

215 Elks Point— Investment

Zephyr Cove, NV 89448



Offering Highlights

- Industrial Manufacturing/Class A Office
- 10.35% Cap Rate, NN Investment Property
- 13,000 SF, 2-story Building.
- Class 1000 Rated Clean Room
- OSHA approved facility
- 1,600 Amp 3-phase + 2 separate power feeds
- Dedicated Redundant HVAC of 37+ Tons

Contact:

Chad Coons, CCIM

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Genoa, NV 89411

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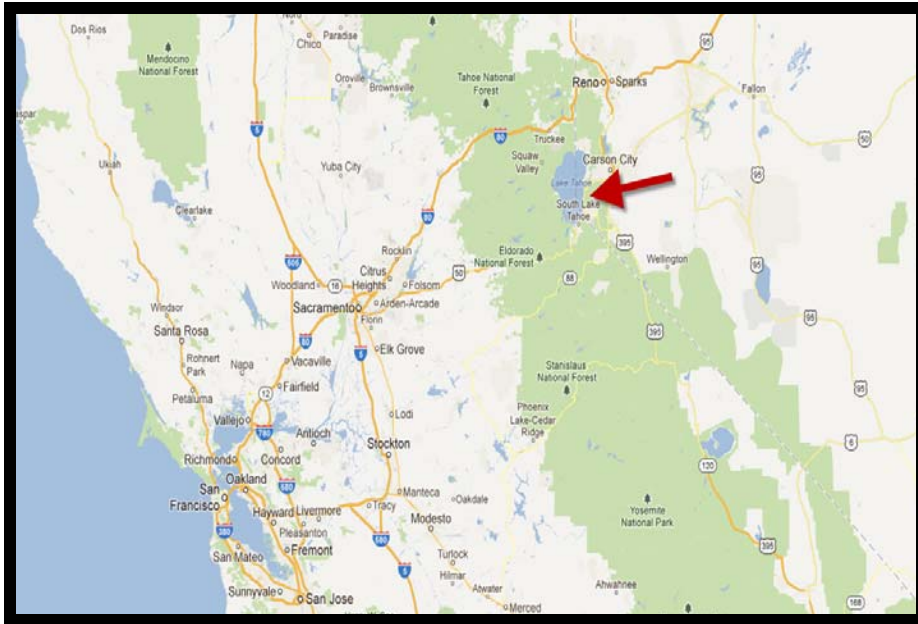
www.commercialrealestatenv.com

The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.



Offering Summary

13,000 SF R&D Facility, Zephyr Cove NV



LOCATION

- Inside Tahoe Basin, .50 mile from Lake
- Adjacent to Round Hill Shopping Center
- 2 miles from Stateline (South Lake Tahoe)
- 55 miles to Reno NV, 108 miles to Sacramento CA, 193 miles to San Francisco
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PROPERTY DETAILS

Market	South Lake Tahoe	Water	Yes
Sub Market	Carson City/Minden Gardnerville	Sewer	Yes
Lot Size	.50	Electrical	2 power feeds, +/- 1600 Amps
Zoning	Commercial	Natural Gas	Yes
Assessor Parcel #	131815803003	Internet	Charter, fiber near building
Ingress/Egress	Hwy 50 to Elks Point	Phone	Yes

Investment Summary

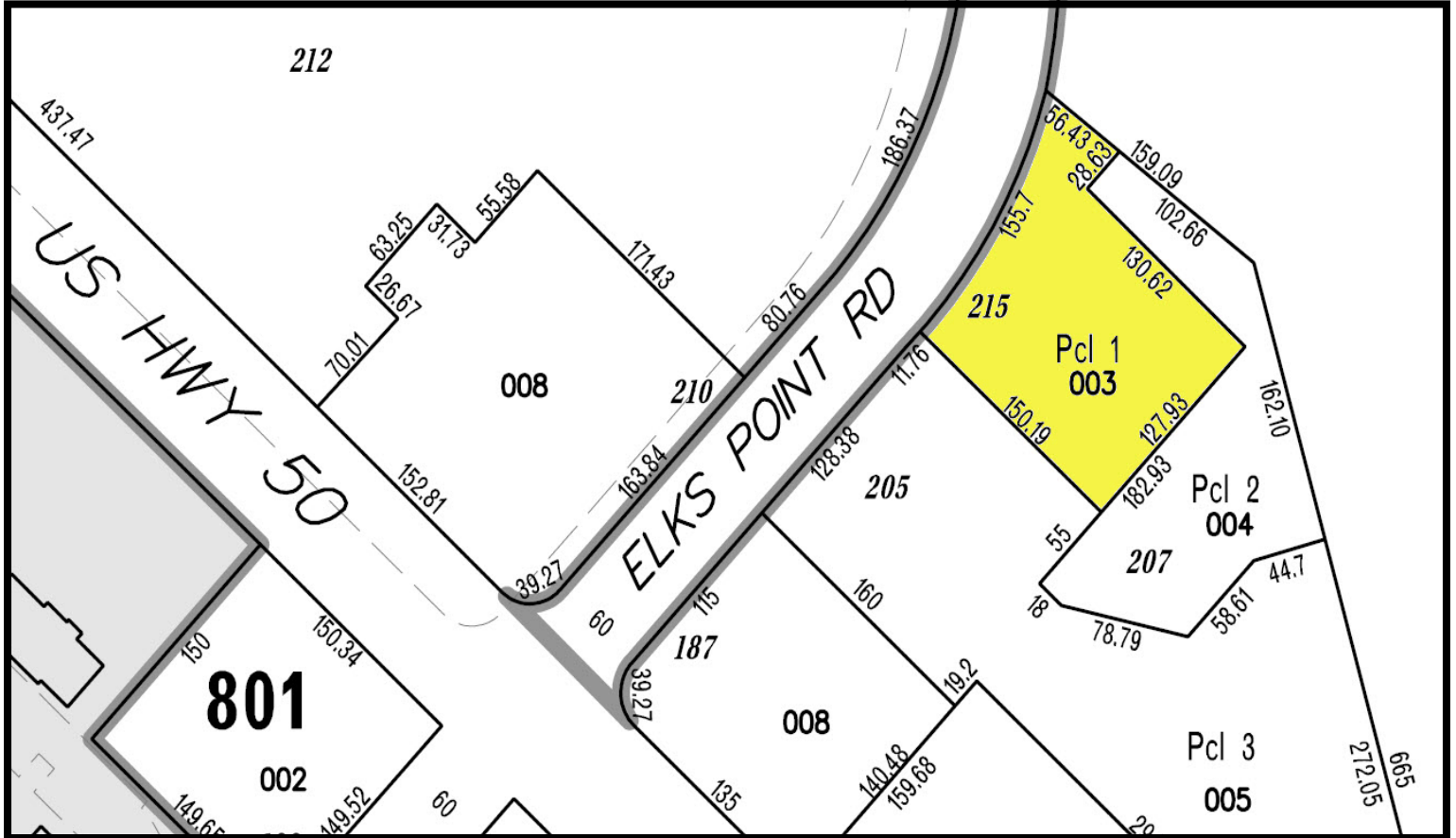
- **\$2,900,000 List Price**
- **10.35% Cap Rate, NN Investment**
- **Current Rent = \$25,015 monthly, \$300,180 annually**
- **NOI = \$300,180 (Landlord has not had any major expenses)**
- **Annual Increases: CPI with a cap of 5% annually**
- **Tenant: OC Acquisition Corporation, DBA Zephyr Photonics.**
- **Lease Term: 5 years with (1) 5 year option**
- **Property Taxes: \$13,171.75**
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Parcel Summary

13,000 SF R&D Facility, Zephyr Cove NV



Address	Parcel #	Acres	LOT SF	Zoning
215 Elks Point Rd.	131815803003	.50	21,780	Commercial

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Aerial Pictures

13,000 SF R&D Facility, Zephyr Cove NV

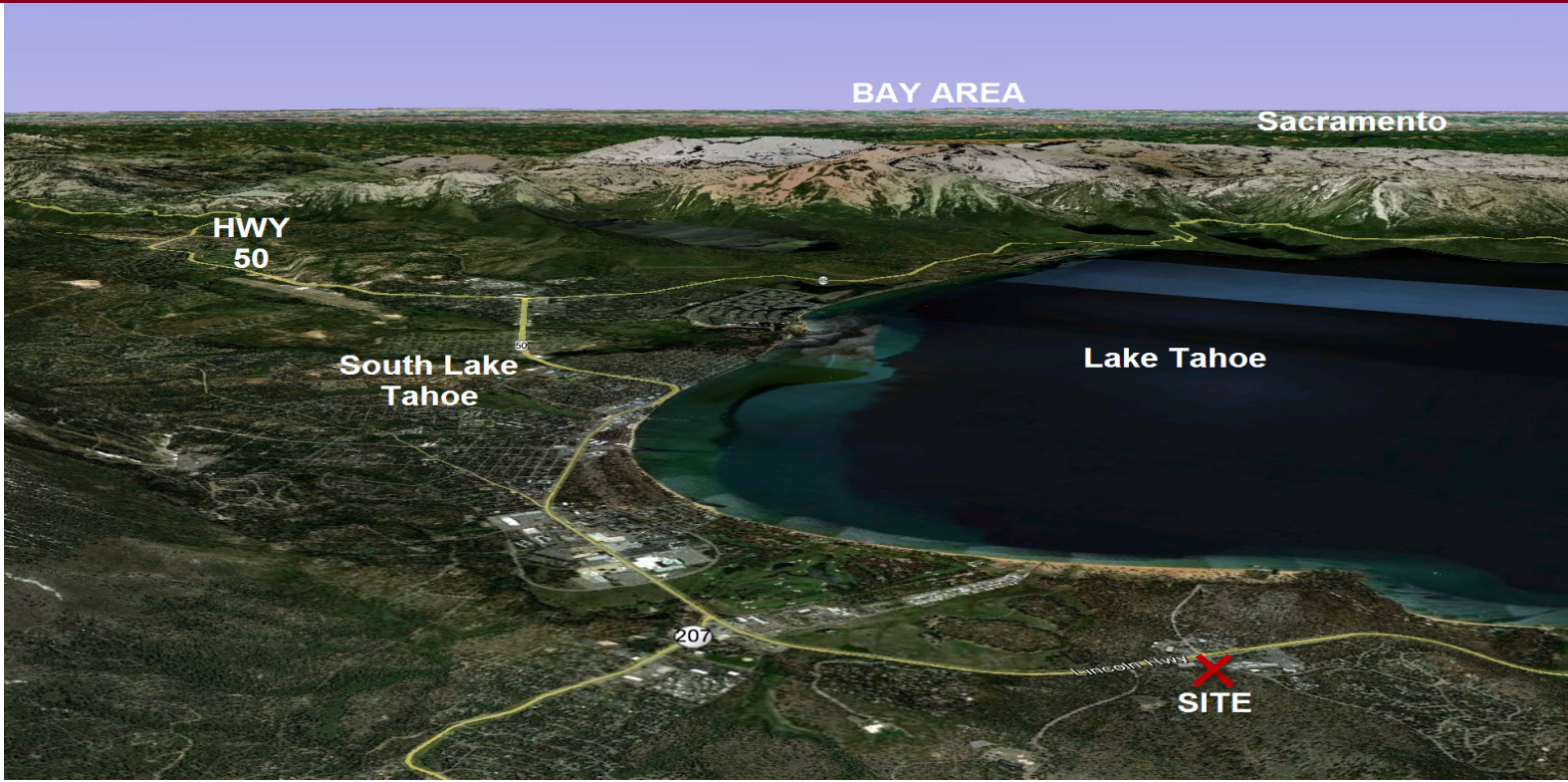


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Pictures

13,000 SF R&D Facility, Zephyr Cove NV



Conference Room



Roof and HVAC

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Pictures

13,000 SF R&D Facility, Zephyr Cove NV



Cubicles



Executive Office

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