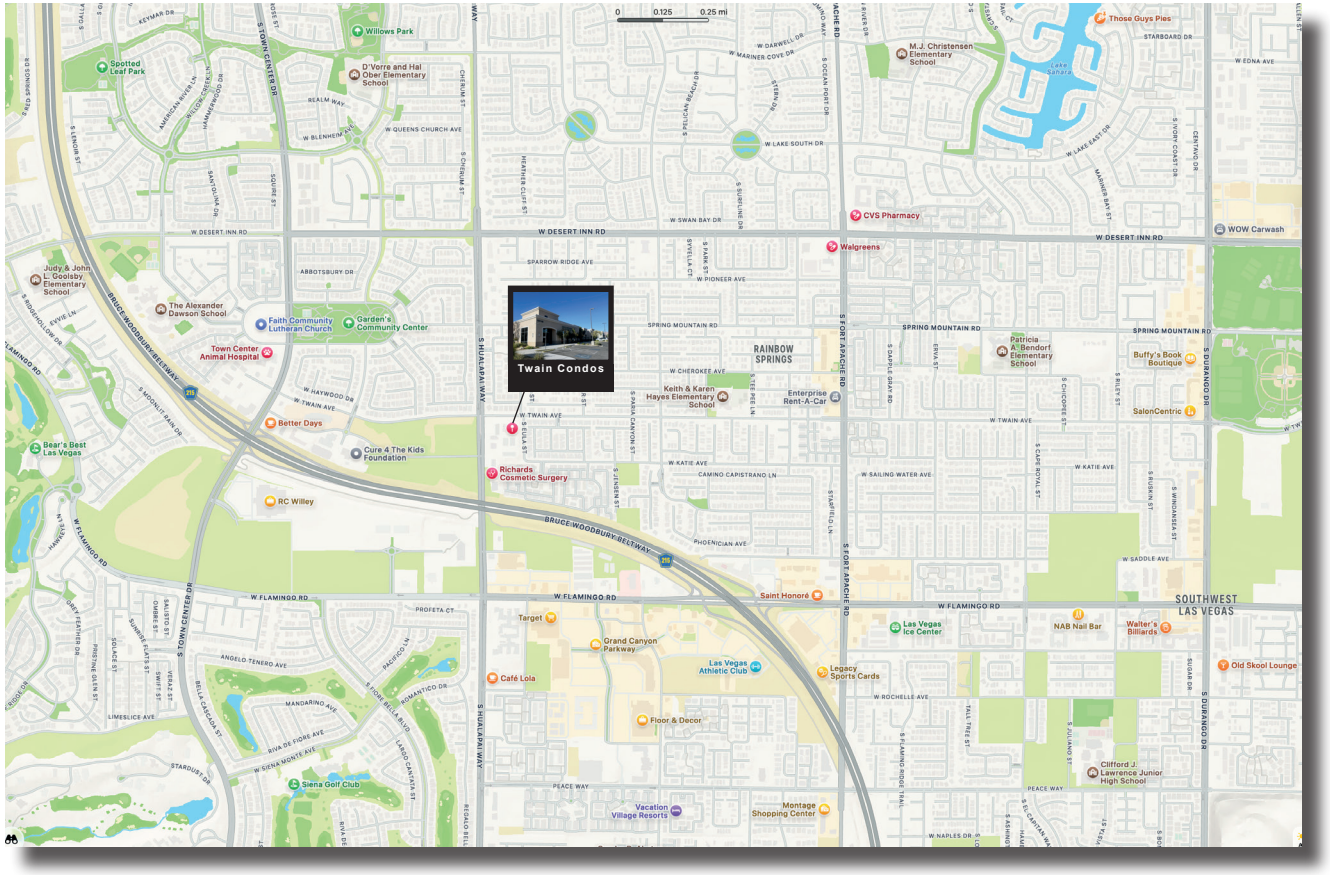
Buy a bite-size space that fits your business needs.

TAX BENEFITS

Build equity and take advantage of tax deductions.

Summerlin Adjacent Location

Convenient Westside location near major residential, healthcare and employment drivers.



LOCATION DETAIL

- Convenient access to The Ridges, Summit and Summerlin master-planned communities / neighborhoods and Summerlin top tier amenities.
- Nearby hospital and office amenities suport medical providers and clinical practices.
- Minutes away from Harry Reid International Airport
- Submarket with strong dempgraphics surrounded by newly constructed amenities.

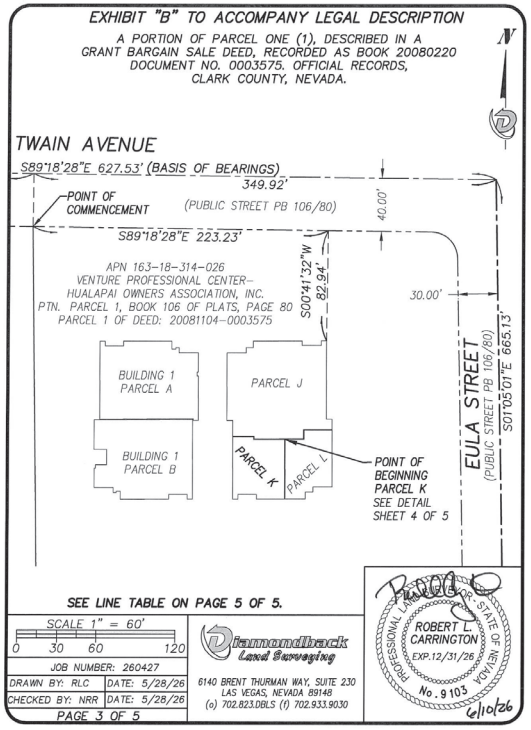
Building Site Plan

Office condo project - opportunities for ownership



Condo - Unit #110 - Airspace Parcel

Office condo project - opportunities for ownership



<u>Parcel:</u> 163-18-314-035

<u>Address:</u> 10115 W. Twain Ave #110, Las Vegas, NV 89147

<u>Premises</u>: 1,818 sf

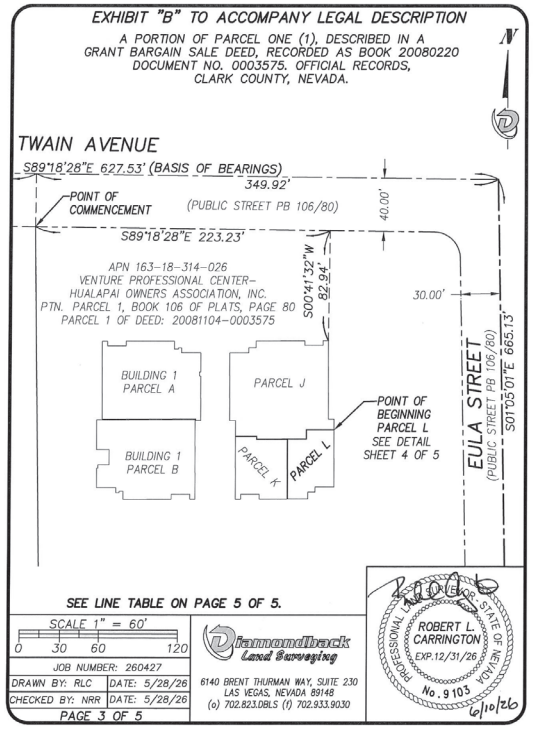
<u>Association:</u> Hualapai Pavilion Owners Association

<u>Zoning</u>: Commercial General (CG)

<u>Constructon Year</u>: 2007

Condo - Unit #120 - Airspace Parcel

Office condo project - opportunities for ownership



<u>Parcel:</u> 163-18-314-036

<u>Address:</u> 10115 W. Twain Ave #120, Las Vegas, NV 89147

<u>Premises</u>: 1,575 sf

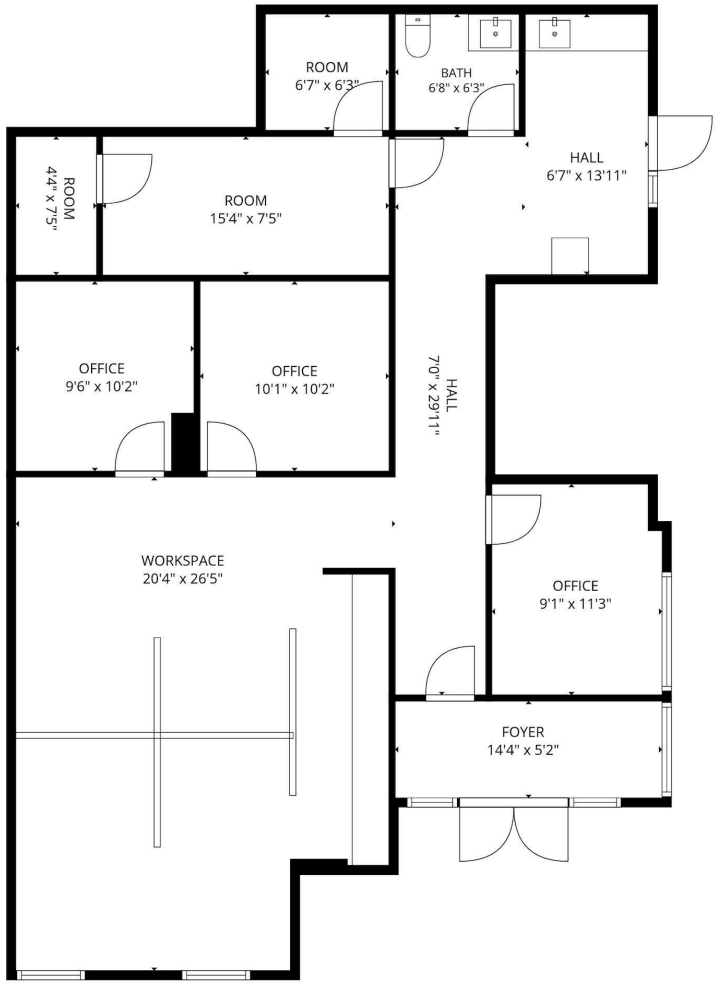
<u>Association:</u> Hualapai Pavilion Owners Association

<u>Zoning</u>: Commercial General (CG)

<u>Constructon Year</u>: 2007

Condo - Unit #120 - Floor Plan

Office condo project - opportunities for ownership



Lease vs Own Analysis

Compare leasing a unit to purchasing a unit to see the benefit of ownership

MOB @ Hualapai Pavilion Owners Association
10115 Twain Ave. Unit 110 & 120
Las Vegas, NV 89147
Gross Rentable Area 3,463 sf

Own

Building Shell Price	$ 600	psf	$	2,077,800
Interior Improvements (estimate)	$ -	psf	$	-
Total Project Cost			**$**	**2,077,800**

Start-Up Costs

Capital Injection	15%	$	311,670
Estimated Bank Fees	0.75%	$	13,246
Estimated Appraisal and Environmental		$	5,000
Total Cash Required at Closing		**$**	**329,916**

Monthly Costs

Mortgage Payment (Monthly/P&I)	$ 3.61	psf	$	12,500
Taxes and Insurance (Estimate)	$ 0.22	psf	$	775
Association Fees	$ 0.14	psf	$	500
Total Monthly Payment	$ 3.98	psf	**$**	**13,775**

Total Adjusted Monthly Costs

Total Monthly Payment (Principal & Interest)	$ 3.98	psf	$	13,775
Less Depreciation	$ (1.67)	psf	$	(5,772)
Total Adjusted Monthly Costs	$ 2.31	psf	**$**	**8,003**

Monthly Mortgage Payment Savings in 10 Years	**$ 685,946**
Estimate Equity after 10 Years	**$ 793,828**

Lease

Monthly Lease Rate	$ 2.85	psf	$	9,870
Interior Improvements Loan	$ -	psf	$	-
Total Lease (Monthly)			**$**	**9,870**

Start-Up Costs

Prepaid Lease	3	month rent	$	29,609
Security Deposit	1	month rent	$	9,870
Total Cash Required (Pre Leasing)			**$**	**39,478**

Monthly Costs

Lease Payment (Monthly)	$ 2.85	psf	$	9,870
Operating Expenses/CAM Fees	$ 1.11	psf	$	3,850
Interior Improvement Loan	$ -	psf	$	-
Total Monthly Payment	$ 3.96	psf	**$**	**13,720**

Total Adjusted Monthly Costs

Total Monthly Payment	$ 3.96	psf	$	13,720
Less Depreciation	$ -	psf	$	-
Total Adjusted Monthly Costs	$ 3.96	psf	**$**	**13,720**

Monthly Mortgage Payment Savings in 10 Years	**$0**
Equity after 10 Years	**$0**

Assumptions:
% Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments
% Terms of own scenario is based on 20 year amortization and blended interest rate of 5.85% as of 09/23/2026
% Terms of lease scenario on improvement loan is based on 10 year amortization and interest rate of 7.5% as of 09/23/2026, if applicable

For more information contact us
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