

OFFICE BUILDING
9930 W. Cheyenne Ave.

Valuation:	\$2,625,000.00
Value per Sq. Ft	\$213.61
Current Occupancy:	100%
Lease type:	NNN & Modified Gross
NOI as of Oct. 2016:	\$156,892.00
Capitulation Rate	6%
Gross Building sq. ft.:	12,289 sq. ft.
Land size:	1.18 acres
Parking:	1 per 232 sq. ft. / 53 Total
Construction:	Frame & Stucco
Zoning:	C-P
Building Area:	<u>Usable</u> Unit 110 – 1,996 sf Unit 150 – 9,9843 sf
	<u>Rentable</u> Unit 110- 2,072 sf Units 150 – 10,217 sf



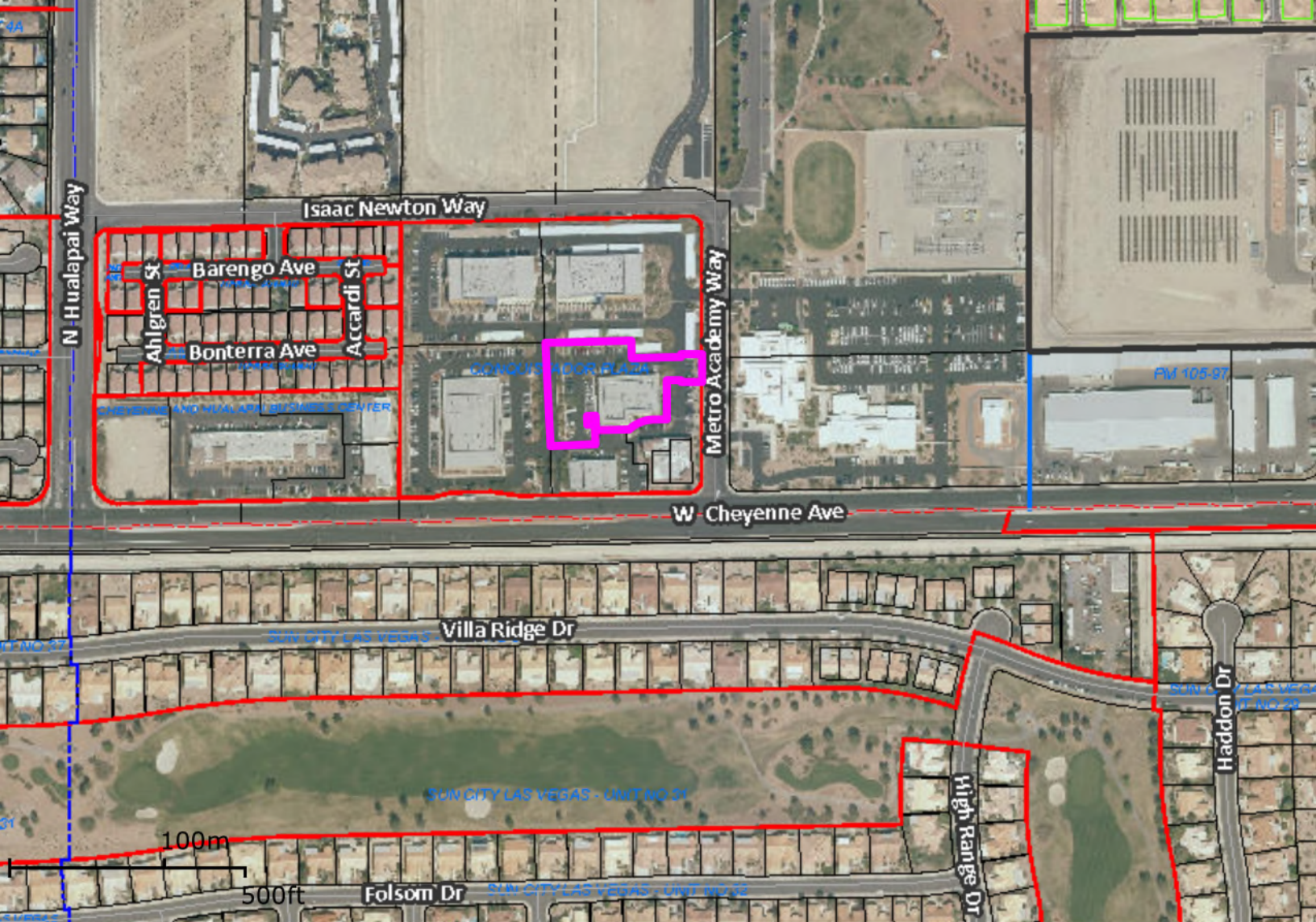
NO PARKING FIRE LANE

CONQUISTADOR PLAZA, LLC

9930 W. CHEYENNE

November 2016

SUITE	TENANT	SQ.FT	DEPOSIT	%GLA	COMM.	EXP	INCREASE DATE	RENT	RATE S.F.	RATE ANNUAL	LATE CHARGE	LEASE OPTIONS COMMENTS
110	Dolphin Winder, LLC	1,996	1,904.25	16.86%	8/1/2013	11/30/2017	08/17 - 3% Annually	1,431.75	0.72	8.61	10TH/10%	General Office NNN
150	Sedgwick Claims Management Service, Inc.	9,843	0	83.14%	9/21/2006	9/30/2012	10/16 - \$15,551.94 10/17 - \$15,862.98 10/18 - \$16,180.24 10/19 - \$16,503.84 10/20 - \$16,833.92	15,551.94	1.58	18.96	10TH/5%	General Office Base Year 2011
TOTALS:		<u>11,839</u>	<u>1,904.25</u>	<u>100.00%</u>				<u>16,983.69</u>				



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 100% ORIGINAL



ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE
QA VALUE
45

MAP LEGEND

- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- PW/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- - - MATCH LINE / LEADER LINE
- - - ROAD ID NUMBER

- 001 1.00 PARCEL NUMBER
- 202 20-21-45 ACREAGE
- 5 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 206 GOV. LOT NUMBER

T20S R60E

S 2 SW 4

138-07-4

RS9E	R60E	R61E
125	125	124
137	138	139
125	125	124
137	138	139
164	163	162

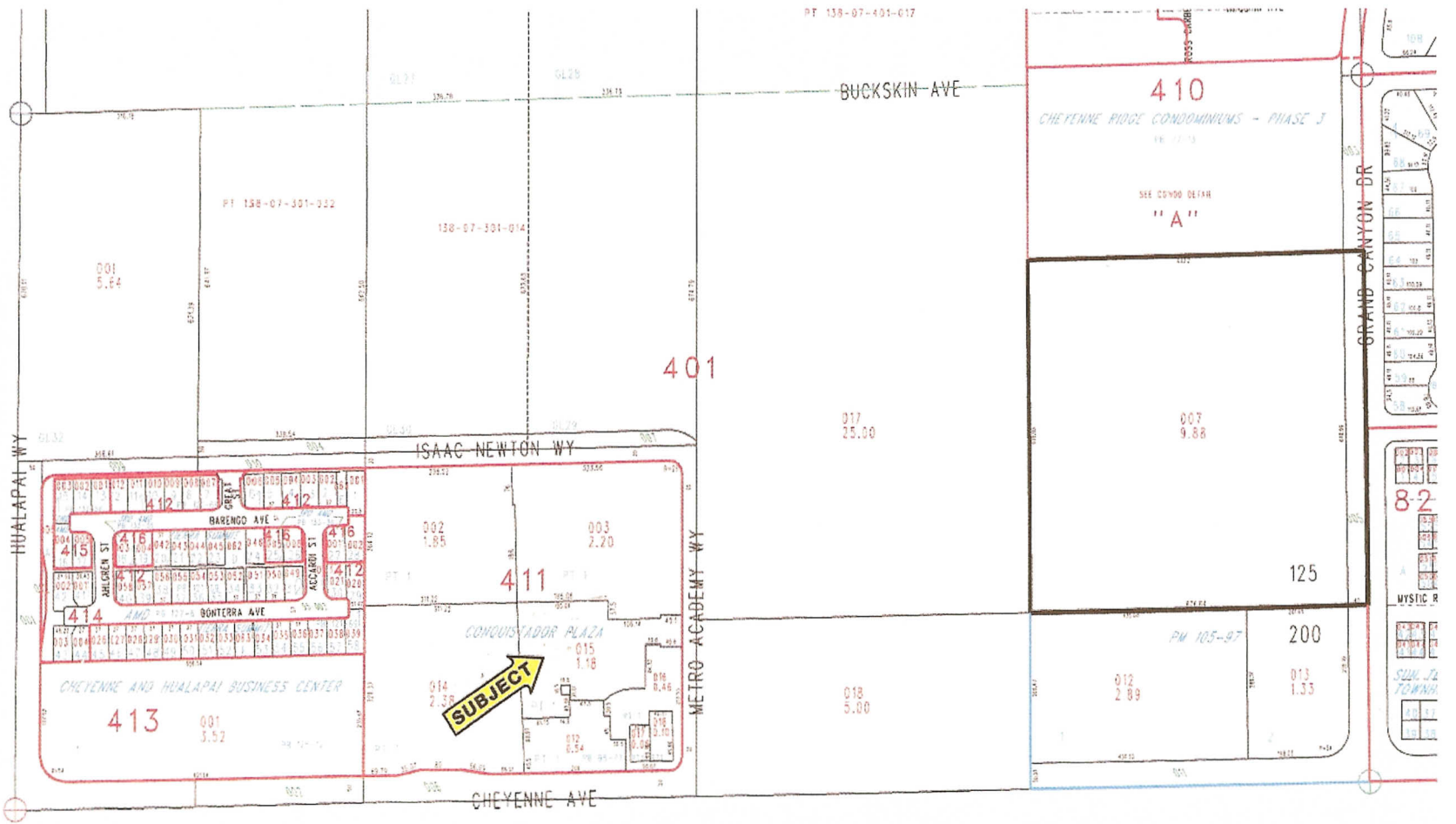
7	8	9	10	11	12
4	5	4	3	2	1
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1"=200'

Rev: 03/21/08



ATWOOD AVENUE
(PUBLIC)

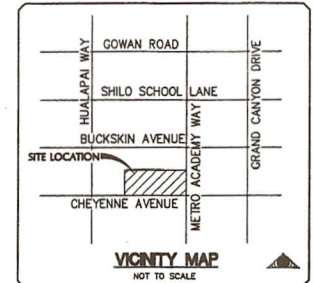
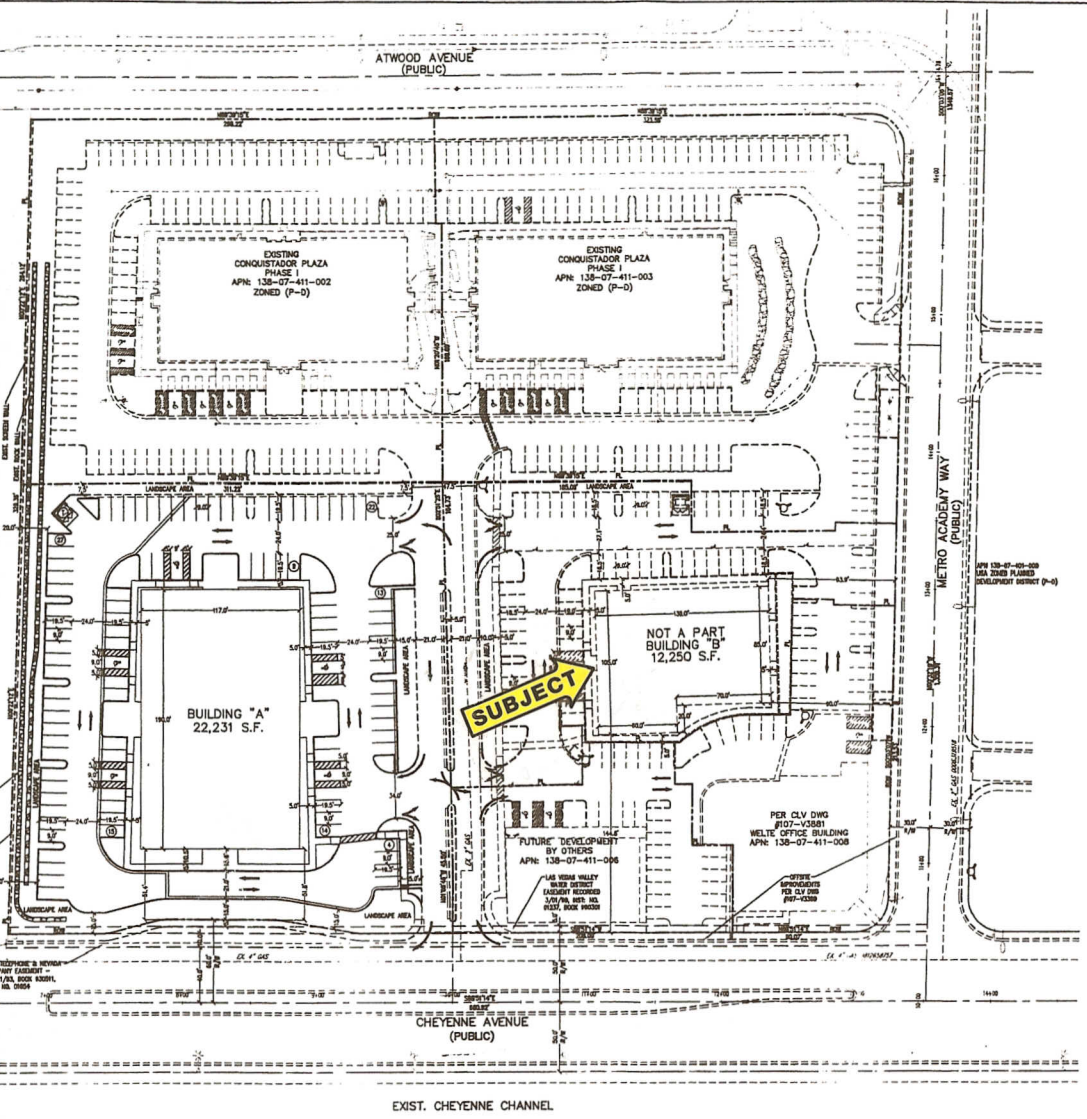


Call before you dig
1-702-277-2829

Call before you dig
1-800-277-6000

BASIS OF BEARINGS
NORTH BY 202' ± EAST
BEHIND THE SEAGARD OF THE NORTH LINE OF THE NORTHEAST QUARTER (D.E. 1/4) OF THE NORTHEAST QUARTER (D.E. 1/4) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 12 EAST, HUALAPAI COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDS' OFFICE IN BOOK 110, PAGE 43 OF PLATS.

BENCHMARK
CITY OF LAS VEGAS NO. 81640 TRANSFER POINT A PLATE IN TOP OF CURB @ SW CORNER OF CHEYENNE @ CONQUISTADOR (METRO ACADEMY)
ELEVATION = 816.44 METERS (MAD 88)
NOTE: ALL ELEVATIONS SHOWN ARE GIVEN IN FEET



OVER ALL SITE DATA:
APN: 138-07-411-002-003-D11-012-013

AREA	10.50 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	8
LOT COVERAGE	24.9% (GROSS)

BUILDING "A" SITE DATA:
APN: 138-07-411-011

AREA	2.8 ACRES (GROSS)
EXISTING ZONING	P-D
NUMBER OF UNITS	1
OPEN SPACE PROVIDED	23,158 S.F.

BUILDING "A" PARKING CALCULATION

PER CLV DWG #107-V3861
WELTE OFFICE BUILDING
APN: 138-07-411-008

ALL REQUIRED 18,230 S.F.	PROVIDED SPACE SIZE: 4' x 14'
SPACES REQUIRED = 1 SPACE PER 300 S.F. = 74	
SPACES PROVIDED = 86	
EXCESS OF SPACES PROVIDED = 12	
TOTAL SPACES PROVIDED = 86	

OVER ALL SITE PARKING CALCULATION

ALL REQUIRED 18,230 S.F.	PROVIDED SPACE SIZE: 4' x 14'
SPACES REQUIRED = 1 SPACE PER 300 S.F. = 74	
SPACES PROVIDED = 86	
EXCESS OF SPACES PROVIDED = 12	
TOTAL SPACES PROVIDED = 86	

DEVELOPER / OWNER
APN 138-07-411-011
CONQUISTADOR PLAZA LLC
LAS VEGAS, NV, 89108

ENGINEER/SURVEYOR
STANTEC CONSULTING INC
7251 W. CHARLESTON BLVD.
LAS VEGAS, NV 89115
(702) 258-0115

DATE	BY	DESCRIPTION	SCALE	APPROVED

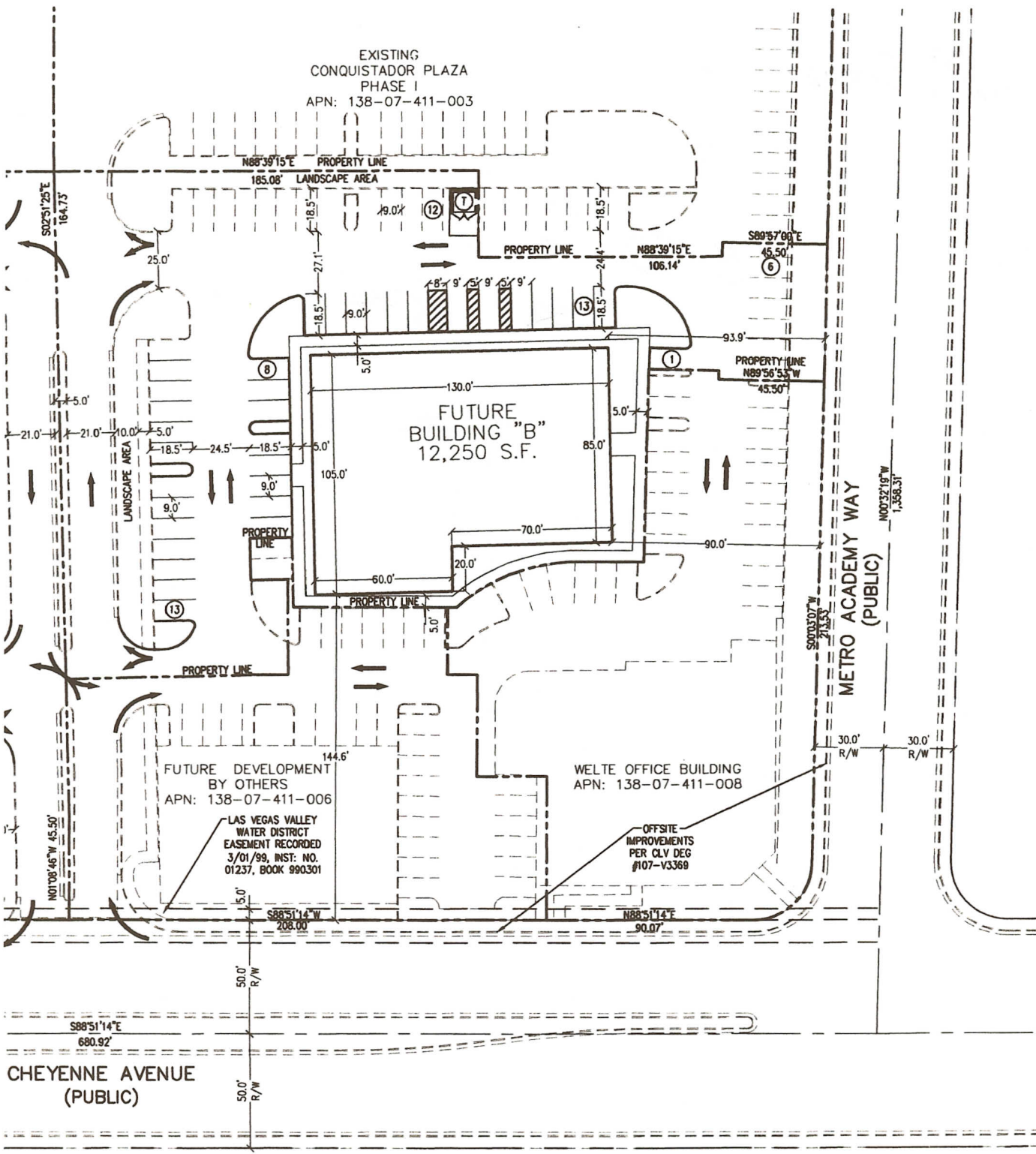
Stantec Consulting, Inc.
7251 W. Charleston Blvd.
Nevada, Nevada, U.S.A.
89115
Tel: (702) 258-0115
Fax: (702) 258-8555
www.stantec.com

CONQUISTADOR PLAZA
PHASE II
SITE PLAN

THE PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES H. DELAND
Exp. 12/30/09
CIVIL
No. 4632

SHEET
1
OF 3

EXISTING
CONQUISTADOR PLAZA
PHASE I
APN: 138-07-411-003



FUTURE DEVELOPMENT
BY OTHERS
APN: 138-07-411-006

LAS VEGAS VALLEY
WATER DISTRICT
EASEMENT RECORDED
3/01/99, INST. NO.
01237, BOOK 990301

WELTE OFFICE BUILDING
APN: 138-07-411-008

OFFSITE
IMPROVEMENTS
PER CLV DEC
#107-V3369

FUTURE
BUILDING "B"
12,250 S.F.

METRO ACADEMY WAY
(PUBLIC)

CHEYENNE AVENUE
(PUBLIC)

ST. CHEYENNE CHANNEL

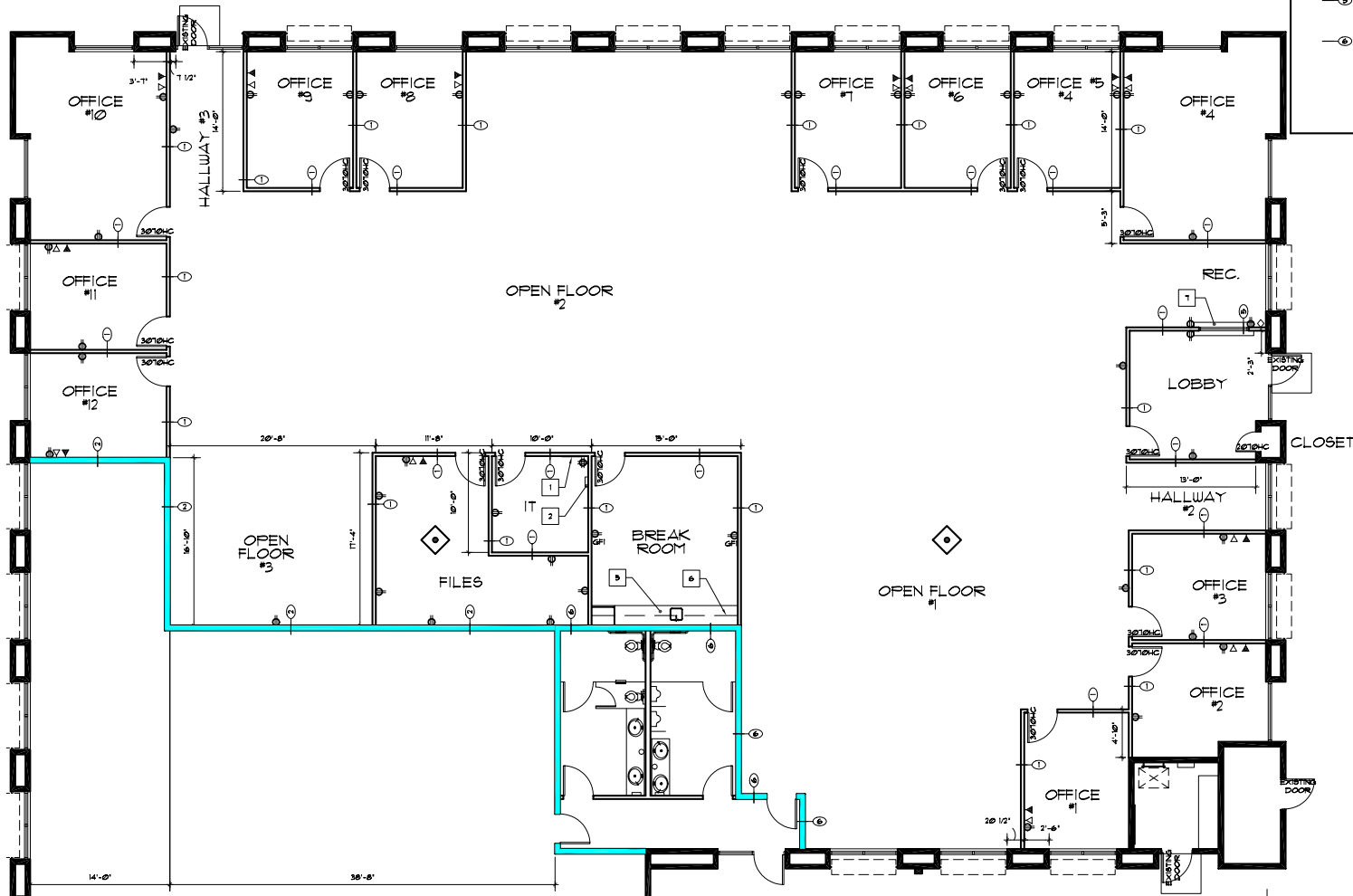
LEGEND	
ITEM	DESCRIPTION
	EXISTING CONSTRUCTION
	DEMISING WALL

ELECTRICAL/POWER LEGEND	
SYMBOL	DESCRIPTION
	100V AC DUPLEX
	QUADUPLEX
	GROUND FAULT INTERRUPT
	TELEPHONE JACK
	NETWORK JACK
	PHONE/FAX/NETWORK JACK

KEYNOTES	
1	LOCATION OF ELECTRICAL PANEL POSITION TO BE DETERMINED BY ELECTRICIAN.
2	LOCATION OF PHONE BOARD
3	NOT USED THIS SHEET
4	NOT USED THIS SHEET
5	24" DEEP x 34" HIGH COUNTERTOP WITH STAINLESS STEEL SINK PER CODE.
6	17" DEEP x 34" HIGH UPPER CABINETS
7	36" AFF SERVICE COUNTER

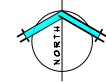
GENERAL NOTES	
1	BASEBOARDS AND WINDOW AND DOOR CASINGS TO BE SPECIFIED BY TENANT.
2	ALL DIMENSIONS ARE TO FACE OF STUD, AND CENTER OF DOORS AND WINDOWS.
3	FOR WALL CONSTRUCTION, SEE WALL LEGEND SAME SHEET AND SHEET A4.2.
4	ALL ANGLES TO BE 90° UNLESS NOTED OTHERWISE.
5	VERIFY ALL WINDOW/DOOR LOCATIONS & ALL INTERIOR DIMENSIONS.
6	REFER TO ELECTRICAL SHEETS FOR SPECIFIC ELECTRICAL AND PHONE LOCATIONS
7	LOCATION OF PHONEBOARD AND ELECTRICAL PANEL NOT EXACT.

WALL LEGEND	
CALLOUT	DESCRIPTION
①	25 GA. 3-5/8" MTL. STUD WALL @ 16" O.C. WITH (1) LAYER OF 5/8" GYP. BD. EACH SIDE TO 6" ABOVE CEILING GRID. SEE DET. 2, SHT. A4.2.
②	20 GA. 6" METAL STUD WALL @ 16" O.C. WITH (1) LAYER 5/8" GYP. BD. ONE SIDE TO UNDERSIDE OF EXISTING CEILING GRID. 450#1 MOISTURE RESISTANT GYP. BD. ON MEN'S AND WOMEN'S SIDE. PROVIDE SOUND INSULATION. PROVIDE SMOOTH, HARD, NONABSORBANT SURFACE FROM FLOOR TO A MINIMUM OF 6" AFF AT MEN'S AND WOMEN'S SIDES. ADD FRP (4'-6" HIGH) AT MEN'S AND WOMEN'S SIDES. SEE DET. 3, SHT. A4.2.
③	NOT USED THIS SHEET
④	NOT USED THIS SHEET
⑤	25 GA. 3-5/8" MTL. STUD WALL @ 16" O.C. WITH (1) LAYER OF 5/8" GYP. BD. EACH SIDE TO UNDERSIDE OF COUNTERTOP. SEE DET. 2, SHT. A4.2.
⑥	PHASE 1 CONSTRUCTION. ADD (1) LAYER 5/8" MOISTURE RESISTANCE GYP. BD. AT BREAK ROOM SIDE TO 6" ABOVE CEILING GRID AND (1) LAYER 5/8" GYP. BD. AT ALL OTHER SIDES TO 6" ABOVE CEILING GRID. PROVIDE SMOOTH, HARD, NONABSORBANT SURFACE FROM FLOOR TO A MINIMUM OF 6" AFF AT BREAK ROOM SIDE. PROVIDE SOUND INSULATION. ADD FRP (4'-6" HIGH). SEE DETAIL 5, SHT. A4.2.



PHASE 2 FLOOR PLAN
SCALE: 3/16" = 1'-0"

1
A2.1



Rest Rooms & Sedgwick CMS
Comptroller Plaza III
5930 West Charleston Avenue, Suite 100
Las Vegas, Nevada 89129

PHASE 2 FLOOR PLAN

9/14/11

PROJ #	DATE
06C014	DEC/04
DWG #	ALL.FLR.A2.1
DATE:	29 March 2006
BY:	
REVISION DATE	REASON
△	
△	
△	
△	

SHEET CONTENTS
PHASE 2 FLOOR PLAN

SHEET No.

A2.1