

RECEIVED

FD08

March 10, 2025  
STATE OF NEVADA  
DEPARTMENT OF TAXATION



Form 5101SBE

**Nevada State Board of Equalization  
Taxpayer Petition for Appeal from**

**the Decision of the County Board of Equalization**

If you have questions about this form or the appeal process, please call: (775) 884-2160.

Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025

Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type:

**Part A. PROPERTY OWNER AND PETITIONER INFORMATION**

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL <b>D3355 Procyon LLC</b>						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A) <b>James English</b>					TITLE <b>Agent</b>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <b>3730 Cypress Creek Parkway</b>						
CITY <b>Houston</b>	STATE <b>TX</b>	ZIP CODE <b>77068</b>	DAYTIME PHONE <b>2818958669</b>	ALTERNATE PHONE <b>James English@flyshipopt.com</b>		FAX NUMBER

**Part B. PROPERTY OWNER ENTITY DESCRIPTION**

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship
 ☐ Trust
 ☐ Corporation  
☒ Limited Liability Company (LLC)
 ☐ General or Limited Partnership
 ☐ Government or Governmental Agency  
☐ Other, please describe:

The organization described above was formed under the laws of the State of \_\_\_\_\_

The organization described above is a non-profit organization. ☐ Yes ☐ No

**Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A**

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self
 ☐ Trustee of Trust
 ☐ Employee of Property Owner  
☐ Co-owner, partner, managing member
 ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☒ Other, please describe: **Agent**

**Part D. PROPERTY IDENTIFICATION INFORMATION**

**1. Enter Physical Address of Property:**

ADDRESS <b>3355</b>	STREET/ROAD <b>Procyon</b>	CITY (IF APPLICABLE) <b>Las Vegas</b>	COUNTY <b>Clark</b>
------------------------	-------------------------------	--	------------------------

**2. Enter Applicable APN or Account Number from assessment notice or tax bill:**

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER <b>16217101028</b>
--------------------------------	--------------------------------------

**3. Does this appeal involve multiple parcels? Yes ☐ No ☐**

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: \_\_\_\_\_

Multiple parcel list is attached. ☐

**4. Check Property Use Type: ☒**

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input checked="" type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

**5. Check Year and Roll Type of Assessment being appealed: ☒**

<input checked="" type="checkbox"/> 2025-2026 Secured Roll	<input type="checkbox"/> 2024-2025 Unsecured Roll	<input type="checkbox"/> 2024-2025 Supplemental Roll
<input type="checkbox"/> 2025-2026 Centrally-assessed Roll	<input type="checkbox"/> 2024-2025 Net Proceeds Roll	

Other years being appealed: \_\_\_\_\_

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

**Part E. VALUE OF PROPERTY**

Property Type	As established by County Board of Equalization		Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed.	
	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	2127468	744619		
Buildings	5716603	2008612		
Personal Property				
Total	7844073	274426	4036281	

For Clerk Use Only

25-134

Form 5101SBE

### Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☒ NRS 361.360(1), NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed.

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years: the notice of conversion from the assessor was received after July 1 and before December 15 and the appeal was heard by the County Board.

☐ NRS 361.360(1), NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption.

☐ Other reason, please describe: \_\_\_\_\_

### Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

### Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard	County Case Number	Date Heard by County
Clark	00227	2/26/25

### VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

Petitioner Signature: [Signature] Title: VP

Print Name of Signatory: Hassan Diker Date: 3-18-25

### Part I. AUTHORIZATION OF AGENT

Complete this section only if an agent including an attorney has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto, and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

#### Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT		TITLE	
James English		Agent	
AUTHORIZED AGENT COMPANY IF APPLICABLE		EMAIL ADDRESS	
Flagship Property Tax Consultants, LLC		Jenglish@flagshipptc.com	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)			
3730 Cypress Creek Parkway			
CITY	STATE	ZIP CODE	DAYTIME PHONE
Houston	TX	77068	281.895.8663
ALTERNATE PHONE		FAX NUMBER	

Authorized Agent must check each applicable statement and sign below.

☒ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

☒ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature: [Signature] Title: Agent

Print Name of Signatory: James English Date: 3/7/25

**From:** [Commercial Tax Network](#)  
**To:** [State Board Equalization](#)  
**Cc:** [James English](#)  
**Subject:** Nevada Petition for Appeal FD08 Davari  
**Date:** Monday, March 10, 2025 8:45:48 AM  
**Attachments:** [FD08 Petition.pdf](#)  
**Importance:** High

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**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello please see the attached petition for appeal forms for the accounts listed below. Thank you!

**16217101028**

**16209201001**

**16209102003**

**16209102004**

**16208604001**

## **Ayanna Cruz**

Flagship Property Tax Consulting

[Tax-info@propertytax.group](mailto:Tax-info@propertytax.group)

3730 Cypress Creek Pkwy Suite 200

Houston TX 77068

P: 281-897-1119

F: 281-897-0004

# COUNTY RECORD



**State Board of Equalization Records Request  
Preference of Order**

**CLARK COUNTY BOARD OF EQUALIZATION**

**GENERAL INDEX**

**CBOE Case #:** [227](#)  
**SBOE Case #:** [25-134](#)  
**Parcel #:** [162-17-101-028](#)  
**CBOE Hearing Date:** [February 26, 2025](#)  
**Petitioner:** [D 3355 PROCYON L L C](#)  
**Respondent:** [Clark County Assessor](#)

1. Clerk's Certification of Copy
2. Petition for Review of Assessed Valuation
3. Evidence of Mailing Notice of Hearing
4. Notice of Decision
5. Petitioner's Exhibits
6. Assessor's Exhibits
7. Audio and Video Evidence (will be transmitted separately)
8. Minutes (see pertinent pages dated [February 26, 2025](#))

## CERTIFICATION OF COPY

STATE OF NEVADA     )  
                                      )§  
COUNTY OF CLARK    )

I, LYNN MARIE GOYA, the duly qualified and acting Clerk of Clark County, in the State of Nevada, and Ex-Officio Clerk of the Clark County Board of Equalization, do hereby certify that the foregoing is a true, full and correct copy of the original now on file and of record in this office:

**CBOE Case #:**       **227**  
**Hearing Date:**     **February 26, 2025**  
**Parcel #:**         **162-17-101-028**  
**Petitioner:**       **D 3355 PROCYON L L C**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Clark County at my office, Las Vegas, Nevada, May 22, 2025..

  
\_\_\_\_\_  
Lynn Marie Goya, Clark County Clerk

01212025

# 227

FD08-27



## APPEAL FORM # 25-00227

## Clark County Board of Equalization

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply. Please Print or Type:

## Part A. PROPERTY OWNER/PETITIONER INFORMATION (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL

D 3355 PROCYON L L C

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

James English

TITLE

Agent

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

3730 Cypress Creek Pkwy Suite 200

EMAIL ADDRESS

susan@cln.us.com

CITY

Houston

STATE

TX

ZIP CODE

770668

DAYTIME PHONE

281-897-1119

ALTERNATE PHONE

FAX NUMBER

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship☐ Trust☐ Corporation☒ Limited Liability Company (LLC)☐ General or Limited Partnership☐ Government or Governmental Agency☐ Other, please describe:

The organization described above was formed under the laws of the State of

The organization described above is a non-profit organization ☐ Yes ☐ No

## Part C. RELATIONSHIP OF PETITIONER IN PART C TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☐ Additional information may be necessary. Please see instructions.☐ Self☐ Trustee of Trust☐ Employee of Property Owner☐ Co-owner, Partner, Management Member☐ Officer of Company☐ Employee or Officer of Management Company☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property.☒ Other, please describe:

Agent

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS

3355

STREET/ROAD

PROCYON ST

CITY (IF APPLICABLE)

PARADISE

COUNTY

PURCHASE PRICE:

PURCHASE DATE:

## 2. Enter Applicable Assessor Parcel Number or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)

162-17-101-028

ACCOUNT NUMBER

3. Does this appeal involve multiple parcels? Yes ☐ No ☒

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:

Multiple parcel list is attached.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒☐ Vacant Land☐ Residential Property☐ Multi-Family Residential Property☐ Possessory Interest in Real or Personal property☐ Mobile Home (Not on foundation)☒ Commercial Property☐ Agricultural Property☐ Mining Property☐ Industrial Property☐ Personal Property☐ Exemption

## 5. Check Year and Roll Type of Assessment being appealed:

☒ 25-26 Secured Roll

## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	7,844,073	5883054

CBOE APPEAL FORM - Approved by SBOE on 11/20/2015

\* COMPLETE BOTH PAGES OF THIS FORM



01212025

## APPEAL FORM # 25-00227

## Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

## Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)

Value too high based on market inequality

## CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature

Title

Print Name of Owner/Petitioner

Date

## Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

## Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:

Sones Engle

TITLE:

Agent

AUTHORIZED AGENT COMPANY, IF APPLICABLE:

Flagship PT &amp; Co

EMAIL ADDRESS:

sengle@flagshipptc.com

MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)

CITY

Housten

STATE

TX

ZIP CODE

77068

DAYTIME PHONE

281 825 8662

ALTERNATE PHONE

FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

## CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature

Sones Engle

Title

Agent

Print Name of Signatory

Date

11/6/25

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date



## APPEAL FORM # 25-00227

## Clark County Board of Equalization

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply. Please Print or Type:

## Part A. PROPERTY OWNER/PETITIONER INFORMATION (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL D 3355 PROCYON L L C					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) James English				TITLE Agent	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3730 Cypress Creek Pkwy Suite 200				EMAIL ADDRESS susan@ctnus.com	
CITY Houston	STATE TX	ZIP CODE 770668	DAYTIME PHONE 281-897-1119	ALTERNATE PHONE	FAX NUMBER

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☒ Limited Liability Company (LLC)      ☐ General or Limited Partnership      ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_

The organization described above is a non-profit organization ☐ Yes ☐ No

## Part C. RELATIONSHIP OF PETITIONER IN PART C TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☐ Additional information may be necessary. Please see instructions.

- ☐ Self      ☐ Trustee of Trust      ☐ Employee of Property Owner  
☐ Co-owner, Partner, Management Member      ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property.

☒ Other, please describe: \_\_\_\_\_

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 3355	STREET/ROAD PROCYON ST	CITY (IF APPLICABLE) PARADISE	COUNTY
PURCHASE PRICE:		PURCHASE DATE:	

## 2. Enter Applicable Assessor Parcel Number or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 162-17-101-028	ACCOUNT NUMBER
--	----------------

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: \_\_\_\_\_ Multiple parcel list is attached.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Vacant Land                                      | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property     |
| <input type="checkbox"/> Residential Property                             | <input checked="" type="checkbox"/> Commercial Property  | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property                | <input type="checkbox"/> Agricultural Property           | <input type="checkbox"/> Personal Property   |
| <input type="checkbox"/> Possessory Interest in Real or Personal property |  | <input type="checkbox"/> Exemption           |

## 5. Check Year and Roll Type of Assessment being appealed:

<input checked="" type="checkbox"/> 25-26 Secured Roll
--

## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	7,844,073	5883054



# APPEAL FORM # 25-00227

## Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

## Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)


## CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature	Title
Print Name of Owner/Petitioner	Date

## Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

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## Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:		TITLE:			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS:			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

## CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature	Title
Print Name of Signatory	Date
<input type="checkbox"/> I hereby withdraw appeal to the Board of Equalization	
Signature of Owner or Authorized Agent/Attorney	Date

# 227

16217101028

FD08-27

# Clark County Board of Equalization

## Agent Authorization Form

If you have questions about this form or the appeal process, please call: 702-455-3891.

Please Print or Type:

### Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: D3355 PROXYON LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Samantha English				TITLE: Agent	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 3730 Cypress Creek Parkway				EMAIL ADDRESS: Senglish@Hogsh.pptc.com	
CITY: Houston	STATE: TX	ZIP CODE: 77068	DAYTIME PHONE: 281.895.8663	ALTERNATE PHONE:	TAX NUMBER:

### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person: ☒ Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☒ Limited Liability Company (LLC)      ☐ General or Limited Partnership      ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_.

The organization described above is a non-profit organization. ☐ Yes ☐ No

### Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner: ☒

Additional Information may be necessary. Please see instructions.

- ☐ Self      ☐ Trustee of Trust      ☐ Employee of Property Owner  
☐ Co-owner, partner, managing member      ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☒ Other, please describe: Agent

### Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 16217101028	ACCOUNT NUMBER:
--	-----------------

☐ Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

<input checked="" type="checkbox"/> 2025-2026 Secured Roll	<input checked="" type="checkbox"/> 2024-2025 Unsecured Roll	<input checked="" type="checkbox"/> 2024-2025 Supplemental Roll
Other years being appealed:		
Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.		



FD08-27

16217101028

**Part F. AUTHORIZATION OF AGENT**

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of the Petition for appeal.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: James English			TITLE: Agent		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Flagship Property Tax Consulting			EMAIL ADDRESS: tax-info@propertytax.group		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 3730 Cypress Creek Pkwy					
CITY Houston	STATE TX	ZIP CODE 77068	DAYTIME PHONE 281-897-1119	ALTERNATE PHONE	FAX NUMBER

*This authorization expires 12/31/25*  
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title Agent Date 1/7/25

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION**

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized the agent named herein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named herein.

Property Owner / Petitioner Signature \_\_\_\_\_ Title Owner Date 1/8/25  
Print Name of Owner/Petitioner George Davari



#227

FD08-27

16217101028

**Part F. AUTHORIZATION OF AGENT**

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of the Petition for appeal.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: James English			TITLE: Agent		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Flagship Property Tax Consulting			EMAIL ADDRESS: tax-info@propertytax.group		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 3730 Cypress Creek Pkwy					
CITY Houston	STATE TX	ZIP CODE 77068	DAYTIME PHONE 281-897-1119	ALTERNATE PHONE	FAX NUMBER

*This authorization expires 12/31/25*  
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title Agent Date 1/7/25

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION**

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized the agent named herein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named herein.

Property Owner / Petitioner Signature \_\_\_\_\_ Title Owner Date 1/8/25  
George Davari  
Print Name of Owner/Petitioner



**Date: 02/26/2025**

**CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF HEARING**

This is your notification that your Petition for Review to the Clark County Board of Equalization for review of the assessed value has been placed on the Agenda for the meeting of:

<p><b>Date: Wednesday, February 26, 2025</b> <b>Time: 08:00 am</b> <b>Location: Commission Chambers</b> <b>Clark County Government Center</b> <b>500 S Grand Central Pkwy, 1st Floor</b> <b>Case Number: 00227</b> <b>Primary APN/ PPID: 162-17-101-028</b></p>
---

We encourage you to arrive at the above hearing at the scheduled start time. Depending on the length of the agenda, your case may be heard anytime between the start time noted and the completion of the agenda.

**YOUR HEARING DATE HAS BEEN SET, IT CANNOT BE CHANGED.**

**If you have signed a stipulation letter, you are not required to attend your scheduled hearing; however, stipulated values are subject to review and change by the Board of Equalization. Signed withdrawals are not subject to further action by the Board.**

Assessor's data related to your case will be provided to you at the hearing or you may contact the Assessor's Office to check availability prior to the hearing. Please bring this notice in order to receive the documents.

Petitioners requiring a transcript of the hearing must provide and pay for a court reporter. A copy of such transcript must also be provided to the County Clerk and the Secretary of the State Board of Equalization.

The Assessor's Office is located at 500 S. Grand Central Parkway, 2nd Floor.  
If you have any questions, please call 702-455-4997.



200 Lewis Avenue  
P. O. Box 551604  
Las Vegas, NV 89155-1604  
702-671-0500 / 702-382-3611 Fax

# Office of the County Clerk

Lynn Marie Goya  
County Clerk  
Commissioner of Civil Marriages

Carl Bates  
Assistant County Clerk

227/02-26-25

D 3355 PROCYON L L C  
TERRY W. ENGLISH  
3730 CYPRESS CREEK PARKWAY, SUITE 200  
3730 CYPRESS CREEK PARKWAY, SUITE 200  
HOUSTON TX 77068

March 06, 2025

## Re: Petition No. 227

<b>Assessment Year:</b>	2025 - 2026
<b>Parcel #:</b>	162-17-101-028
<b>Multiple Parcels:</b>	No
<b>Hearing Date:</b>	February 26, 2025

This is to notify you that the Clark County Board of Equalization has made the following determination on the petition you have filed on the above-described property:

**Accepted the Assessor's recommendation (for no change in the total taxable value of \$7,844,073) based on the information provided and that it does not exceed full cash value**

If you have any questions, please contact the Clark County Assessor's Office, 500 South Grand Central Parkway, Second Floor, Las Vegas, NV 89106 Phone: (702) 455-3882.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Marie Goya".

Lynn Marie Goya, Clark County Clerk

*Ex-Officio Clerk of:*  
Board of County Commissioners - Clark County Board of Equalization  
Clark County Liquor and Gaming Board - Mt. Charleston Fire Protection District  
Clark County Water Reclamation District Board of Trustees - Clark County Debt Management Commission  
Clark County Redevelopment Agency - University Medical Center of Southern Nevada Board of Trustees

Formal Hearing Date: 02/26/2025 8:00AM

SAME DAY FORMAL

2/26/2025 227 P

Account #: 16217101028

## Flagship Property Tax Consulting

Keymap:

Land SF: 177,289 sf

Effective/Actual Yr Blt: 1963 / 1963

Land Acres: 4.07 acs

Total Imp Size: 24,556

Land-Bldg %: 7.22 :1

## 2024 Appeal Summary

## Assessor Preliminary Detail

Tieback ID: FD08-27 LUC: 4327 Bar/Lounge NBRHD: Exemp: NONE Class:  
Tieback Addr: 3355 PROCYON ST LOT 1 & LOT 2 & PT NW4 NW4 SEC Built/Rmdl: 1963 0 Grade: CDU:  
CAD: Clark

Account Number	Owner Name	LUC	Land Area	Land Value	LandPSF	Imps Size	Imps Value	ImpPSF	Prelim Total	TotalPSF	Hearing
16217101028	D 3355 PROCYON LLC	4327	177,289	\$698,075	\$3.94	24,556	\$7,305,576	\$297.51	\$8,003,651	\$325.93	

Totals	Land Area	Land Value	LandPSF	Imps Size	Imps Value	ImpPSF	Prelim Total	TotalPSF	Prelim Capped	CapPSF
	177,289	\$698,075	\$3.94	24,556	\$7,305,576	\$297.51	\$8,003,651	\$325.93	\$0	\$0.00

Year: 2023	177,289	\$636,024	\$3.59	24,556	\$6,449,385	\$262.64	\$7,085,409	\$288.54
Year: 2022	177,289	\$573,973	\$3.24	24,556	\$5,912,413	\$240.77	\$6,486,386	\$264.15
Year: 2021	177,289	\$1,386,948	\$7.82	24,556	\$4,703,907	\$191.56	\$6,090,855	\$248.04

	Land:	PSF:	Improvements:	PSF:	Total Value:	PSF:			
Preliminary Value:	\$698,075	\$3.94	\$7,305,576	\$297.51	\$8,003,651	\$325.93	\$8,003,651	Sub Qty:	\$6,002,738.25 ✓
Recommended Value:	\$698,075	\$3.94	\$3,338,206	\$135.94	\$4,036,281	\$164.37			
Market Value:					\$0	\$0.00			
Uniform and Equal Value:					\$0	\$0.00			

### Basis Of Appeal:

THERE WERE 3 SALES CLOSE TO THE SUBJECT PROPERTY AFTER ADJUSTMENTS. THE MEDIAN IS 174.97 PSF. ONE SALE OF A NIGHT CLUD CHEEATASOLD WITH 3 TOTAL ACCOUNTS FOR 4,900,000 IN 2019 SALES RATIO IS 37%. JCE 2/19/2021

Land Area	Land Value	LandPSF	Imps Size	Imps Value	ImpPSF	Prelim Total	TotalPSF	Class	Grade	CDU	Built	Nbrhd	KeyMap
177,289 SF	\$698,075	\$3.94	24,556 SF	\$7,305,576	\$297.51	\$8,003,651	\$325.93				1963		

Improved: TSR = Market Value/ Sale Price

Land:

# 3355 Procyon St

subject	Acc number	Address	Land SF	Land Value	Land PSF	Imp SF	Imp Val	Imp	total val	total psf
1	16217101028	3355 Procyon St	177,289	\$698,075	\$3.94	24,556	\$7,305,576	\$297.51	\$8,003,651	\$325.93

Total Land Value	Imp Value	Total Value	\$8,003,651	\$325.93
------------------	-----------	-------------	-------------	----------

		Sales Comps						
Comps	Acc number	Address	Land SF	Imp SF	Sale Price	Total PSF	Sale Date	Year Build
1	13934601015	107-111 S Las Vegas Blvd	22,651	29,793	\$14,634,000	\$491.19	9/39/2023	1939
2	17803411015	445 Marks st	54,450	10,893	\$5,300,000	\$486.55	10/27/2022	1999
3	16107202008	3785 Boulder Hwy	39,204	11,840	\$1,900,000	\$160.47	10/12/2021	1982
4	16216702010	4636 Wynn Rd	49,223	12,240	\$1,411,993	\$115.36	5/28/2024	2007
			Total if %100			50% Intrest		
			Sale 100%			PSF Total		
			\$2,823,986			230,7178		

		2024-2025		U&E Comps					
subject	Acc number	Address	Land SF	Land Value	Land PSF	Imp SF	Imp Val	Imp PSF	Total PSF
1	13934601015	107-111 S Las Vegas Blvd	22,651	\$578,733	\$25.55	29,793	\$2,560,978	\$85.96	\$105.38
2	17803411015	445 Marks st	54,450	\$333,506	\$6.12	10,893	\$2,200,637	\$202.02	\$232.64
3	16107202008	3785 Boulder Hwy	39,204	\$109,771	\$2.80	11,840	\$951,855	\$80.39	\$89.66
4	16216702010	4636 Wynn Rd	49,223	\$206,737	\$4.20	12,240	\$2,617,249	\$213.83	\$230.72

Median Sales Ratio	51.84%
--------------------	--------

2024-2025 Tax Year	
Median Sales Ratio	51.84%
Opinion Of Value	\$4,149,456

		2025-2026		U&E Comps					
subject	Acc number	Address	Land SF	Land Value	Land PSF	Imp SF	Imp Val	Imp PSF	Total PSF
1	13934601015	107-111 S Las Vegas Blvd	22,651	\$606,481	\$26.78	29,793	\$2,585,693	\$86.79	\$107.15
2	17803411015	445 Marks st	54,450	\$333,506	\$6.12	10,893	\$2,117,911	\$194.43	\$225.05
3	16107202008	3785 Boulder Hwy	39,204	\$116,632	\$2.98	11,840	\$920,917	\$77.78	\$87.63
4	16216702010	4636 Wynn Rd	49,223	\$215,351	\$4.38	12,240	\$2,533,438	\$206.98	\$224.57

Median Sales Ratio	50.43%
--------------------	--------

2025-2026 Tax Year	
Median Sales Ratio	50.43%
Opinion Of Value	\$4,036,281

**107-111 S Las Vegas Blvd St**

Las Vegas, NV 89101

**Bar/Nightclub Building of 29,793 SF Sold on 9/29/2023 for \$14,635,000 - Research Complete****buyer****Boston Omaha Asset Management  
c/o Brendan Keating  
3900 S Hualapai Way  
Las Vegas, NV 89147  
(857) 256-0079****seller****Anthony Hsieh  
3540 W Sahara Ave  
Las Vegas, NV 89102  
(702) 373-3570****vital data**

Escrow/Contract:	-	Sale Price:	<b>\$14,635,000</b>
Sale Date:	<b>9/29/2023</b>	Status:	<b>Full Value</b>
Days on Market:	-	Building SF:	<b>29,793 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$491.22</b>
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	<b>22,651</b>	Actual Cap Rate:	-
Acres:	<b>0.52</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$646.10</b>	Pct Down:	-
Year Built, Age:	<b>1939 Age: 84</b>	Doc No:	<b>23100200799</b>
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	<b>0/1000 SF</b>	Corner:	<b>No</b>
FAR:	<b>1.32</b>	Zoning:	<b>T6-UC</b>
Lot Dimensions:	-	No Tenants:	<b>5</b>
Frontage:	<b>175 feet on Fremont Street 140 ...</b>	Percent Improved:	<b>44.7%</b>
Tenancy:	-	Submarket:	<b>Central East Las Vegas Re</b>
Comp ID:	<b>6534598</b>	Map Page:	-
		Parcel No:	<b>139-34-601-015</b>
		Property Type:	<b>Retail</b>

**income expense data****Listing Broker****Logic Commercial Real Estate  
3900 S Hualapai Way  
Las Vegas, NV 89147  
(702) 888-3500  
Cathy Jones, Paul Miachika, Blaze Katz****Buyer Broker****financing**

# Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

PARCEL NO.

139-34-601-015

OWNER AND MAILING ADDRESS

B O R E HIRSCH L L C

6140 BRENT THURMAN WAY STE 140

LAS VEGAS

NV 89148

LOCATION ADDRESS

505 FREMONT ST

CITY/UNINCORPORATED TOWN

LAS VEGAS

ASSESSOR DESCRIPTION

PT SW4 NE4 SEC 34 20 61

RECORDED DOCUMENT NO.

\* 20231002-00799

RECORDED DATE

OCT 2 2023

VESTING

NS

COMMENTS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

## ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

203

APPRAISAL YEAR

2024

FISCAL YEAR

2025-26

SUPPLEMENTAL IMPROVEMENT VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

## REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2024-25

2025-26

LAND

578733

606481

IMPROVEMENTS

520165
510780
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
1,098,899
1,117,261
TAXABLE LAND + IMP (SUBTOTAL)
3,139,711
3,192,174
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
1,098,899
1,117,261
TOTAL TAXABLE VALUE
3,139,711
3,192,174

[Click here for Treasurer Information regarding real property taxes.](#)


[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
0.52 ACRES
ORIGINAL CONST. YEAR
1952
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
14635000
10/2023
R - RECORDED VALUE
LAND USE
40.360 - GENERAL COMMERCIAL, RESTAURANTS AND COCKTAIL LOUNGES
DWELLING UNITS
0

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
CASITA SQ. FT.
ADDN/CONV
2ND FLOOR SQ. FT.
CARPORT SQ. FT.
POOL
NO
3RD FLOOR SQ. FT.
STYLE
COCKTAIL LOUNGE
SPA
NO



UNFINISHED BASEMENT SQ. FT. 0 BEDROOMS 0 TYPE OF CONSTRUCTION
FINISHED BASEMENT SQ. FT. 0 BATHROOMS 0 ROOF TYPE
BASEMENT GARAGE SQ. FT. 0 FIREPLACE 0
TOTAL GARAGE SQ. FT. 0

ASSESSOR MAP VIEWING GUIDELINES  MAP 139346
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated herein.

**445 Marks St**

Henderson, NV 89014

**Bar/Nightclub Building of 10,893 SF Sold on 10/27/2022 for \$5,300,000 - Research Complete****buyer****David Shapiro Chiropractic  
c/o David Shapiro  
8019 Echo Cliff Ln  
Las Vegas, NV 89129  
(310) 853-1554****seller****Jonathan Fine  
7120 Rafael Ridge Way  
Las Vegas, NV 89119  
(702) 497-7081****vital data**

Escrow/Contract: -  
Sale Date: 10/27/2022  
Days on Market: 1,227 days  
Exchange: No  
Conditions: Sale Leaseback  
Land Area SF: 54,450  
Acres: 1.25  
\$/SF Land Gross: \$97.34  
Year Built, Age: 1999 Age: 23  
Parking Spaces: 65  
Parking Ratio: 10/1000 SF  
FAR: 0.20  
Lot Dimensions: -  
Frontage: 290 feet on Marks 160 feet on ...  
Tenancy: Single  
Comp ID: 6194132

Sale Price: \$5,300,000  
Status: Confirmed  
Building SF: 10,893 SF  
Price/SF: \$486.55  
Pro Forma Cap Rate: 6.54%  
Actual Cap Rate: -  
Down Pmnt: \$1,760,000  
Pct Down: 33.2%  
Doc No: 22102702235  
Trans Tax: -  
Corner: No  
Zoning: CC  
No Tenants: 1  
Percent Improved: 57.5%  
Submarket: Southeast Las Vegas Ret  
Map Page: -  
Parcel No: 178-03-411-015  
Property Type: Retail

**income expense data****Listing Broker****ROI Commercial Real Estate, Inc.  
9121 W Russell Rd  
Las Vegas, NV 89148  
(702) 363-3100  
Jim Hill****Buyer Broker****financing****1st One Nevada Credit Union  
Bal/Pmt: \$3,540,000****prior sale**

Date/Doc No: 4/29/2016  
Sale Price: \$2,300,000  
CompID: 3583817



Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.

178-03-411-015

OWNER AND MAILING ADDRESS

445 MARKS ST L L C

C/O D A SHAPIRO

8019 ECHO CLIFF LN

LAS VEGAS

NV 89129

LOCATION ADDRESS

445 MARKS ST

CITY/UNINCORPORATED TOWN

HENDERSON

ASSESSOR DESCRIPTION

HENDERSON COMMERCE CENTER AMD

PLAT BOOK 65 PAGE 26

PT LOT 1

RECORDED DOCUMENT NO.

\* 20221027-02235

RECORDED DATE

OCT 27 2022

VESTING

NS

COMMENTS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

505

APPRAISAL YEAR

2024

FISCAL YEAR

2025-26

SUPPLEMENTAL IMPROVEMENT VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2024-25

2025-26

LAND

333506

333506

IMPROVEMENTS

553444
524489
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
886,950
857,996
TAXABLE LAND + IMP (SUBTOTAL)
2,534,143
2,451,417
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
886,950
857,996
TOTAL TAXABLE VALUE
2,534,143
2,451,417

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
1.25 ACRES
ORIGINAL CONST. YEAR
1999
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
5300000
10/2022
R - RECORDED VALUE
LAND USE
40.360 - GENERAL COMMERCIAL. RESTAURANTS AND COCKTAIL LOUNGES
DWELLING UNITS
1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
CASITA SQ. FT.
ADDN/CONV
2ND FLOOR SQ. FT.
CARPORT SQ. FT.
POOL
NO
3RD FLOOR SQ. FT.
STYLE
BAR/TAVERN
SPA
NO

UNFINISHED BASEMENT SQ. FT.

0

BEDROOMS

0

TYPE OF CONSTRUCTION

FINISHED BASEMENT SQ. FT.

0

BATHROOMS

0

ROOF TYPE

BASEMENT GARAGE SQ. FT.

0

FIREPLACE

0

TOTAL GARAGE SQ. FT.

0

#### ASSESSOR MAP VIEWING GUIDELINES

MAP

178034

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.



Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

**3785 Boulder Hwy**

Las Vegas, NV 89121

**Bar/Nightclub Building of 11,840 SF Sold on 10/12/2021 for \$1,900,000 - Research Complete****buyer****Steven Lu**  
20987 Fairwoods Ct  
Cupertino, CA 95014  
(408) 667-9628**seller****Roger Croteau & Associates, LTD.**  
9120 W Post Rd  
Las Vegas, NV 89148  
(702) 254-7775**vital data**

Escrow/Contract: -  
Sale Date: **10/12/2021**  
Days on Market: -  
Exchange: **No**  
Conditions: -  
Land Area SF: **39,204**  
Acres: **0.9**  
\$/SF Land Gross: **\$48.46**  
Year Built, Age: **1982 Age: 39**  
Parking Spaces: **74**  
Parking Ratio: **6.11/1000 SF**  
FAR: **0.30**  
Lot Dimensions: -  
Frontage: **170 feet on Boulder Hwy 140 ...**  
Tenancy: **Multi**  
Comp ID: **5730982**

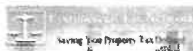
Sale Price: **\$1,900,000**  
Status: **Confirmed**  
Building SF: **11,840 SF**  
Price/SF: **\$160.47**  
Pro Forma Cap Rate: -  
Actual Cap Rate: -  
Down Pmnt: **\$900,000**  
Pct Down: **47.4%**  
Doc No: **21101202373**  
Trans Tax: -  
Corner: **No**  
Zoning: **M-1, County**  
No Tenants: **1**  
Percent Improved: **70.5%**  
Submarket: **Central East Las Vegas Re**  
Map Page: **Front Boys 47-7A43**  
Parcel No: **161-07-202-008**  
Property Type: **Retail**

**income expense data**

<b>Expenses</b>	- Taxes	<b>\$24,150</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$24,150</b>

**Listing Broker****The Ribeiro Companies**  
195 E Reno Ave  
Las Vegas, NV 89119  
(702) 798-1133  
Dan Laliberte**Buyer Broker****financing****1st Private Lender**  
Bal/Pmt: **\$1,000,000****prior sale**

Date/Doc No: **7/29/2004**  
Sale Price: **\$2,700,000**  
CompID: **961607**



Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.

161-07-202-008

OWNER AND MAILING ADDRESS

LU FAMILY COMPANY L L C  
3696 FERNDAL COVE DR  
LAS VEGAS  
NV 89129

LOCATION ADDRESS

3785 BOULDER HWY

CITY/UNINCORPORATED TOWN

SUNRISE MANOR

ASSESSOR DESCRIPTION

PT S2 N2 SEC 07 21 62

RECORDED DOCUMENT NO.

\* 20211012.02373

RECORDED DATE

OCT 12 2021

VESTING

NS

COMMENTS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

340

APPRAISAL YEAR

2024

FISCAL YEAR

2025-26

SUPPLEMENTAL IMPROVEMENT VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2024-25

2025-26

LAND

109771

116632

IMPROVEMENTS

261798
246510
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
371,569
363,142
TAXABLE LAND + IMP (SUBTOTAL)
1,061,626
1,037,549
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
371,569
363,142
TOTAL TAXABLE VALUE
1,061,626
1,037,549

[Click here for Treasurer Information regarding real property taxes.](#)


[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
0.90 ACRES
ORIGINAL CONST. YEAR
1982
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
1900000
10/2021
F - FORECLOSURE
LAND USE
40.360 - GENERAL COMMERCIAL. RESTAURANTS AND COCKTAIL LOUNGES
DWELLING UNITS
1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
CASITA SQ. FT.
ADDN/CONV
2ND FLOOR SQ. FT.
CARPORT SQ. FT.
POOL
NO
3RD FLOOR SQ. FT.
STYLE
COCKTAIL LOUNGE
SPA
NO



UNFINISHED BASEMENT SQ. FT. 0 BEDROOMS 0 TYPE OF CONSTRUCTION
FINISHED BASEMENT SQ. FT. 0 BATHROOMS 0 ROOF TYPE
BASEMENT GARAGE SQ. FT. 0 FIREPLACE 0
TOTAL GARAGE SQ. FT. 0

ASSESSOR MAP VIEWING GUIDELINES  MAP 151072
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

**4636 Wynn Rd**

Las Vegas, NV 89103

**Bar/Nightclub Building of 12,240 SF Sold on 5/28/2024 for \$1,411,993**

buyer

**Gurdev Kular  
955 Temple View Dr  
Las Vegas, NV 89110**

seller

**Calvin Hollins  
c/o Alison Merrill  
22 Graymoor Ln  
Olympia Fields, IL 60461  
(312) 907-5467****vital data**

Escrow/Contract:	-	Sale Price:	<b>\$1,411,993</b>
Sale Date:	<b>5/28/2024</b>	Status:	<b>Confirmed</b>
Days on Market:	-	Building SF:	<b>12,240 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$230.72</b>
Conditions:	<b>Partial Interest Transfer ...</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>49,223</b>	Actual Cap Rate:	-
Acres:	<b>1.13</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$57.37</b>	Pct Down:	-
Year Built, Age:	<b>2007 Age: 17</b>	Doc No:	<b>24052802249</b>
Parking Spaces:	<b>126</b>	Trans Tax:	-
Parking Ratio:	<b>9.68/1000 SF</b>	Corner:	<b>No</b>
FAR:	<b>0.25</b>	Zoning:	<b>IL</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	<b>69 feet on Wynn Rd (with 2 curb ...</b>	Percent Improved:	<b>79.1%</b>
Tenancy:	<b>Single</b>	Submarket:	<b>Central West Las Vegas Re</b>
Comp ID:	<b>6748219</b>	Map Page:	<b>Front Boys 56-6B52</b>
		Parcel No:	<b>162-19-702-010</b>
		Property Type:	<b>Retail</b>

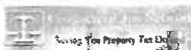
50%  
ownership

**income expense data**

Expenses	- Taxes	<b>\$21,828</b>
	- Operating Expenses	
	Total Expenses	<b>\$21,828</b>

**Listing Broker****No Listing Broker on Deal****Buyer Broker****No Buyer Broker on Deal****financing****prior sale**

Date/Doc No:	<b>5/7/2021 (21050702438)</b>
Sale Price:	<b>\$3,500,000</b>
CompID:	<b>5494958</b>



**4636 Wynn Rd**

Las Vegas, NV 89103

**Bar/Nightclub Building of 12,240 SF Sold on 5/7/2021 for \$3,500,000 - Research Complete****buyer**

**Calvin Hollins**  
**22 Graymoor Ln**  
**Olympia Fields, IL 60461**  
**(312) 907-5467**

**seller**

**Vista Realty Inc**  
**8215 S Eastern Ave**  
**Las Vegas, NV 89123**  
**(702) 798-7970**

**vital data**

Escrow/Contract:	-	Sale Price:	<b>\$3,500,000</b>
Sale Date:	<b>5/7/2021</b>	Status:	<b>Confirmed</b>
Days on Market:	<b>410 days</b>	Building SF:	<b>12,240 SF</b>
Exchange:	<b>No</b>	Price/SF:	<b>\$285.95</b>
Conditions:	<b>High Vacancy Property</b>	Pro Forma Cap Rate:	-
Land Area SF:	<b>49,223</b>	Actual Cap Rate:	-
Acres:	<b>1.13</b>	Down Pmnt:	-
\$/SF Land Gross:	<b>\$71.11</b>	Pct Down:	-
Year Built, Age:	<b>2007 Age: 14</b>	Doc No:	<b>21050702438</b>
Parking Spaces:	<b>126</b>	Trans Tax:	-
Parking Ratio:	<b>9.68/1000 SF</b>	Corner:	<b>No</b>
FAR:	<b>0.25</b>	Zoning:	<b>IL</b>
Lot Dimensions:	-	No Tenants:	<b>1</b>
Frontage:	<b>69 feet on Wynn Rd (with 2 curb ...</b>	Percent Improved:	<b>79.1%</b>
Tenancy:	<b>Single</b>	Submarket:	<b>Central West Las Vegas Re</b>
Comp ID:	<b>5494958</b>	Map Page:	<b>Front Boys 56-6B52</b>
		Parcel No:	<b>162-19-702-010</b>
		Property Type:	<b>Retail</b>

**income expense data**

<b>Expenses</b>	<b>- Taxes</b>	<b>\$21,828</b>
	<b>- Operating Expenses</b>	
	<b>Total Expenses</b>	<b>\$21,828</b>

**Listing Broker**

**ROI Commercial Real Estate, Inc.**  
**9121 W Russell Rd**  
**Las Vegas, NV 89148**  
**(702) 363-3100**  
**Robin Civish, Todd Boyer**

**Buyer Broker**

**Capital Commercial LLC**  
**2551 N Green Valley Pky**  
**Henderson, NV 89014**  
**(702) 612-3797**  
**Alison Merrill**

**financing****prior sale**

Date/Doc No:	<b>6/21/2016</b>
Sale Price:	<b>\$23,696</b>
CompID:	<b>3676408</b>



# Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

## GENERAL INFORMATION

PARCEL NO.

162-19-702-010

OWNER AND MAILING ADDRESS

G S K WYNN ROAD L L C

955 TEMPLE VIEW DR

LAS VEGAS

NV 89110

LOCATION ADDRESS

4636 WYNN RD

CITY/UNINCORPORATED TOWN

PARADISE

ASSESSOR DESCRIPTION

PT NE4 SE4 SEC 19 21 61

RECORDED DOCUMENT NO.

\* 2024110601263

RECORDED DATE

NOV 6 2024

VESTING

NS

COMMENTS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

## ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

470

APPRAISAL YEAR

2024

FISCAL YEAR

2025-26

SUPPLEMENTAL IMPROVEMENT VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

## REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2024-25

2025-26

LAND

206737

215351

IMPROVEMENTS

781659
746725
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
988,395
962,076
TAXABLE LAND + IMP (SUBTOTAL)
2,823,986
2,748,789
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
988,395
962,076
TOTAL TAXABLE VALUE
2,823,986
2,748,789


[Click here for Treasurer Information](#) regarding real property taxes.

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
1.13 ACRES
ORIGINAL CONST. YEAR
2007
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
1412000
10/2024
P - PART OR PERCENTAGE
LAND USE
40.360 - GENERAL COMMERCIAL, RESTAURANTS AND COCKTAIL LOUNGES
DWELLING UNITS
1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
CASITA SQ. FT.
ADDN/CONV
2ND FLOOR SQ. FT.
CARPORT SQ. FT.
POOL
NO
3RD FLOOR SQ. FT.
STYLE
COCKTAIL LOUNGE
SPA
NO

UNFINISHED BASEMENT SQ. FT. 0 BEDROOMS 0 TYPE OF CONSTRUCTION
FINISHED BASEMENT SQ. FT. 0 BATHROOMS 0 ROOF TYPE
BASEMENT GARAGE SQ. FT. 0 FIREPLACE 0
TOTAL GARAGE SQ. FT. 0

ASSESSOR MAP VIEWING GUIDELINES  MAP 162197
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# CLARK COUNTY BOARD OF EQUALIZATION

Case # 227

Assessor Information

## 00227

**Mailing Address:** 8222 ANTOINE DR # 100

Appeal #: 00227

HOUSTON TX 77088-2515

Neighborhood Code: 1314.14

Legal Description: PARCEL MAP FILE 53 PAGE 23  
LOT 1



Totals for all Parcels							
	2023-2024		2024-2025		2025-2026		
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
	Land Value	636,024	1,817,212	698,075	1,994,501	744,614	2,127,468
	Improvement Value	1,843,869	5,268,196	2,103,202	6,009,150	2,000,812	5,716,605
	Supplemental Value	0	0	0	0	0	0
Total	2,479,893	7,085,408	2,801,278	8,003,651	2,745,426	7,844,073	





togetherforbetter

# OFFICE OF THE COUNTY ASSESSOR

**BRIANA JOHNSON**  
**Clark County Assessor**  
(702) 455-4997 • Fax: (702) 455-0191  
www.clarkcountynv.gov/assessor

Mary Ann, Weidner Deputy Director of Assessment Services

## Withdrawal of Appeal from the Board of Equalization

02/18/2025  
D 3355 PROCYON L L C  
8222 ANTOINE DR # 100  
HOUSTON, TX 77088-2515

RE:            Appeal No.        227  
                 Parcel No(s).      162-17-101-028  
                 Parcel Count.     1

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opinion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

<b>Fiscal Year:</b>	<b>2025-2026</b>
Land	\$2,127,468
Improvements	\$5,716,605
Supplemental	\$0
<b>Total Taxable Value</b>	<b>\$7,844,073</b>

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to troy.campa@clarkcountynv.gov or FAX to 702-380-9652.

Sincerely,

Troy Campa

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X \_\_\_\_\_  
Signature of owner or authorized agent

DATE \_\_\_\_\_



# CLARK COUNTY BOARD OF EQUALIZATION

ASSESSOR RECOMMENDS HOLDING  
CURRENT TAXABLE VALUE  
PENDING ANALYSIS TO FOLLOW



ADDENDUM TO FOLLOW



# CLARK COUNTY BOARD OF EQUALIZATION

Case # 227

Addendum

## Case Summary 00227

Owner: D 3355 PROCYON L L C Parcel Number: 162-17-101-028

Mailing Address: 8222 ANTOINE DR # 100 Appeal #: 00227

Fiscal Year #: 2025-2026 Secured

HOUSTON TX 77088-2515 BOE Date #: 02/26/2025 08:00 am Commission Chambers

Appraiser: Troy Campa

Land Use Code: 40.360

Neighborhood Code: 1314.14

Situs: 3355 PROCYON ST PARADISE Total Acres: 4.0700

Legal Description: PARCEL MAP FILE 53 PAGE 23  
LOT 1



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	636,024	1,817,212	698,075	1,994,501	744,614	2,127,468
Improvement Value	1,843,869	5,268,196	2,103,202	6,009,150	2,000,812	5,716,605
Supplemental Value	0	0	0	0	0	0
Total	2,479,893	7,085,408	2,801,278	8,003,651	2,745,426	7,844,073

FD08-27



## APPEAL FORM # 25-00227

## Clark County Board of Equalization

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply. Please Print or Type:

## Part A. PROPERTY OWNER/PETITIONER INFORMATION (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL D 3355 PROCYON L L C					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) James English				TITLE Agent	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3730 Cypress Creek Pkwy Suite 200				EMAIL ADDRESS susan@ctnus.com	
CITY Houston	STATE TX	ZIP CODE 770668	DAYTIME PHONE 281-897-1119	ALTERNATE PHONE	FAX NUMBER

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☒ Limited Liability Company (LLC)      ☐ General or Limited Partnership      ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_

The organization described above is a non-profit organization ☐ Yes ☐ No

## Part C. RELATIONSHIP OF PETITIONER IN PART C TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☐ Additional information may be necessary. Please see instructions.

- ☐ Self      ☐ Trustee of Trust      ☐ Employee of Property Owner  
☐ Co-owner, Partner, Management Member      ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property.

☒ Other, please describe: \_\_\_\_\_

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 3355	STREET/ROAD PROCYON ST	CITY (IF APPLICABLE) PARADISE	COUNTY
PURCHASE PRICE:		PURCHASE DATE:	

## 2. Enter Applicable Assessor Parcel Number or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 162-17-101-028	ACCOUNT NUMBER
--	----------------

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: \_\_\_\_\_ Multiple parcel list is attached.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Vacant Land                                      | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property     |
| <input type="checkbox"/> Residential Property                             | <input checked="" type="checkbox"/> Commercial Property  | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property                | <input type="checkbox"/> Agricultural Property           | <input type="checkbox"/> Personal Property   |
| <input type="checkbox"/> Possessory Interest in Real or Personal property |  | <input type="checkbox"/> Exemption           |

## 5. Check Year and Roll Type of Assessment being appealed:

<input checked="" type="checkbox"/> 25-26 Secured Roll
--

## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	7,844,073	5883054

CBOE APPEAL FORM - Approved by SBOE on 11/26/2015

7 COMPLETE BOTH PAGES OF THIS FORM



# APPEAL FORM # 25-00227

## Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

## Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)


## CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature \_\_\_\_\_

Title \_\_\_\_\_

Print Name of Owner/Petitioner \_\_\_\_\_

Date \_\_\_\_\_

## Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

## Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

## CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature \_\_\_\_\_

Title \_\_\_\_\_

Print Name of Signatory \_\_\_\_\_

Date \_\_\_\_\_

- ☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_

Date \_\_\_\_\_



# CLARK COUNTY BOARD OF EQUALIZATION

Case # 227

Assessor Information

**CAPITALIZATION**  
**Commercial-Industrial**  
**BOE Analysis**



<b>Owner:</b>	D 3355 Procyon L L C
<b>Situs:</b>	3355 Procyon St, Paradise
<b>Neighborhood:</b>	1314.14
<b>Appraiser:</b>	Troy Campa

<b>Primary Parcel:</b>	<b>162-17-101-028</b>
<b>Number of Parcels:</b>	<b>1</b>
<b>Fiscal Year:</b>	<b>2025-2026</b>
<b>Appeal Number:</b>	<b>227</b>
<b>BOE Date:</b>	<b>02/26/2025</b>

**Assessment Information (Taxable Value):**

Fiscal Year:	2023-2024	2024-2025	2025-2026	Recommended:
Land:	\$1,817,212	\$1,994,501	\$2,127,468	\$2,127,468
Improvements:	\$5,268,196	\$6,009,150	\$5,716,605	\$5,716,605
Supplemental:	\$0	\$0	\$0	\$0
Total:	\$7,085,408	\$8,003,651	\$7,844,073	\$7,844,073

### Salient Facts

**Site Acreage:** 4.07 **Gross Square Feet:** 28,156 **Year Built:** 1982

**Property Description:**

The subject is a Gentleman's Club which has operated under several names, including Masque Nightclub, Embassy Night Club and Jaguars Gentleman's Club. It is located approximately 1 mile west of the Las Vegas Strip, at the SWC of Desert Inn Road and Procyon Street. The subject is comprised of a 2-story club building containing 24,556 SF, and a 3,600 SF storage/warehouse building. The subject last sold in 2012 for \$10,600,000. It is currently listed for sale for \$15,500,000, or \$551/SF. The Assessor recommends no change to the taxable value of \$7,844,073, or \$278.59/SF.

Description	Net Rentable Area / GLA	Monthly Rent Per SF	Annual PGI
Adult Club	24,556	\$3.00	\$884,016
Warehouse/storage	3,600	\$0.25	\$10,800
			\$0
			\$0
			\$0
			\$0
			\$0
			\$0
<b>Totals:</b>	28,156	\$2.65	\$894,816
	<b>Override PGI:</b>	\$0.00	

## Income Analysis

Potential Gross Income				\$894,816	
Vacancy/Rent Loss			10.0%	\$89,482	
Other Income	\$ or %			\$0	
Effective Gross Income				\$805,334	
Expenses	%	7.0	\$ per NRA/GLA \$2.00	\$56,373	
Net Operating Income(NOI)				\$748,961	
Capitalization Rate:				8.00%	
Indicated Value By Income Method				\$9,362,012	
Less FF&E Estimate		Override FF&E		\$0	
Total Real Property Value				\$9,362,012	
Indicated Value Per SF:	\$332.51	Imputed Value Per SF:	\$278.59	Imputed Cap Rate:	9.55%

### Override Values

Land      Imp      Supp

## Comments:

Although requested, no financial information was provided by the appellant. A rental chart, maps and information was prepared. Comp 1 is a listing of Peppermint Hippo, a NNN leased gentleman's club. The rental rate is derived from the NNN NOI as reported. Comp 2 is a vacant adult club. The asking rental rate is \$3.50/SF. The remaining comparables are restaurant/taverns in proximity to the Strip. They formed a tight range of \$3.30-\$3.75. A rental rate of \$3.00, which is towards the low end of the range is applied. A nominal rate of \$0.25/SF was applied to the warehouse/storage building which appeared in the past to be used for limos, busses, storage. Although a NNN basis is assumed, an amount of 7% is allocated for reserves and any expenses which may not be recaptured.

A survey of restaurants and taverns which sold since 2023 and reported cap rates was prepared. These ranged from 5% to 7% with an average of 6%. Two of the comparable sales shown in the sales chart, both gentleman's clubs, indicated a cap rate of 8%. This is the rate applied. The income approach supports the taxable value.

A chart of 9 comparable listings and sales was prepared. Six of these are gentlemen's clubs. The other 3 are nightclubs or restaurants. These had an average listing/sales price/SF of \$541 and a median of \$551/SF, and support the subject's taxable value of \$278.59/SF. Again, the subject is currently listed as a adult club/nightclub for \$551/SF. The Assessor recommends no change to the taxable value of \$7,844,073. \$278.59/SF.

*This capitalization summary is to determine if the Assessor's Taxable Value exceeds market Value, not as an estimate to assess the property initially. Therefore, property taxes are appropriately dealt with as an expense, not an addition to the capitalization rate.*



CASE 227 2025-2026

Comparable Leased Properties - Commercial Adult Use Club

Subject:

No.	Parcel Number	Property Address	Submarket	Eff. Year	Bldg. SF	Space Use	Lease Sign Date	Expense Basis	Avg. Rent/SF/Mo	Tenant	Comments
5	162-17-101-028	3355 PROCYON ST	Central West	2001	28,156	Entertainment	N/Av.	N/Av.	N/Av.	Masque Nightclub	Former Masque/Embassy/Jaguars Gentleman's club

Comparable Properties:

No.	Parcel Number	Property Address	Submarket	Eff. Year	Bldg. SF	Space Use	Lease Sign Date	Expense Basis	Rate/SF/Mo	Tenant	Comments
1	162-03-210-090	1531 LAS VEGAS BLVD	Central East	1989	29,554	Entertainment	2023	NNN	\$4.06	Peppermint Hippo	Gentleman's Club. Rent rate based on reported NOI of \$1,440,000.
2	162-19-702-010	4636 WYNN RD	Central West	2007	12,406	Entertainment	Asking	NNN	\$3.50	Vacant	Former Iconic/Wet/Jaguars adult club.
3	162-15-302-009	3824 PARADISE RD	Central East	1976	11,269	Entertainment	Mar 2023	NNN	\$3.25	EKO Karaoke	Paradise and Sands. Resort corridor.
4	162-16-811-012	335 HUGHES CENTER DR	Central East	1998	10,346	Entertainment	May 2022	NNN	\$3.61	Firefly on Flamingo	Flamingo and Paradise. Resort corridor.
5	162-16-811-018	3987 PARADISE RD	Central East	1998	12,635	Entertainment	Asking	NNN	\$3.50	Vacant	Gorden Biersch site. Resort corridor.
6	162-03-110-040	200 CHARLESTON BLVD	Downtown	1991	5,962	Retail	Mar 2024	NNN	\$3.30	Health for Life	Dispensary
7	162-18-210-001	4601 SPRING MOUNTAIN RD	Central West	1990	5,162	Entertainment	Aug 2022	NNN	\$3.75	Joyful House	Spring Mtn., west of Arville. Restaurant.

Summary	Rate/SF/Mo
LOW	\$3.25
HIGH	\$4.06
MEDIAN	\$3.50

# Clark County Assessor's Office



Case #: 00227  
D 3355 PROCYON L L C  
3355 PROCYON ST  
Subject(s):  
S. 162-17-101-028

Comparable(s):  
1. 162-03-210-090  
2. 162-19-702-010  
3. 162-15-302-009  
4. 162-16-811-012  
5. 162-16-811-018  
6. 162-03-110-040  
7. 162-18-210-001

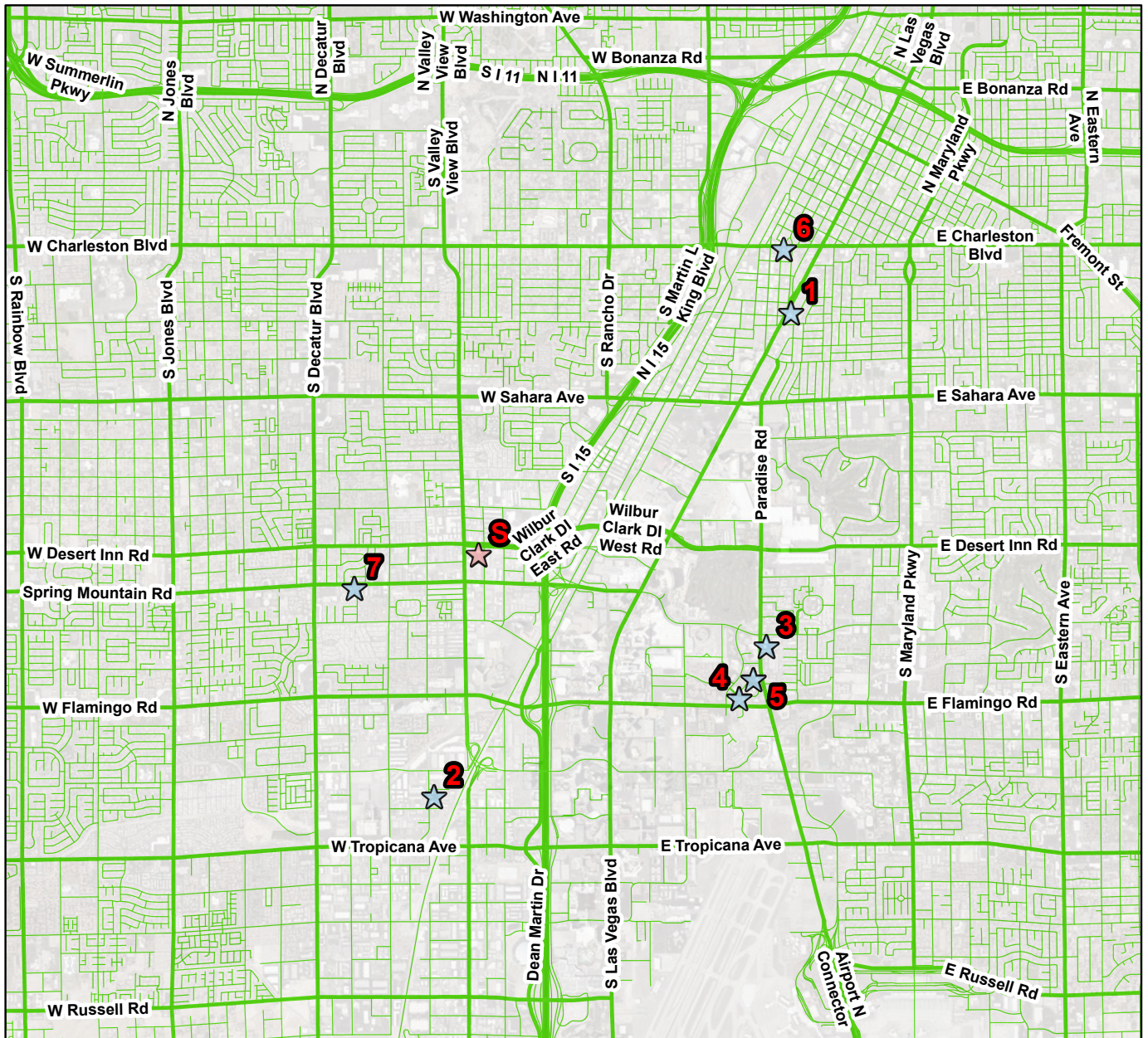
1:60,000  
Date: 2/20/2025

Comparable Rent Map


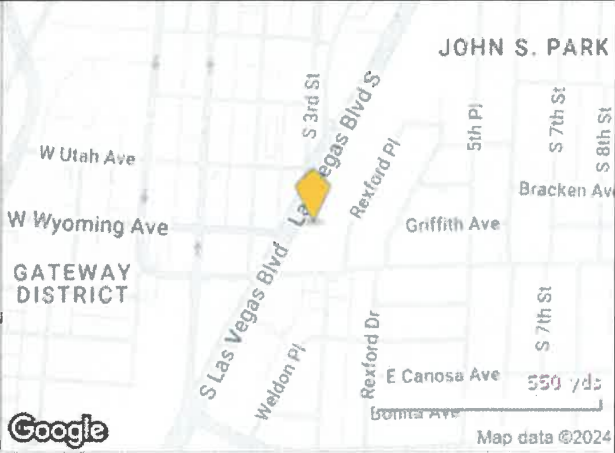
Legend

★ Subject

★ Comparable



Vicinity Map

<b>1</b>	<b>1531 S Las Vegas Blvd</b> <b>Las Vegas, NV 89104</b> 27,000 SF Retail Bar/Nightclub Building Built in 1974 Property is for sale at \$18,000,000 (\$666.67/SF)	FOR SALE		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  </div> <div style="width: 50%;">  </div> </div>				
Sale Contacts				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> <b>Sales Co: SRS National Net Lease</b>                       610 Newport Center Dr                      Newport Beach, CA 92660                       (949) 698-1100                 </td> <td style="width: 50%;"> <b>Sales Contact 1: Patrick R. Luther</b>                      (949) 698-1115                 </td> </tr> </table>			<b>Sales Co: SRS National Net Lease</b>  610 Newport Center Dr Newport Beach, CA 92660  (949) 698-1100	<b>Sales Contact 1: Patrick R. Luther</b> (949) 698-1115
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For Sale Data				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> <b>Asking Price: \$18,000,000</b>  <b>Price/SF: \$666.67</b>  <b>Days on Market: 167</b>  <b>Sale Status: Active</b>  <b>Actual Cap Rate: -</b>  <b>Percent Leased: 100.0%</b>  <b>Tenancy: Single</b>   <b>Parcel No: 162-03-210-090</b> </td> <td style="width: 50%;"> <b>Sale Type: Investment</b>  <b>Bldg Status: Built in 1974</b>  <b>GLA: 27,000 SF</b>  <b>Sale Conditions: Investment Triple Net</b> </td> </tr> </table>			<b>Asking Price: \$18,000,000</b> <b>Price/SF: \$666.67</b> <b>Days on Market: 167</b> <b>Sale Status: Active</b> <b>Actual Cap Rate: -</b> <b>Percent Leased: 100.0%</b> <b>Tenancy: Single</b>  <b>Parcel No: 162-03-210-090</b>	<b>Sale Type: Investment</b> <b>Bldg Status: Built in 1974</b> <b>GLA: 27,000 SF</b> <b>Sale Conditions: Investment Triple Net</b>
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Transaction Notes				
<p>SRS Real Estate Partners, LLC is pleased to offer the opportunity to acquire the fee simple interest (land &amp; building ownership) in an absolute NNN, recently remodeled, freestanding, Peppermint Hippo investment property located along the world famous Las Vegas Strip. The tenant recently executed a brand new 15-year lease, with options to extend, demonstrating their commitment to the site. The lease will feature 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. Additionally, the tenant currently has two sub-tenants in-place (Boston Pizza Vegas &amp; AT&amp;T Cell Tower) and has an offer to sublease the 2nd Floor space for a nightclub or comedy use with a separate entrance, this additional income for the tenant helps offset the master lease rent and provides for a lower occupancy cost (Contact Agent / See Page 7 for Details). Peppermint Hippo is a premier entertainment company with a strong presence across the United States. With 9 locations across the country, including in Las Vegas and Reno, Peppermint Hippo has established itself as a leader in the entertainment industry. This offering also represents a rare opportunity to acquire a large 2.63-acre parcel that is located within a dense, infill area with high barriers for new development. Lastly, the property was also recently remodeled in 2022 with tenant spending over \$5M in improvements.</p>				



<b>1531 S Las Vegas Blvd</b>		<b>FOR SALE</b>	
Property is for sale at \$18,000,000 (\$666.67/SF) (con't)			
<b>Current Retail Information</b>			ID: 979518
Property Type: <b>Retail - Bar/Nightclub</b> Center: <b>-</b> Bldg Status: <b>Built in 1974</b> Owner Type: <b>Other - Private</b> Zoning: <b>C-2</b> Owner Occupied: <b>No</b>	GLA: <b>27,000 SF</b> Total Avail: <b>0 SF</b> % Leased: <b>100.0%</b> Bldg Vacant: <b>0 SF</b> Land Area: <b>114,563 SF</b> Lot Dimensions: <b>-</b> Building FAR: <b>0.24</b>	Rent/SF/mo: <b>For Sale Only</b> CAM: <b>-</b> No. of Stores: <b>-</b>	
Street Frontage: <b>268 feet on Las Vegas Blvd (with 2 curb cuts)</b> Expenses: <b>2021 Tax @ \$1.76/sf</b> Parking: <b>254 Surface Spaces are available</b> Features: <b>Dedicated Turn Lane, Freeway Visibility, Signage, Signalized Intersection</b>			
<b>Location Information</b>			
Metro Market: <b>Las Vegas</b> Submarket: <b>Central East Las Vegas Ret/Central East Las Vegas Re</b> County: <b>Clark</b> CBSA: <b>Las Vegas-Henderson-Paradise, NV</b> CSA: <b>Las Vegas-Henderson, NV</b> DMA: <b>Las Vegas, NV</b>			







Patrick Luther  
9496981115



**Las Vegas Blvd Nightclub | Long Term NNN | 1531 S Las Vegas Blvd**  
24,980 SF | Retail Building | Las Vegas, NV 89104 | \$18,000,000 (\$721/SF) | 8% Cap Rate

## LAS VEGAS STRIP TROPHY ASSET

Single Tenant Absolute NNN Investment Opportunity



**BRAND NEW 15-YEAR LEASE | 1.50% ANNUAL INCREASES | RECENT REMODEL (\$5M+ IN IMPROVEMENTS)**



1531 Las Vegas Boulevard S.

**LAS VEGAS** NEVADA

ACTUAL SITE



## INVESTMENT HIGHLIGHTS

- Brand New 15-Year Lease | Annual Rental Increases
- Excellent Visibility Along Las Vegas Strip | 40M+ Visitors In 2023 | Accessible From Hotels & Casinos | Interstate 15 (325,000 VPD)
- Absolute NNN | Fee Simple Ownership | Recent Remodel (\$5M+) | Zero Landlord Responsibilities | Large Parcel - Intrinsic Value
- Strong Demographics in 5-Mile Trade Area

## EXECUTIVE SUMMARY

SRS Real Estate Partners, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, recently remodeled, freestanding, Peppermint Hippo investment property located along the world famous Las Vegas Strip. The tenant recently executed a brand new 15-year lease, with options to extend, demonstrating their commitment to the site. The lease will feature 1.50% annual rental increases throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management-free investment opportunity for a passive investor. Additionally, the tenant currently has two sub-tenants in-place (Boston Pizza Vegas & AT&T Cell Tower) and has an offer to sublease the 2nd

Floor space for a nightclub or comedy use with a separate entrance, this additional income for the tenant helps offset the master lease rent and provides for a lower occupancy cost (Contact Agent / See Page 7 for Details). Peppermint Hippo is a premier entertainment company with a strong presence across the United States. With 9 locations across the country, including in Las Vegas and Reno, Peppermint Hippo has established itself as a leader in the entertainment industry. This offering also represents a rare opportunity to acquire a large 2.63-acre parcel that is located within a dense, infill area with high barriers for new development. Lastly, the property was also recently remodeled in 2022 with tenant spending over \$5M in improvements.

## PROPERTY FACTS

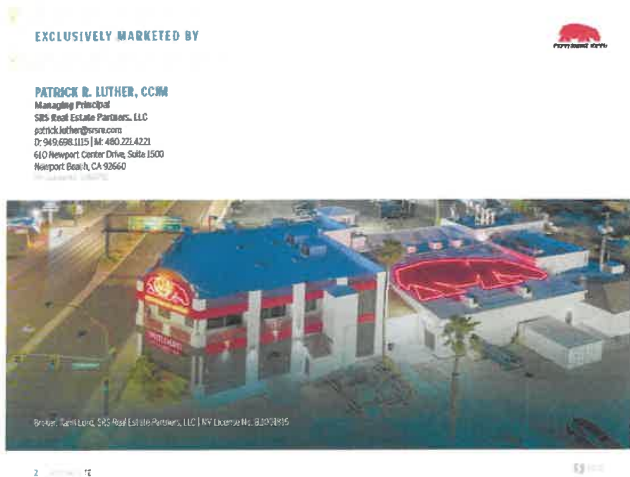
Sale Type	Investment NNN
Property Type	Retail
Property Subtype	Bar
Building Size	24,980 SF
Building Class	B
Year Built/Renovated	1974/2022
Price	\$18,000,000
Price Per SF	\$721
Cap Rate	8%
NOI	\$1,440,000
Tenancy	Single
Building Height	2 Stories
Slab To Slab	13'
Building FAR	0.22
Land Acres	2.63 AC
Zoning	C-2 - General Commercial
Parking	254 Spaces (10.17 Spaces per 1,000 SF Leased)
Frontage	268 FT on Las Vegas Blvd

## AMENITIES

- Dedicated Turn Lane
- Freeway Visibility
- Signage
- Signalized Intersection



ADDITIONAL PHOTOS



Las Vegas NV - Peppermint Hippo2



Las Vegas NV - Peppermint Hippo5



Las Vegas NV - Peppermint Hippo3



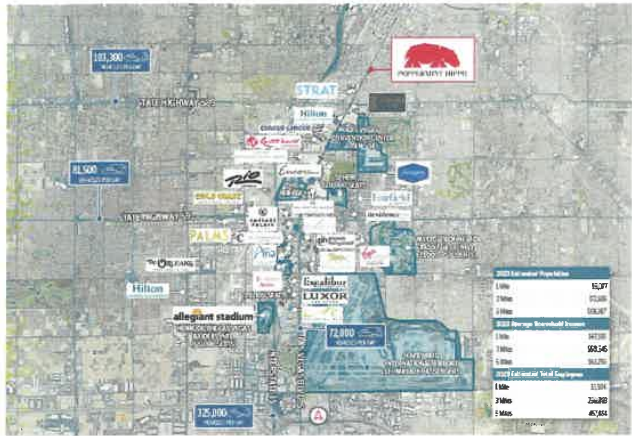
Las Vegas NV - Peppermint Hippo6



Las Vegas NV - Peppermint Hippo4

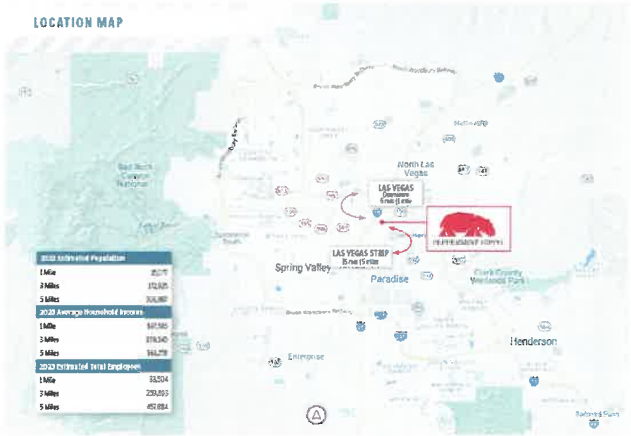


Las Vegas NV - Peppermint Hippo7



14

Las Vegas NV - Peppermint Hippo8



15

Las Vegas NV - Peppermint Hippo10



16

Las Vegas NV - Peppermint Hippo9

**Listing ID:** 31919032      **Date on Market:** 5/24/2024  
**Last Updated:** 10/23/2024      **Address:** 1531 S Las Vegas Blvd, Las Vegas, NV 89104

2/25/25, 9:44 AM

For Lease | 4636 Wynn Rd

## 4636 Wynn Rd



Bar/Nightclub - Central West Las Vegas Submarket  
Las Vegas, NV 89103

12,240  
SF GLA

49,223  
SF Lot

2007  
Built

6,120 - 12,240  
Available SF

\$3.50/NNN  
Asking Retail Rent

\$6.5M  
Sale Price

\$531.05  
Price/SF

## Sale

For Sale	\$6,500,000 (\$531.05/SF)		
Sale Type	Investment or Owner ...	Status	Active
Sold Price	\$1,411,993 (\$230.72/SF)		
Date	May 2024		
Sale Type	Owner User		

## Sale Highlights

- Strategic Locale: convenient access to the Las Vegas Strip and major thoroughfares accommodating local and tourist patrons
- Turn-Key Operation: Fully equipped with state-of-the-art sound and lighting systems, ready for immediate operation
- Fully Furnished: Stylish and modern interior design, complete with furniture, fixtures and equipment
- Customizable Spaces: Flexible floor-plan with private event spaces, adaptable for various entertainment needs
- Ample Parking: oversized lot provides plenty of parking for customers and staff (9.68:1000)
- Spacious Layout: Expansive dance areas, multiple bar areas, and VIP sections designed for maximum capacity and comfort

## Building

Type	3 Star Retail Bar/Nightclub		
Location	Suburban		
GLA	12,240 SF	Tenancy	Single
Stories	2	Owner Occup	Yes
Typical Floor Class	6,100 SF B	Elevators	1
Docks	None		
Construction	Wood Frame		

## Construction Event Date

Year Built 2007

Frontage 69' on Wynn Rd (with 2 curb cuts)

Walk Score® Car-Dependent (47)

Transit Score® Some Transit (39)

Parking Ratio 9.68/1,000 SF

## Parking Type Spaces

Surface 126

Covered Available

## Land

Land SF	49,223 SF	Land Acres	1.13 AC
Bldg FAR	0.25		
Zoning	IL		

## Tenants

Name	SF Occupied
Wet Las Vegas	12,240

Source: CoStar Research

## For Lease

Smallest Space	6,120 SF	Retail Avail	12,240 SF
Max Contiguous # of Spaces	12,240 SF 2		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$3.50		
Service Type	Triple Net		

## Space

Floor	Available	Use	Rent	Services
E 1st	6,120 SF	Retail	\$3.50	NNN
E 2nd	6,120 SF	Retail	\$3.50	NNN

## Lease Activity

Sign ...	Leased	Use	Rent	Services	Rent T...
Aug 2...	12,251 SF	Retail	\$5.71	FS	Starting

## Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	4.9%	↑ 0.8%
Market Overall	5.0%	↔ -0.0%

## Market Asking Rent Per Area

Subject Property	\$3.50/SF	↑ 17.7%
Submarket 2-4 Star	\$2.18/SF	↑ 4.8%
Market Overall	\$2.83/SF	↑ 4.3%

## Submarket Leasing Activity

12 Mo. Leased	539,457 SF	↑ 37.0%
Months on Market	11.5	↑ 0.7 mo

## Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$103.35M	\$105.64M
Market Sale Price Per Area	\$288/SF	\$273/SF

## Property Contacts

True Owner	Gurdev Kular
Recorded Owner	Gurdev Kular
Owner Type	Individual
Primary Leasing	Mega Broker
Sale Broker	Mega Broker



2/25/25, 9:44 AM

For Lease | 4636 Wynn Rd

About the Owner

**Gurdev Kular**  
955 Temple View Dr  
Las Vegas, NV 89110  
United States  
Since Nov 6, 2024

Building Amenities

24 Hour Access	Security System
Accent Lighting	Signage
Air Conditioning	Storage Space

Building Notes

LESS THAN 1 MILE FROM RAIDERS STADIUM: NIGHTCLUB W/TAVERN AND ADULT USE LICENSES

This 12,240-SF property consists of 2 stories and was constructed in 2006 on 1.13 acres. The site includes ample parking.

Public Transportation

Airport	Drive	Distance
Harry Reid International	9 min	4.3 mi
Boulder City Municipal	37 min	25.3 mi

Location

Postcode	89103
Submarket	Central West Las Vegas
Submarket Cluster	Central West Las Vegas
Location Type	Suburban
Market	Las Vegas
County	Clark
State	Nevada
CBSA	Las Vegas-Henderson-Paradise, NV
DMA	Las Vegas, NV
Country	United States

Demographics

	1 mile	3 miles
Population	8,609	132,770
Households	4,337	58,251
Median Age	40.60	39.10
Median HH Income	\$49,567	\$43,721
Daytime Employees	35,659	243,425
Population Growth '24 - '29	▲ 9.26%	▲ 8.13%
Household Growth '24 - '29	▲ 9.78%	▲ 8.16%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
Wynn Rd	Cannoli Cir N	7,027	2022	0.25 mi
Wynn Road	Cannoli Cir N	6,750	2019	0.27 mi
W Tropicana Ave	S Valley View Blvd E	63,706	2018	0.34 mi
Arville St	W Harmon Ave S	17,049	2022	0.39 mi
W Tropicana Ave	Procyon St E	53,962	2022	0.46 mi
West Tropicana A...	Procyon St E	57,500	2019	0.47 mi
S Valley View Blvd	Graphic Center D...	13,992	2022	0.49 mi
S Valley View Blvd	W Nevso Dr N	8,259	2022	0.56 mi
Valley View Boule...	W Nevso Dr N	8,650	2019	0.57 mi
S Valley View Blvd	W Nevso Dr S	8,039	2018	0.64 mi

Made with TrafficMetrix® Products

Public Record

2024 Assessment

Improvements	\$746,725	\$15.17/SF	
Land	\$215,351	\$4.38/SF	
Total Value	\$962,076	\$19.55/SF	68% of last sale
Parcels	162-19-702-010		

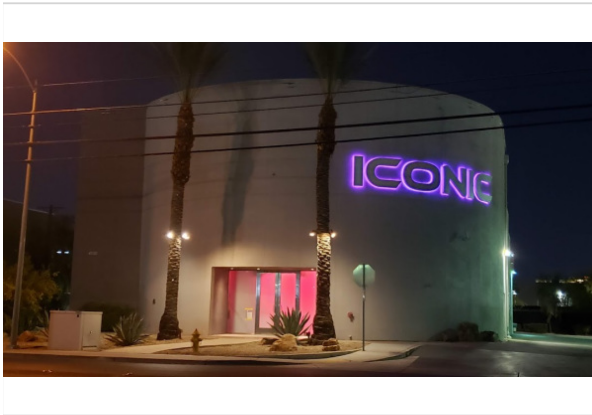
Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	32003C2552F
FIRM ID	32003C
FIRM Panel Number	2552F
FEMA Map Date	Nov 16, 2011

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 984667

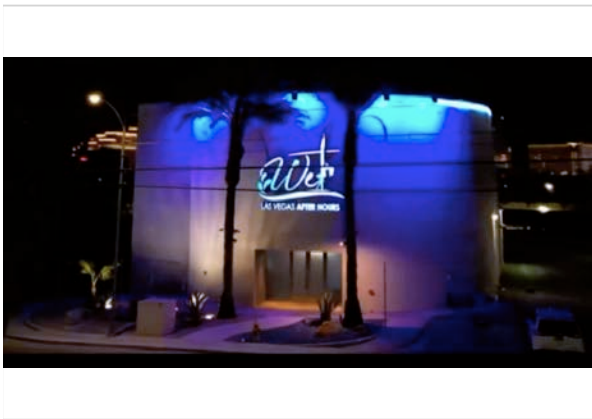
Images



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo





Building Photo



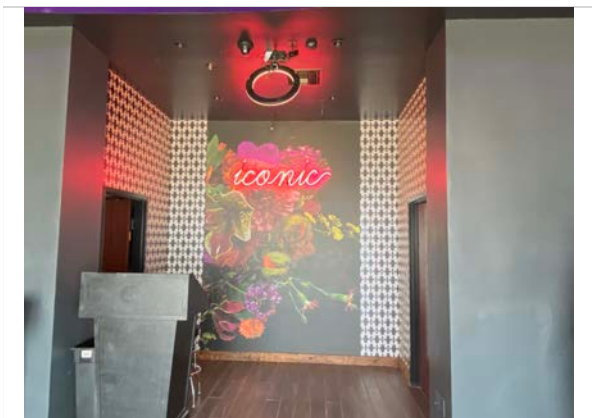
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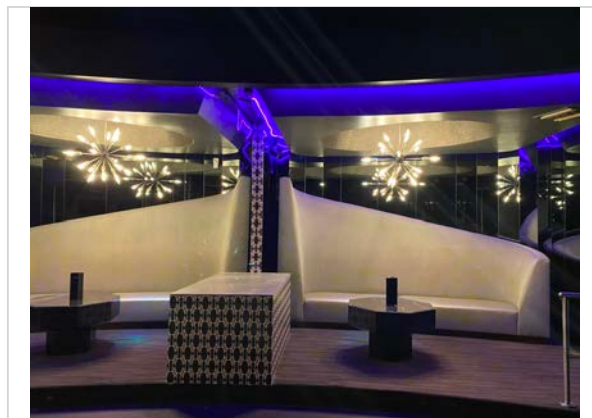
Building Photo



Building Photo




Interior Photo



Interior Photo



## Lease Comparables



**1**

**6,340 SF Retail Lease Signed Mar 2024 for \$3.30 Triple Net (Asking)**  
**200 E Charleston Blvd - 1st Floor Sublease, Leased by Health for Life**  
**Las Vegas, NV 89104 - Resort Corridor Submarket**


★★★★★

Asking Rent: <b>\$3.30/NNN</b>	Start Date: <b>Apr 2024</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class</b>
Starting Rent:	Term:	Escalations:	On Market: <b>3 Mos</b>	Building Area: <b>6,340 SF</b>
Effective Rent:	Exp. Date:	TI Allowance:	Build-Out: <b>Full Build-Out</b>	Built/Renov: <b>2022/</b>
		Position: <b>Corner</b>	Dock/Drive In:	Parking Ratio:

Leasing Rep: \_\_\_\_\_ Landlord: \_\_\_\_\_  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: \_\_\_\_\_

Lease Notes: Health for Life Cannabis Dispensaries, situated across multiple locations, is a leading destination for premium cannabis products and holistic wellness solutions. With a mission to prioritize customer education and well-being, their knowledgeable staff offers personalized consultations and recommendations tailored to individual needs. Whether seeking relief from medical conditions or exploring recreational options, Health for Life Cannabis Dispensaries provides a welcoming and supportive...

ID# 263418011



**2**

**11,369 SF Retail Lease Signed Mar 2023 for \$3.25 Triple Net (Asking)**  
**3824 Paradise Rd - 1st Floor Direct, Leased by EKO Karaoke Lounge**  
**Las Vegas, NV 89169 - Central East Las Vegas Submarket**

★★★★★

Asking Rent: <b>\$3.25/NNN</b>	Start Date: <b>Apr 2023</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent:	Term: <b>10 Years</b>	Escalations:	On Market: <b>8 Mos</b>	Building Area: <b>11,369 SF</b>
Effective Rent:	Exp. Date: <b>Mar 2033</b>	TI Allowance:	Build-Out: <b>Full Build-Out</b>	Built/Renov: <b>1976/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>6.77/1,000 SF</b>

Leasing Rep: **Berkshire Sahara Office - Jack Woodcock** Landlord: **Americana One**  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: \_\_\_\_\_

Lease Notes: Upscale Karaoke Lounge retailer, EKO Karaoke Lounge signed a new lease for their new location in Las Vegas. The space was previously occupied by Firefly Tapas Kitchen + Bar. The karaoke retailers' locations feature sixteen luxury rooms with state-of-the-art karaoke sound and audio equipment, and songs can be selected in English, Korean, Chinese, Vietnamese and Spanish. EKO will be located less than 10 minutes from I-15 and 15 minutes from McCarran International Airport.

ID# 253414121



**3**

**5,162 SF Retail Lease Signed Aug 2022 for \$3.75 Triple Net (Starting)**  
**4601 Spring Mountain Rd - 1st Floor Direct, Leased by Palette Tea House**  
**Las Vegas, NV 89102 - Central West Las Vegas Submarket**

★★★★★

Asking Rent: <b>\$3.75/NNN</b>	Start Date: <b>Oct 2022</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class C</b>
Starting Rent: <b>\$3.75/NNN</b>	Term: <b>10 Years</b>	Escalations:	On Market: <b>6 Mos</b>	Building Area: <b>5,280 SF</b>
Effective Rent:	Exp. Date: <b>Oct 2032</b>	TI Allowance:	Build-Out:	Built/Renov: <b>1990/</b>
		Position:	Dock/Drive In:	Parking Ratio: <b>9.69/1,000 SF</b>

Leasing Rep: **Ohana Realty Group - Michael Sumiyoshi** Landlord: **Joyful House**  
 Tenant Rep: \_\_\_\_\_ Tenant SIC: **Eating Places**

Lease Notes:

ID# 205213741



## Lease Comparables



**4**

**8,000 SF Retail Lease Signed May 2022 for \$3.50 Triple Net (Starting)**  
**335 Hughes Center Dr - 1st Floor Direct, Leased by Firefly**  
**Las Vegas, NV 89169 - Central East Las Vegas Submarket**

Asking Rent: <b>\$5.42/NNN</b>	Start Date: <b>May 2022</b>	Free Rent:	Deal Type: <b>New Lease</b>	Property Type: <b>Retail Class B</b>
Starting Rent: <b>\$3.50/NNN</b>	Term: <b>10 Years</b>	Escalations:	On Market: <b>27 Mos</b>	Building Area: <b>10,346 SF</b>
Effective Rent:	Exp. Date: <b>May 2032</b>	TI Allowance:	Build-Out:	Built/Renov: <b>1999/</b>
		Position:	Dock/Drive In:	Parking Ratio:

Leasing Rep: <b>Logic Commercial Real Estate - Chris Richardson, CCIM, CCIM</b>	Landlord: <b>Blackstone Inc.</b>
Tenant Rep:	Tenant SIC: <b>Eating Places</b>

Lease Notes: Firefly leased a 8,000 square foot suite located in Hughes center located only minutes from the I-15 freeway. Owned by New York-based Blackstone, the retail center consists of eight single story buildings. Other tenants include Starbucks, Fedex, Chipotle, Jamba Juice and Panera.

★★★★☆

ID# 203286081



## Sale Comps Map & List Report

Sale Comparables

**8**

Avg. Cap Rate

**6.0%**

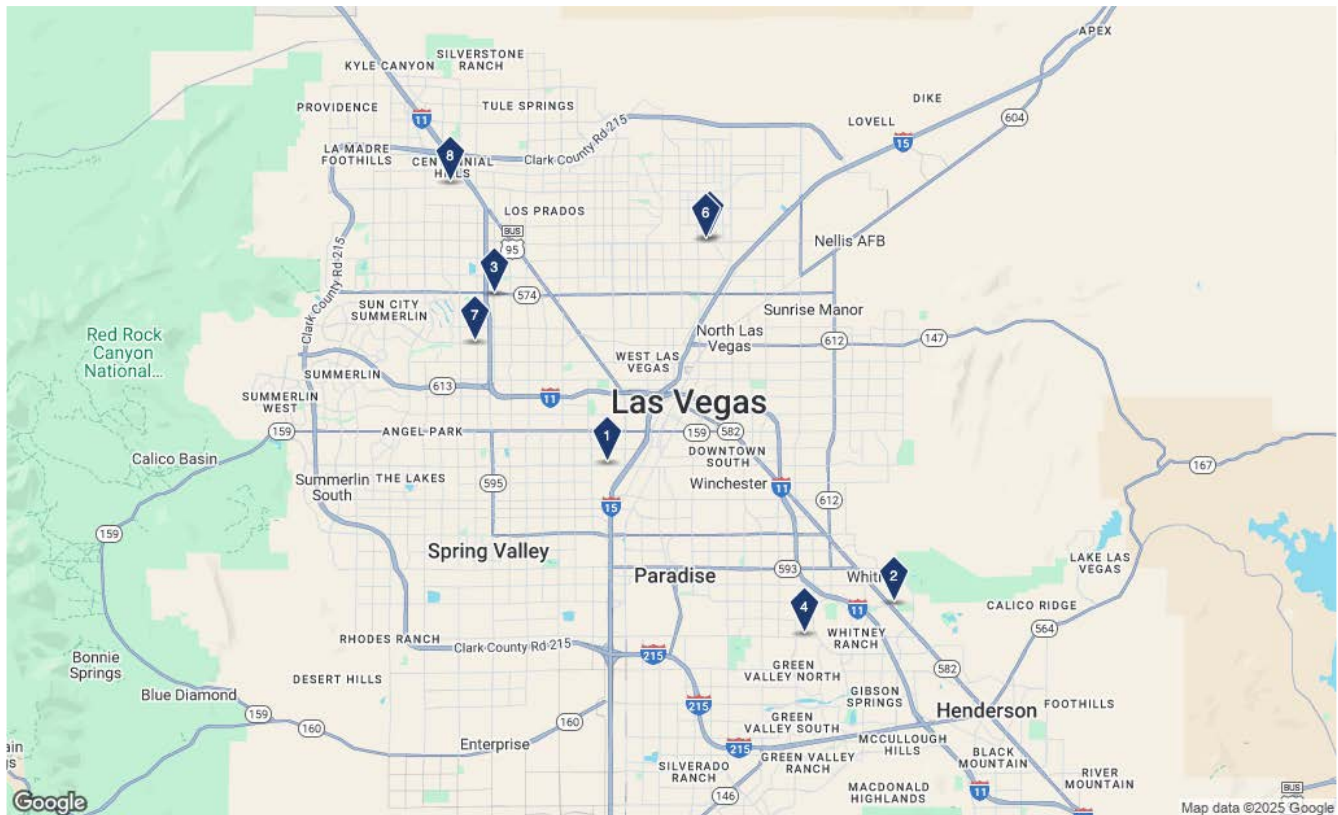
Avg. Price/SF

**\$682**

Avg. Vacancy At Sale

**-**

### SALE COMPARABLES LOCATIONS



























### SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,800,000	\$3,333,125	\$3,406,500	\$5,152,000
Price Per SF	\$504	\$682	\$651	\$1K
Cap Rate	5.0%	6.0%	5.9%	7.1%
Time Since Sale in Months	3.0	10.9	11.5	18.0
Property Attributes	Low	Average	Median	High
Building SF	2,399 SF	4,884 SF	4,359 SF	7,626 SF
Floors	1	1	1	1
Typical Floor	2,399 SF	4,884 SF	4,359 SF	7,626 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1975	2000	1996	2023
Star Rating	★★★☆☆	★★★★★ 2.9	★★★★★ 3.0	★★★★★



## Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
 <a href="#">Tacqueria</a>  3001 W Sahara Ave Las Vegas, NV 89102	Restaurant 	1975	2,870 SF	-	11/14/2024	\$1,800,000	\$627/SF	6.0%
 <a href="#">Mulligan's Pub &amp; Grill</a>  6471 Boulder Hwy Las Vegas, NV 89122	Restaurant 	2002	3,416 SF	-	9/4/2024	\$1,850,000	\$542/SF	7.1%
 <a href="#">Cheyenne Commons</a>  3081-3085 N Rainbow... Las Vegas, NV 89108	Bar/Nightclub 	1994	6,500 SF	-	5/7/2024	\$3,575,000	\$550/SF	6.4%
 <a href="#">4361 E Sunset Rd</a>  Henderson, NV 89014	Fast Food 	1992	2,399 SF	-	4/19/2024	\$3,050,000	\$1,271/SF	5.8%
 <a href="#">the Mobettahs/Via 313</a>  1020 E Craig Rd North Las Vegas, NV...	Restaurant 	2023	7,626 SF	-	1/4/2024	\$5,152,000	\$676/SF	5.0%
 <a href="#">855 E. Craig Rd.</a>  North Las Vegas, NV...	Fast Food 	2023	3,500 SF	-	12/29/2023	\$3,238,000	\$925/SF	5.3%
 <a href="#">Denny's</a>  7341 W Lake Mead Blvd Las Vegas, NV 89128	Restaurant 	1998	7,547 SF	-	9/28/2023	\$3,800,000	\$504/SF	5.8%
 <a href="#">PT's Gold</a>  7770 W Ann Rd Las Vegas, NV 89149	Bar/Nightclub 	1993	5,217 SF	-	8/4/2023	\$4,200,000	\$805/SF	6.8%



**1 3001 W Sahara Ave - Tacqueria****SOLD**

Las Vegas, NV 89102

Clark

Recorded Buyer Parra Investments Llc

Recorded Seller 3001 W Sahara LLC

True Buyer Jose Luis Parra  
2052 Bledsoe Ln  
Las Vegas, NV 89156  
(702) 686-9543 (p)

True Seller Walt Brown, Jr  
8098 N Via de Negocio  
Scottsdale, AZ 85258  
(480) 947-8800 (p)



Sale Date Nov 14, 2024  
Sale Price \$1,800,000  
Price/SF \$627.18  
Actual Cap Rate 6.00%

Type 3 Star Retail Restaurant  
Year Built 1975  
GLA 2,870 SF  
Land Acres 0.60 AC  
Land SF 26,136 SF  
Zoning C-1

Parcels 162-08-104-009  
Comp ID 6953923  
Comp Status Research Complete

**2 6471 Boulder Hwy - Mulligan's Pub & Grill****SOLD**

Las Vegas, NV 89122

Clark

Recorded Buyer C Verapappa WW LLC  
42 South Water St  
Calico Ridge, NV 89015

Recorded Seller Boulder Hwy Properties LLC  
(323) 850-9577 (p)

True Buyer Caruso Eugene & Tammy  
5488 San Florentine Ave  
Las Vegas, NV 89141  
(702) 429-8532 (p)

True Seller Tinsley Pamela  
(323) 850-9577 (p)



Sale Date Sep 4, 2024  
Sale Price \$1,850,000  
Price/SF \$541.57  
Actual Cap Rate 7.09%

Type 3 Star Retail Restaurant  
Year Built 2002  
GLA 3,416 SF  
Land Acres 0.58 AC  
Land SF 25,265 SF  
Zoning C-2  
Sale Condition Investment Triple Net

Parcels 161-34-511-006  
Comp ID 6836020  
Comp Status Research Complete

**3 3081-3085 N Rainbow Blvd****SOLD**

Las Vegas, NV 89108

Clark

Recorded Buyer Cheyenne Commons Gateway  
Llc

Recorded Seller Cheyenne Commons NV LLC ...

True Buyer Moradian, Michael and Nader  
4471 Dean Martin Dr  
Las Vegas, NV 89103  
(805) 496-6059 (p)

True Seller PEBB Enterprises  
7900 Glades Rd  
Boca Raton, FL 33434  
(561) 613-4020 (p)



Sale Date May 7, 2024  
Sale Price \$3,575,000  
Price/SF \$550.00  
Actual Cap Rate 6.40%

Type 2 Star Retail Bar/Nightclub (Community  
Center)  
Year Built 1994; Renov 2004  
GLA 6,500 SF  
Land Acres 0.91 AC  
Land SF 39,640 SF  
Zoning C-1  
Sale Condition Investment Triple Net

Parcels 138-15-512-007  
Comp ID 6721961  
Comp Status Research Complete



## 4 4361 E Sunset Rd

SOLD

Henderson, NV 89014

Clark

Recorded Buyer James R & M Colleen Abbe...  
8831 W Sahara Ave  
Las Vegas, NV 89117

Recorded Seller Inner Realm Investmens L...

Recorded Seller Inner Realm Investments ...

True Buyer James & Colleen Abbey Trust  
1605 Iron Ridge Dr  
Las Vegas, NV 89117  
(702) 254-1530 (p)

True Seller REALM  
300 James Robertson Pky  
Nashville, TN 37201  
(858) 695-2600 (p)



Sale Date Apr 19, 2024  
Sale Price \$3,050,000  
Price/SF \$1,271.36  
Actual Cap Rate 5.80%

Type 3 Star Retail Fast Food  
Year Built 1992  
GLA 2,399 SF  
Land Acres 0.57 AC  
Land SF 24,829 SF  
Zoning CC  
Sale Condition Investment Triple Net

Parcels 178-05-111-004  
Comp ID 6707713  
Comp Status Research Complete

## 5 1020 E Craig Rd - the Mobettahs/Via 313 Pizza

SOLD

North Las Vegas, NV 89030

Clark

Recorded Buyer NLV Craig 950, LLC

Recorded Seller Siena 49 Holding LP

True Buyer G4 Capital Partners  
14 Skillman St  
Roslyn, NY 11576  
(516) 931-0095 (p)

True Seller Siena Holding Management...  
1770 N Buffalo Dr  
Las Vegas, NV 89128  
(702) 596-5611 (p)



Sale Date Jan 4, 2024  
Sale Price \$5,152,000  
Price/SF \$675.58  
Actual Cap Rate 5.00%

Type 3 Star Retail Restaurant  
Year Built 2023  
GLA 7,626 SF  
Land Acres 1.66 AC  
Land SF 72,310 SF  
Zoning PUD  
Sale Condition Investment Triple Net

Parcels 139-02-215-005  
Comp ID 6594053  
Comp Status Research Complete

## 6 855 E. Craig Rd.

SOLD

North Las Vegas, NV 89030

Clark

True Buyer Hon Yen & Tina Len  
2091 Sierra Mesa Dr  
Camarillo, CA 93010  
(805) 388-1247 (p)

Recorded Seller Siena XXIX Holding L P

True Seller Laurich Properties, Inc.  
10655 Park Run Dr  
Las Vegas, NV 89144  
(702) 220-4500 (p)



Sale Date Dec 29, 2023  
Sale Price \$3,238,000  
Price/SF \$925.14  
Actual Cap Rate 5.25%

Type 3 Star Retail Fast Food  
Year Built 2023  
GLA 3,500 SF  
Land Acres 0.64 AC  
Land SF 27,878 SF  
Zoning C-2  
Sale Condition Investment Triple Net

Parcels 139-02-310-006  
Comp ID 6610015  
Comp Status Research Complete





**7 7341 W Lake Mead Blvd - Denny's****SOLD**

Las Vegas, NV 89128

Clark

Recorded Buyer Lake Mead Pavilion Summi...

Recorded Seller Verona Group LLC  
10828 Via Verona St  
Los Angeles, CA 90077  
(310) 420-4423 (p)True Buyer Moradian, Michael and Nader  
4471 Dean Martin Dr  
Las Vegas, NV 89103  
(805) 496-6059 (p)True Seller Copperfield Investment &...  
600 St Paul St  
Los Angeles, CA 90017  
(213) 977-0800 (p)

Sale Date Sep 28, 2023  
 Sale Price \$3,800,000  
 Price/SF \$503.51  
 Actual Cap Rate 5.77%

Type 3 Star Retail Restaurant (Neighborhood Center)  
 Year Built 1998  
 GLA 7,547 SF  
 Land Acres 1.14 AC  
 Land SF 49,658 SF  
 Zoning C-2  
 Sale Condition Investment Triple Net

Parcels 138-22-317-003  
 Comp ID 6524268  
 Comp Status Research Complete

**8 7770 W Ann Rd - PT's Gold****SOLD**

Las Vegas, NV 89149

Clark

Recorded Buyer Zornes Family Trust  
2110 Strada Mia Ct  
Las Vegas, NV 89117  
(702) 243-5228 (p)Recorded Seller Three W Corp  
700 Bishop St  
Honolulu, HI 96813  
(808) 599-5720 (p)True Buyer Gary Zornes  
2110 Strada Mia Ct  
Las Vegas, NV 89117  
(702) 768-4224 (p)True Seller Pacific Realty Organizat...  
1188 Bishop St  
Honolulu, HI 96813  
(808) 599-5720 (p)

Sale Date Aug 4, 2023  
 Sale Price \$4,200,000  
 Price/SF \$805.06  
 Actual Cap Rate 6.80%

Type 3 Star Retail Bar/Nightclub  
 Year Built 1993  
 GLA 5,217 SF  
 Land Acres 1.25 AC  
 Land SF 54,450 SF  
 Zoning C-2, Las Vegas  
 Sale Condition Investment Triple Net

Parcels 125-28-803-002  
 Comp ID 6477981  
 Comp Status Research Complete





CASE 227 2025-2026

Comparable Sales - Commercial - Adult Use Club

Subject:

No.	Parcel Number	Property Address	Submarket	Eff. Year	Size (SF)	# of Stories		Comments
S	162-17-101-028	3355 PROCYON ST	Central West	2001	28,156	2		Former Masque/Embassy/Jaguars Gentleman's club

Comparable Properties:

No.	Parcel Number	Property Address	Submarket	Eff. Year	Size (SF)	# of Stories	Sale Date	Sale Price	Price/SF	Cap Rate	Comments
1	162-17-101-028	3355 PROCYON ST	Central West	2001	28,156	2	Listing	\$15,500,000	\$551		<b>Subject</b> currently listed as vacant. Masque Nightclub operates on weekends.
2	162-03-210-090	1531 LAS VEGAS BLVD	Central East	1989	29,554	2	Listing	\$18,000,000	\$609	8.0%	NNN listing. Peppermint Hippo/OG. Price and Cap rate are at list.
3	162-19-702-010	4636 WYNN RD	Central West	2007	12,406	2	Listing	\$6,500,000	\$524	7.9%	Former Iconic/Wet/Jaguars adult club. For rent at \$3.50/SF
4	162-32-802-018	6370 WINDY RD	Central East	1991	4,021	1	02/15/22	\$2,300,000	\$572		Vegas Candi Gentleman's Club. Vacant at time of sale.
5	162-09-110-021	2580 HIGHLAND DR	Central East	2006	5,327	1	04/28/17	\$2,999,000	\$563		Girl Collection Gentleman's Club
6	139-34-601-015	505 FREMONT ST	Downtown	1952	33,070	2	09/29/23	\$14,635,000	\$443		Inspire Nightclub occupied 94% of bld. Club is closed.
7	162-15-302-009	3824 PARADISE RD	Central East	1976	11,269	1	01/29/25	\$8,750,000	\$776		Former Firefly on Paradise.
8	162-01-601-037	3015 FREMONT ST	Central East	1964	6,180	1	Listing	\$3,400,000	\$550		Vacant. Zuma Club and Restaurant.
9	162-19-702-010	4636 Wynn Road	Central East	2007	12,406	2	05/07/21	\$3,500,000	\$282		Sale of financially troubled club. Currently relisted for \$524/SF

Summary	Price/SF
LOW	\$282
HIGH	\$776
MEAN	\$541
MEDIAN	\$551

# Clark County Assessor's Office



Case #: 00227  
 D 3355 PROCYON L L C  
 3355 PROCYON ST  
 Subject(s):  
 S. 162-17-101-028

Comparable(s):  
 1. 162-17-101-028  
 2. 162-03-210-090  
 3. 162-19-702-010  
 4. 162-32-802-018  
 5. 162-09-110-021  
 6. 139-34-601-015  
 7. 162-15-302-009  
 8. 162-01-601-037

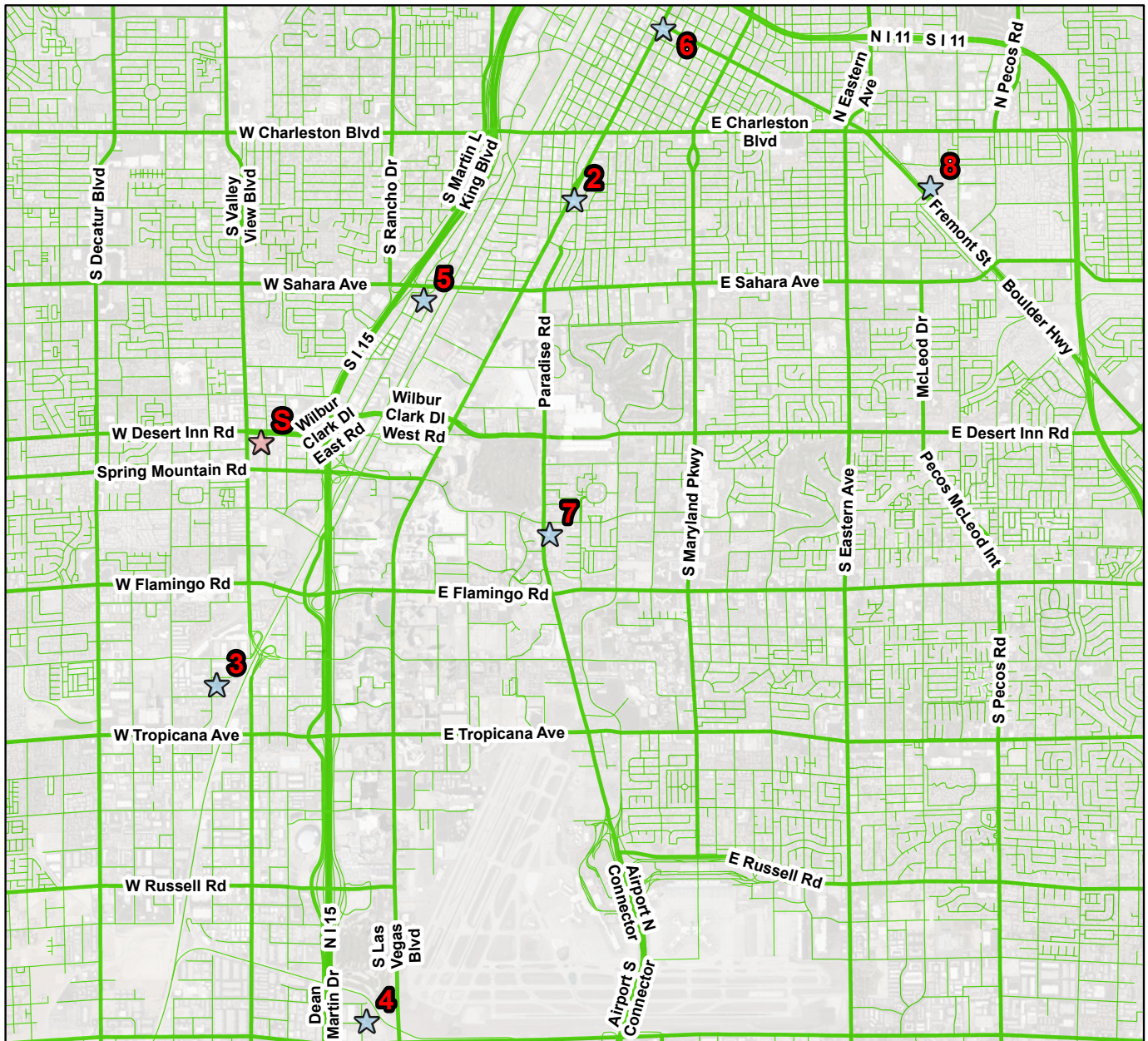
1:60,000  
 Date: 2/20/2025

Sales Comp Map

Legend

★ Subject

★ Comparable



Vicinity Map





**FOR SALE**

# Prime Mixed Use Redevelopment Opportunity

3355 Procyon Streets, Las Vegas, NV 89102

## **Al Barbagallo**

Senior Vice President

D: 702.527.5188 | C: 702.502.1592

al.barbagallo@svn.com

NV #BS.20613

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$15,500,000</b>
-------------------	---------------------

### LOCATION INFORMATION

<b>BUILDING NAME</b>	Prime Mixed Use Redevelopment Opportunity
<b>STREET ADDRESS</b>	3355 Procyon St
<b>CITY, STATE, ZIP</b>	Las Vegas, NV 89102
<b>CROSS-STREETS</b>	Desert Inn Rd. and Procyon

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	25,000 SF
<b>OCCUPANCY %</b>	0.0%
<b>CEILING HEIGHT</b>	40 ft
<b>MINIMUM CEILING HEIGHT</b>	20 ft
<b>OFFICE SPACE</b>	4,000 SF
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	2001
<b>YEAR LAST RENOVATED</b>	2010
<b>ROOF</b>	Composition
<b>FREE STANDING</b>	Yes

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Free Standing Building
<b>ZONING</b>	M-1 or EM
<b>LOT SIZE</b>	4.07 Acres
<b>APN #</b>	162-17-101-028
<b>AMENITIES</b>	Fenced, Security Cameras Internal and External, Kitchen, Multiple Stall Bathrooms, Meeting Rooms
<b>POWER</b>	Yes

### PROPERTY DESCRIPTION

3355 Procyon Street: Price reduced for this prime property contains a building with over ±25,000 sq. ft. in a open atrium style 2 story structure. There is also 4 acres of land fully fenced in with wrought iron creating a highly secure property. Current zoning uses (Clark County) include EM (Entertainment Mixed Use), M1 (Industrial Light), R-4 or R-5 (High Rise Apartments or Condos) or H-1 (Hotel Casino). Prime in-fill location in Central West Las Vegas, Nv., approximately 1.5 miles to the world famous "Las Vegas Strip". There is high density residential directly South of subject property and to the East. Directly located off the "Super Arterial" called Desert Inn Rd. which includes a "Fly Over" across the I-15 freeway and direct access to the Las Vegas Convention Center. Interior includes the following: 3 full service bars, kitchen with refrigerators and cooking area, separate meeting rooms, change rooms, security system with cameras and alarm system, bathrooms with multiple stalls and sound system. This area has developed into a easy access location with many new projects in the immediate area.



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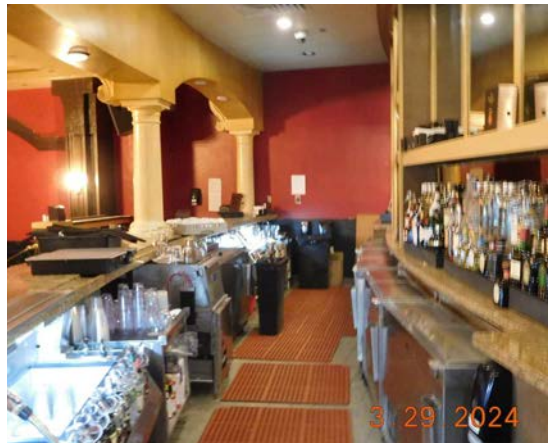


## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS



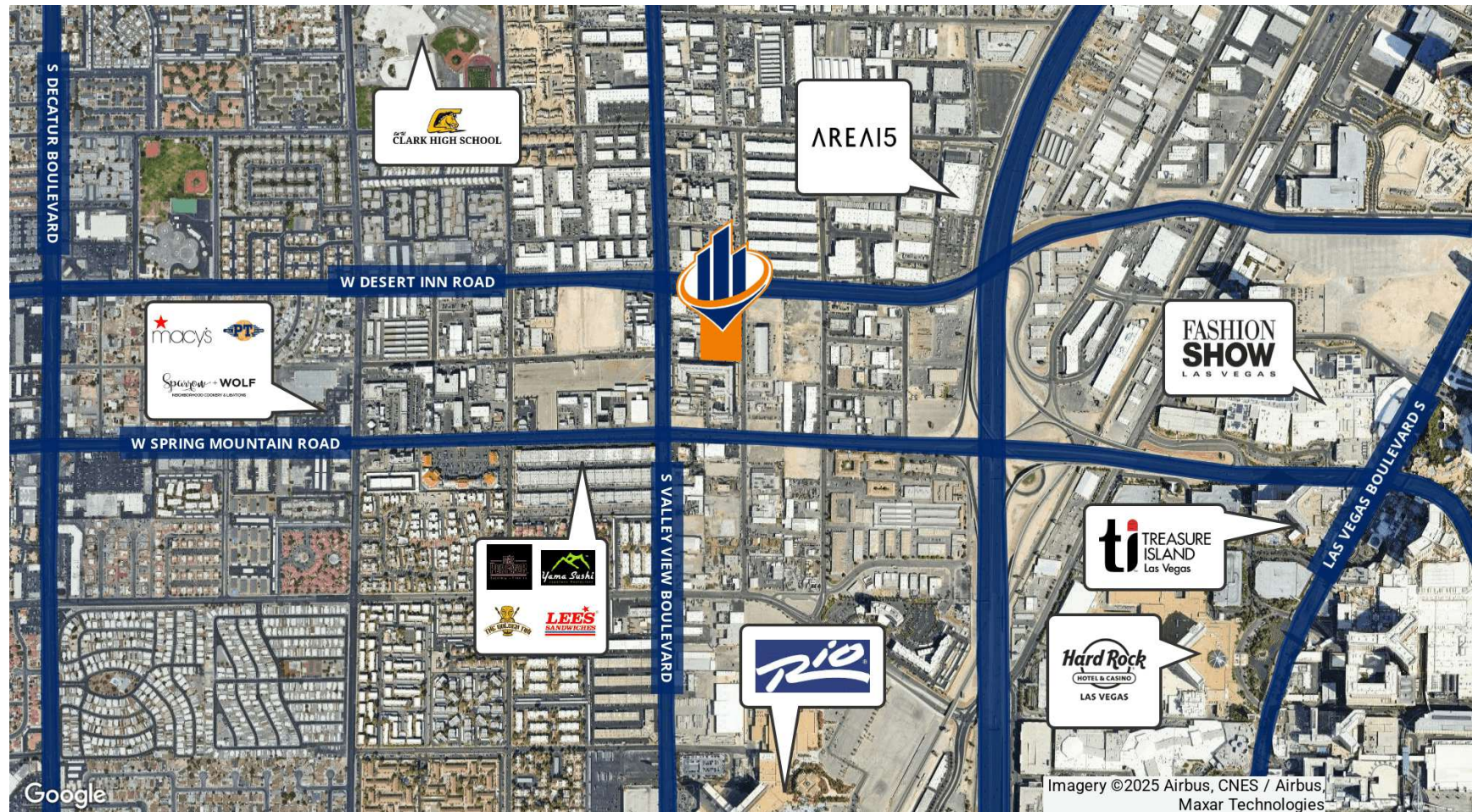


## AERIAL MAP





## LOCATION MAP



## DEMOGRAPHICS MAP & REPORT

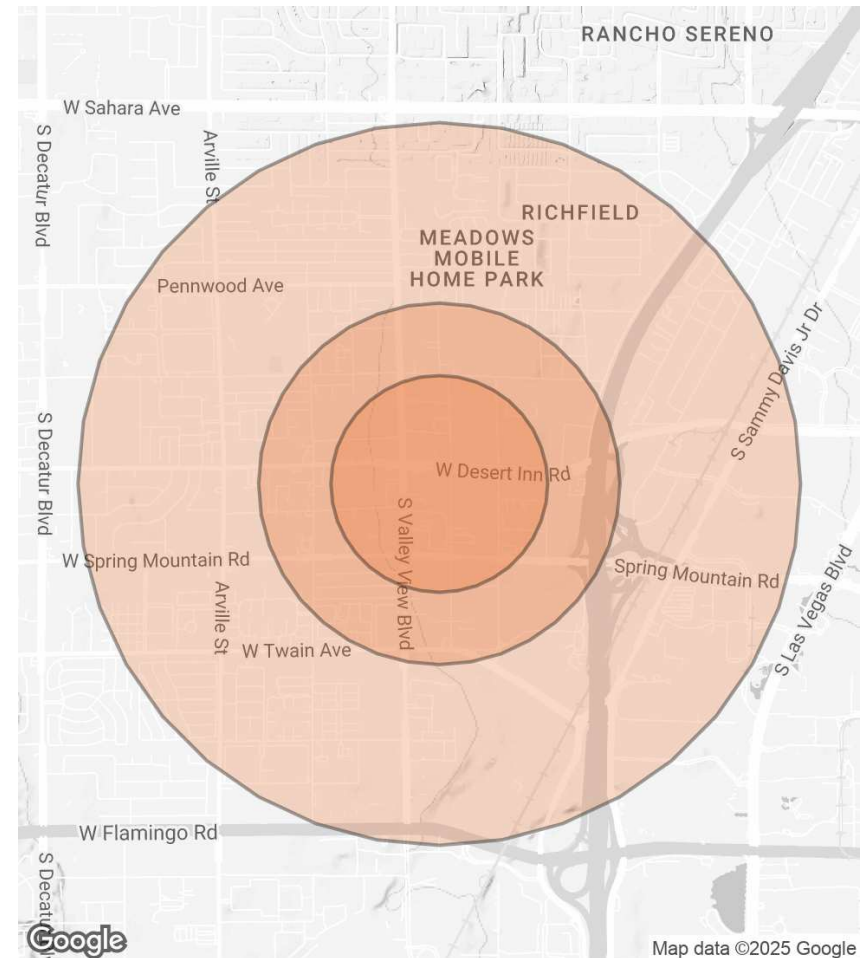
### POPULATION 0.3 MILES 0.5 MILES 1 MILE

<b>TOTAL POPULATION</b>	556	3,333	23,323
<b>AVERAGE AGE</b>	49	40	38
<b>AVERAGE AGE (MALE)</b>	49	40	38
<b>AVERAGE AGE (FEMALE)</b>	50	40	38

### HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

<b>TOTAL HOUSEHOLDS</b>	321	1,540	9,808
<b># OF PERSONS PER HH</b>	1.7	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$40,178	\$44,426	\$50,790
<b>AVERAGE HOUSE VALUE</b>	\$232,784	\$192,523	\$260,131

*Demographics data derived from AlphaMap*







**For Sale: 4636 Wynn Rd Las Vegas, NV 89103**

## Plug & Play Las Vegas Nightclub Property Now Available

Mega Broker, Entertainment Division is thrilled to offer the opportunity to acquire the fee simple interest, encompassing both land and building ownership, in this turn key bar and nightclub venue located in the heart of the entertainment capital of the world.

This Las Vegas property presents a rare opportunity to acquire a fully operational adult nightclub venue. It comes complete with two bars and two dancer stages, televisions, ATMs, security cameras video screens and radio systems. The bars area is equipped with a commercial-grade freezer, three compartment sinks, glassware and multiple refrigeration units. Additional amenities include DJ and hookah equipment, lockers, cash counting machines, cash registers, custom VIP seating, and professional audio and lighting systems. An equipment list will be made available upon opening of escrow.

This free-standing property is situated near the lighted intersection of Wynn Rd and W Tropicana Ave, in close proximity to the renowned Las Vegas Strip and major attractions like Allegiant Stadium, T-Mobile Arena, and the forthcoming home of the Las Vegas A's. It has recently undergone extensive renovations, with significant capital invested in improvements, enhancing both its aesthetic appeal and operational functionality.

The nightclub spans two levels, equipped with cutting-edge trade fixtures, including advanced lighting, sound, and stage equipment, designed to provide an exceptional experience for patrons. Each level has its own full service bar, ensuring guest's enjoyment and convenience.

This offering includes a substantial 1.13-acre parcel, presenting potential for further development opportunities and boasts an impressive 9.68/1000 parking ratio.

It currently holds licenses for an adult entertainment cabaret, liquor-tavern with restaurant and hookah lounge.

Seller financing available, terms and conditions apply, pending buyer qualification. Contact broker for more information.

## Offering Details:

- Pricing: \$6,500,000
- Terms: Cash / OWC
- APN #: 162-19-702-010
- Square Feet: 12,240
- Lot Size: 1.13 Acre
- Land SF: 49,222 SF

2/13/25, 2:41 PM

For Sale - 4636 Wynn Rd

- Year Built: 2007
- Levels: Two (2)
- Elevator: Yes (1)
- Parking: 126 spaces (9.68/1000)
- Zoning: Industrial Light (IL)
- Jurisdiction: Clark County

Get in Touch

## Photo Gallery









2/13/25, 2:41 PM

For Sale - 4636 Wynn Rd





2/13/25, 2:41 PM

For Sale - 4636 Wynn Rd



+ Show More

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Las Vegas & Henderson, NV Luxury Commercial Real Estate Services. Commercial Real Estate Sales Broker and Commercial Real Estate Leasing broker in Las Vegas, NV. Mega Brokers provides commercial real estate services in Las Vegas, Henderson, Green Valley, Summerlin, Downtown Las Vegas, Southwest Las Vegas and other sub-markets located in Clark County, NV. Luxury retail specialists.



6370 Windy Rd



Las Vegas Blvd & Sunset Rd  
Bar/Nightclub - Resort Corridor  
Submarket  
Las Vegas, NV 89119

5,000 SF GLA    49,658 SF Lot    1991 / 2014 Built / Renov    Single Tenancy

Sale

Sold Price    \$2,300,000 (\$460.00/SF)  
Date    Feb 2022  
Sale Type    Investment

Building

Type    3 Star Retail Bar/Nightclub  
Location    Suburban  
  
GLA    5,000 SF    Tenancy    Single  
Stories    1    Owner Occup    No  
Typical Floor    5,000 SF    Sprinklers    None  
Class    B  
Building Ht    42'  
Docks    None  
Construction    Wood Frame

Construction Event    Date

Year Built    1991  
Renovated    2014

CoStar Est. Rent    \$4.48 - 5.48/nnn (Retail)

Frontage    165' on Windy Rd (with 2 curb cuts)

Opportunity Zone    Yes

Walk Score®    Car-Dependent (43)  
Transit Score®    Good Transit (51)

Parking Ratio    1.00/1,000 SF

Parking Type    Spaces

Surface    80

Land

Land SF    49,658 SF    Land Acres    1.14 AC  
Bldg FAR    0.10

Zoning    M-1

Tenants

Name    SF Occupied  
Euphoric Gentlemen's Club    4,500

Source: CoStar Research

About the Owner

**Joseph R & Cynthia L Seibert**  
6325 E Ocean Blvd  
Long Beach, CA 90803  
United States  
(562) 434-8611 (p)  
Since Feb 25, 2022

Market Conditions

	Current	YOY Change
<u>Vacancy Rates</u>		
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	7.2%	↑ 2.8%
Market Overall	5.0%	↔ 0.0%

<u>Market Asking Rent Per Area</u>			
Subject Property	\$4.51/SF	↑	1.5%
Submarket 2-4 Star	\$3.50/SF	↑	3.9%
Market Overall	\$2.83/SF	↑	4.5%

<u>Submarket Leasing Activity</u>			
12 Mo. Leased	90,028 SF	↑	6.3%
Months on Market	10.8	↑	1.2 mo

	Current	Prev Year
<u>Submarket Sales Activity</u>		
12 Mo. Sales Volume	\$39.33M	\$44.3M
Market Sale Price Per Area	\$305/SF	\$291/SF

Property Contacts

True Owner    Joseph R & Cynthia L Seibert  
Recorded Owner    Windy Road Llc  
Owner Type    Individual

Demographics

	1 mile	3 miles
Population	128	65,189
Households	48	27,755
Median Age	38.50	39.80
Median HH Income	\$74,062	\$59,229
Daytime Employees	15,000	177,135

Population Growth '24 - '29	↑ 9.38%	↑ 7.75%
Household Growth '24 - '29	↑ 8.33%	↑ 7.97%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
W Post Rd	S Windy Rd E	605	2022	0.13 mi
West Sunset Road	Las Vegas Blvd S E	28,300	2019	0.19 mi
West Post Road	S Windy Rd E	440	2019	0.20 mi
W Sunset Rd	Industrial Rd W	15,625	2022	0.21 mi
W Sunset Rd	Las Vegas Blvd S E	22,681	2022	0.23 mi
I- 15	W Russell N	217,153	2022	0.28 mi
Dean Martin Drive	W Patrick Ln N	14,800	2019	0.30 mi
South Las Vegas ...	W Sunset Rd N	34,500	2019	0.37 mi
Las Vegas Freew...	W Patrick Ln N	195,749	2022	0.37 mi
Industrial Rd	W Patrick Ln N	188,151	2022	0.38 mi

Made with TrafficMetrix® Products

Documents

Property



2/20/25, 10:02 AM

Properties | 6370 Windy Rd

Building Amenities

24 Hour Access	Pylon Sign
Air Conditioning	Restaurant
Freeway Visibility	Signage
Property Manager on Site	Tenant Controlled HVAC

Building Notes

Located just off Las Vegas Blvd. at Sunset Blvd. across from Town Square. Outdoor mixed-use development location. Renovated 2014.

Public Transportation

Airport	Drive	Distance
McCarran International	11 min	5.2 mi

Location

Postcode	89119
Submarket	Resort Corridor
Submarket Cluster	Resort Corridor
Location Type	Suburban
Market	Las Vegas
County	Clark
State	Nevada
CBSA	Las Vegas-Henderson-Paradise, NV
DMA	Las Vegas, NV
Country	United States

Public Record

2024 Assessment

Improvements	\$172,456	\$3.47/SF
Land	\$317,191	\$6.39/SF
Total Value	\$489,647	\$9.86/SF

21% of last sale

Parcels 162-32-802-018

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	32003C2560F
FIRM ID	32003C
FIRM Panel Number	2560F
FEMA Map Date	Nov 16, 2011

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 978314

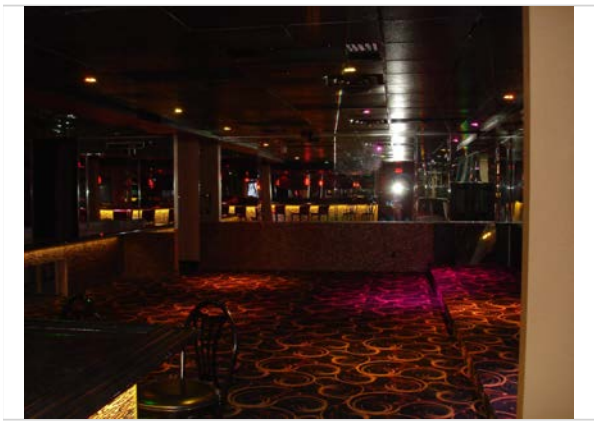
Images



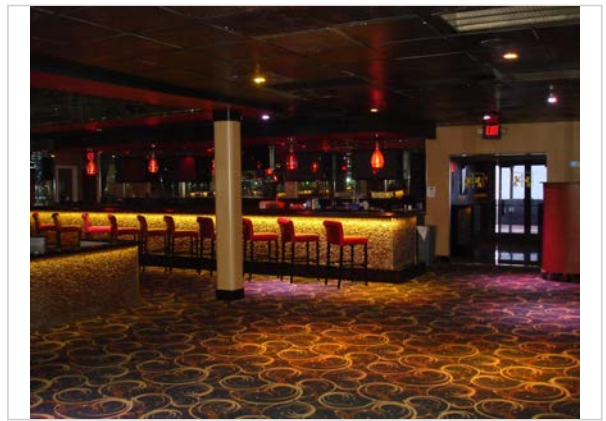
Primary Photo



Building Photo



Building Photo



Building Photo

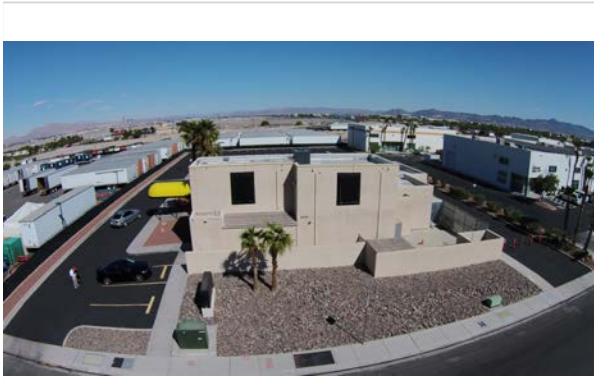


Building Photo

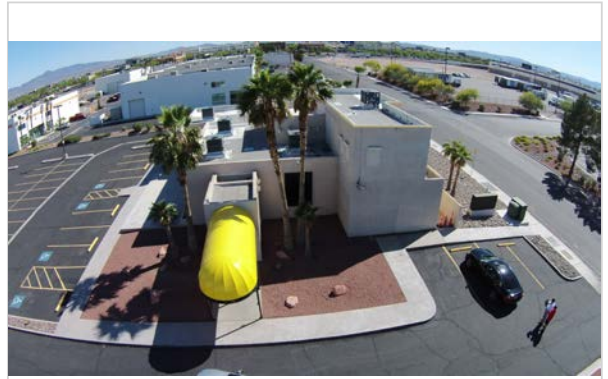


Building Photo

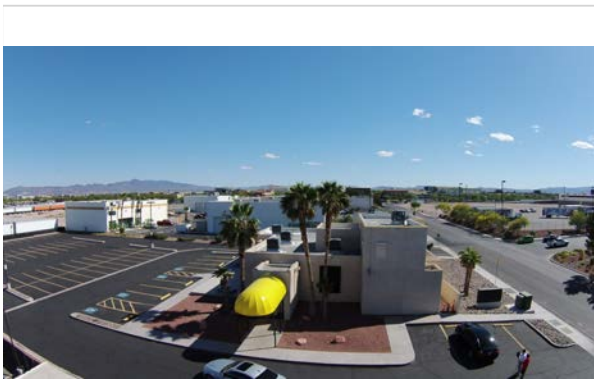




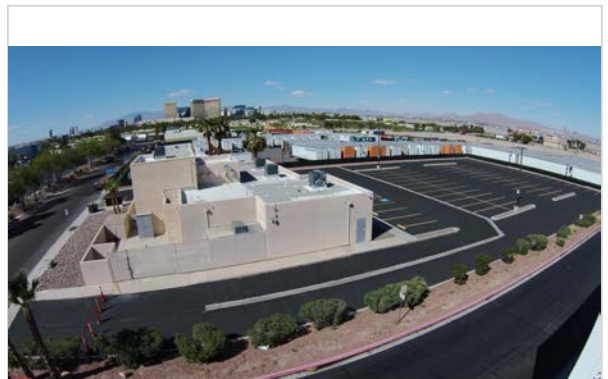
Building Photo



Building Photo



Building Photo



Building Photo

2/20/25, 10:02 AM

Properties | 6370 Windy Rd



Building Photo



Building Photo



Building Photo



2/20/25, 10:04 AM

Properties | 2580 S Highland Dr

## 2580 S Highland Dr



S Highland Dr  
Bar/Nightclub - Resort Corridor  
Submarket  
Las Vegas, NV 89109

6,000 SF GLA    27,038 SF Lot    2006 Built    Single Tenancy

### Sale

Sold Price \$2,999,000 (\$499.83/SF)  
Date Apr 2017  
Sale Type Owner User

### Building

Type 3 Star Retail Bar/Nightclub  
Location Suburban  
GLA 6,000 SF    Tenancy Single  
Stories 1    Owner Occup No  
Typical Floor 6,000 SF  
Class C  
Construction Wood Frame

#### Construction Event Date

Year Built 2006

CoStar Est. Rent \$2.07 - 2.53/SF (Retail)

Frontage 107' on Highland Dr

Opportunity Zone Yes

Walk Score® Car-Dependent (47)

Transit Score® Some Transit (46)

Parking Ratio 4.32/1,000 SF

Parking Type Spaces  
Surface 23

### Land

Land SF 27,038 SF    Land Acres 0.62 AC  
Bldg FAR 0.22    Dimensions 85' x 245'  
Zoning M, Las Vegas

### Tenants

Name SF Occupied  
JFCTM Joint Holdings, LLC 6,000

Source: CoStar Research

### About the Owner

**TMT Law**  
504 Pima Canyon Ct  
Las Vegas, NV 89144  
United States  
Since Apr 28, 2017

### Public Transportation

Airport	Drive	Distance
Harry Reid International	11 min	5.2 mi
Boulder City Municipal	36 min	25.9 mi

### Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	7.2%	↑ 2.8%
Market Overall	5.0%	↔ 0.0%

#### Market Asking Rent Per Area

Subject Property	\$2.19/SF	↓ -2.8%
Submarket 2-4 Star	\$3.50/SF	↑ 3.9%
Market Overall	\$2.83/SF	↑ 4.5%

#### Submarket Leasing Activity

12 Mo. Leased	90,028 SF	↑ 6.3%
Months on Market	10.8	↑ 1.2 mo

#### Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$39.33M	\$44.3M
Market Sale Price Per Area	\$305/SF	\$291/SF

### Property Contacts

True Owner TMT Law  
Recorded Owner JFCTM Joint Holdings, LLC

### Demographics

	1 mile	3 miles
Population	14,287	172,366
Households	7,229	76,100
Median Age	44.50	38.90
Median HH Income	\$53,437	\$38,816
Daytime Employees	27,871	256,443
Population Growth '24 - '29	↑ 11.02%	↑ 8.26%
Household Growth '24 - '29	↑ 11.76%	↑ 8.35%

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
W Sahara Ave	Highland Dr NE	13,747	2015	0.08 mi
W Sahara Ave	Highland Dr NW	12,951	2022	0.08 mi
Highland Dr	Presidio Ave SW	10,515	2022	0.09 mi
W Sahara Ave	Highland Dr W	73,713	2022	0.10 mi
Highland Dr	N Bridge Ln NE	2,692	2022	0.12 mi
Westwood Dr	Presidio Ave S	24,258	2022	0.12 mi
I- 15	W Sahara Ave N	23,533	2018	0.12 mi
W Sahara Ave	Highland Dr SE	11,281	2022	0.12 mi
N Bridge Ln	Highland Dr NW	2,762	2022	0.13 mi
W Sahara Ave	I- 15 SW	11,068	2022	0.14 mi

Made with TrafficMetrix® Products

### Documents

#### Property

Marketing Brochure/Flyer

2/20/25, 10:04 AM

Properties | 2580 S Highland Dr

Location

Postcode	89109
Submarket	Resort Corridor
Submarket Cluster	Resort Corridor
Location Type	Suburban
Market	Las Vegas
County	Clark
State	Nevada
CBSA	Las Vegas-Henderson-Paradise, NV
DMA	Las Vegas, NV
Country	United States

Public Record

2024 Assessment			
Improvements	\$362,187	\$13.41/SF	
Land	\$170,144	\$6.30/SF	
Total Value	\$532,331	\$19.71/SF	18% of last sale
Parcels	162-09-110-021, 162-09-110-035		

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	32003C2170F
FIRM ID	32003C
FIRM Panel Number	2170F
FEMA Map Date	Nov 16, 2011

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 980327

Images



Primary Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo





Building Photo



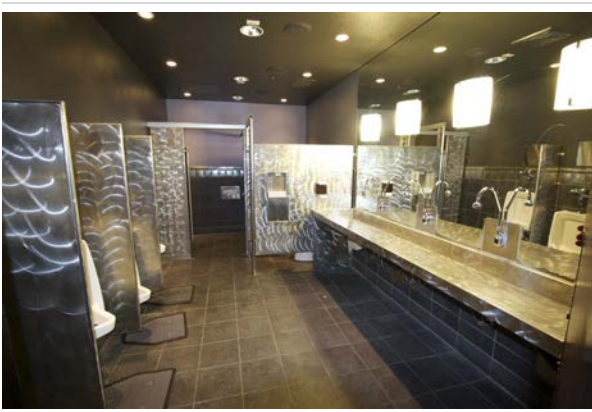
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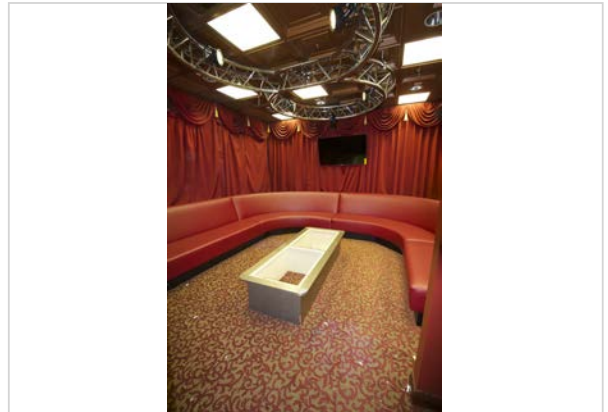
Building Photo



Building Photo



Building Photo



Building Photo



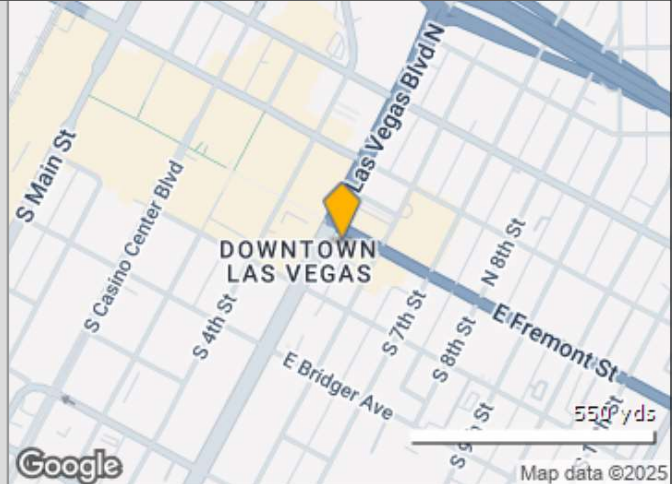
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**107-111 S Las Vegas Blvd St****SOLD**

Las Vegas, NV 89101

Sale on 9/29/2023 for \$14,635,000 (\$491.22/SF) - Research Complete

29,793 SF Retail Bar/Nightclub Building Built in 1939

**Buyer & Seller Contact Info**

Recorded Buyer: Bore Hirsch Llc  
 True Buyer: Boston Omaha Asset Management  
 3900 S Hualapai Way  
 Las Vegas, NV 89147  
 (857) 256-0079

Buyer Type: Investment Manager

Recorded Seller: Fremont Lv Blvd Llc  
 True Seller: Anthony Hsieh  
 Anthony Hsieh  
 3540 W Sahara Ave  
 Las Vegas, NV 89102  
 (702) 373-3570

Seller Type: Individual  
 Listing Broker: Logic Commercial Real Estate  
 Cathy Jones  
 (702) 595-8765  
 Paul Miachika  
 (602) 814-0661  
 Blaze Katz  
 (702) 690-0407  
 Karim Chatoor  
 (702) 968-7309

**Transaction Details**

ID: 6534598

Sale Date:	09/29/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Retail - Bar/Nightclub
Sale Price:	\$14,635,000-Full Value	Year Built/Age:	Built in 1939 Age: 84
Asking Price:	-	GLA:	29,793 SF
Price/SF:	\$491.22	Land Area:	0.52 AC (22,651 SF)
Price/SF Land Gross:	\$646.10		
Percent Leased:	94.0%		
		Percent Improved:	44.7%
		Total Value Assessed:	\$1,003,783 in 2023
		Improved Value Assessed:	\$448,833
		Land Value Assessed:	\$554,950
		Land Assessed/SF:	\$24.00





<b>107-111 S Las Vegas Blvd St</b>		<b>SOLD</b>
29,793 SF Retail Bar/Nightclub Building Built in 1939 (con't)		
No. of Tenants: 5 Tenants at time of sale: Corduroy; Flippin' Good Burgers & Shakes; Griffin; Inspire Nightclub; The Smashed Pig Parcel No: 139-34-601-015 Document No: 23100200799		
<b>Transaction Notes</b>		
<p>Boston Omaha Asset Management acquired a retail property on Las Vegas Blvd for \$14.635 million.</p> <p>The property is 94% occupied by the two-story Inspire Nightclub, with a rooftop lounge overlooking Fremont St., three distinctive street level bars and a casual dining restaurant.</p> <p>The retail center is located at the entrance of Fremont Street Experience and offers 175 feet of frontage on Fremont St 125 feet of frontage on Las Vegas Blvd.</p> <p>All information in the comparable has been verified from public record.</p>		
<b>Current Retail Information</b>		ID: 16392447
Property Type: Retail - Bar/Nightclub Center: - Bldg Status: Built in 1939 Owner Type: Investment Manager Zoning: T6-UC Owner Occupied: No	GLA: 29,793 SF Total Avail: 27,878 SF % Leased: 6.4% Bldg Vacant: 27,878 SF Land Area: 22,651 SF Lot Dimensions: - Building FAR: 1.32  Rent/SF/mo: Withheld CAM: -  Street Frontage: 175 feet on Fremont Street 140 feet on Las Vegas Blvd Features: Balcony, Restaurant, Roof Terrace, Signalized Intersection	
<b>Location Information</b>		
Second Address: 107-111 S Las Vegas & 505 blvd Metro Market: Las Vegas Submarket: Central East Las Vegas Ret/Central East Las Vegas Re County: Clark CBSA: Las Vegas-Henderson-Paradise, NV CSA: Las Vegas-Henderson, NV DMA: Las Vegas, NV		

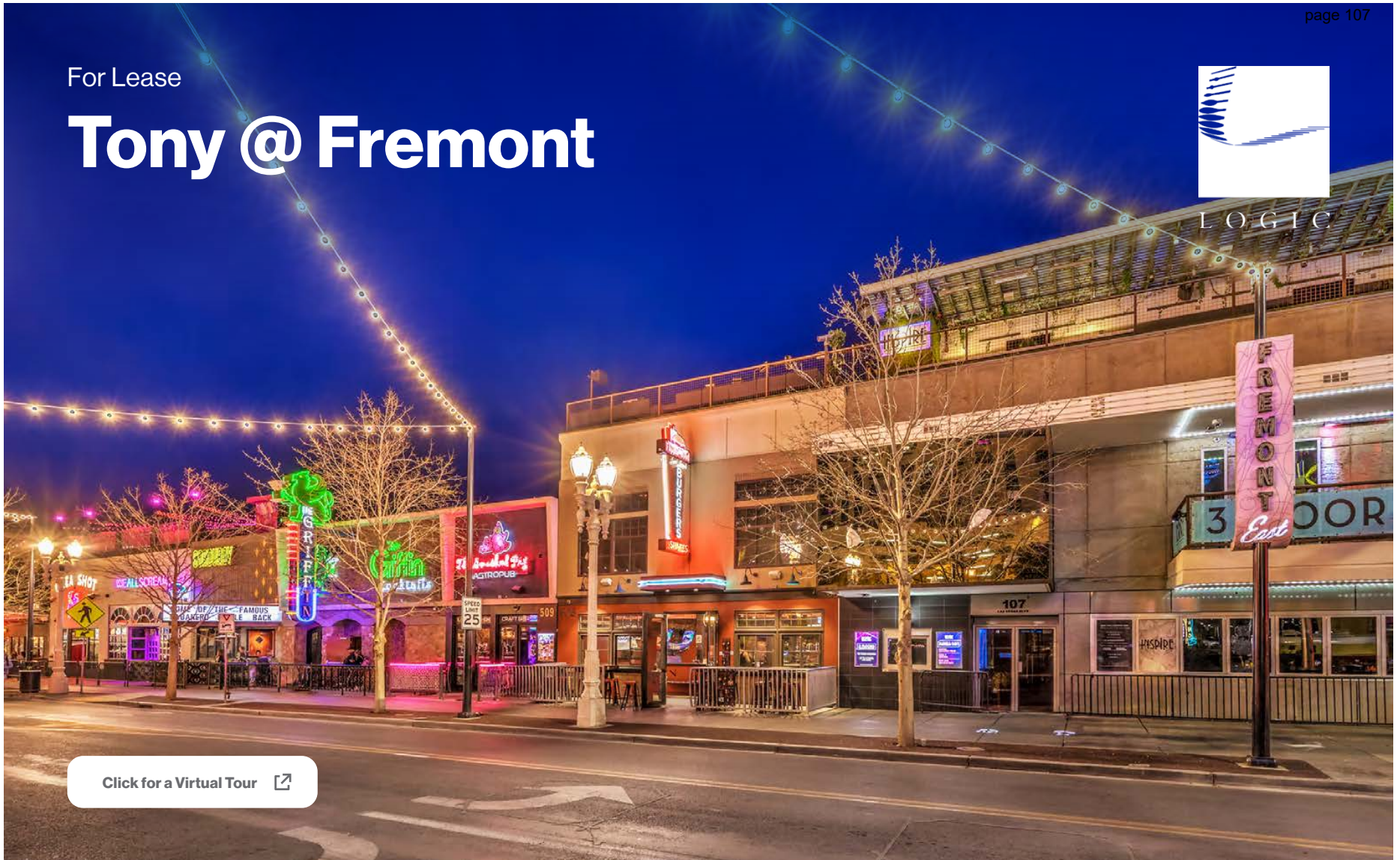


For Lease

# Tony @ Fremont



LOGIC



[Click for a Virtual Tour](#)

S. Las Vegas Blvd. and E. Fremont St.  
Las Vegas, NV 89101

## Points of contact

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S.0184822

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BS.0145955.LLC

### Sean Margulis

Founding Partner

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S.0070247

### Jason Otter

Founding Partner

702.954.4109

jotter@logicCRE.com

S.0168161.LLC



## Property Overview

LOGIC Commercial Real Estate is pleased to present a rare opportunity to lease space in the heart of the Fremont East Entertainment District, which offers entertainment, hotels/casinos, bars, and restaurants. The subject property sits at the entrance to the world-famous Fremont Street Experience, nestled in the heart of Downtown Las Vegas. While Fremont East is open to drivers, pedestrians still predominantly occupy the area. The subject property is situated at the southeast corner of the signalized intersection of S. Las Vegas Blvd. and E. Fremont St., offering  $\pm 175$  feet of Fremont St. exposure and  $\pm 129$  feet of frontage on S. Las Vegas Blvd. Fremont East is also home to a burgeoning art scene, First Friday, and one of the world's highest-grossing music and art festivals, Life is Beautiful, which attracts over 170,000 people annually.

- **El Cortez:**  $\pm 362$  Rooms
- **Main Street Station:**  $\pm 406$  Rooms
- **Plaza Hotel:**  $\pm 1,000$  Rooms
- **Circa Resort & Casino:**  $\pm 512$  Rooms
- **California Hotel and Casino:**  $\pm 781$  Rooms
- **Golden Nugget:**  $\pm 2,400$  Rooms
- **Fremont Hotel and Casino:**  $\pm 447$  Rooms
- **Binion's Gambling Hall:**  $\pm 366$  Rooms
- **Four Queens:**  $\pm 690$  Rooms
- **The D Las Vegas:**  $\pm 638$  Rooms
- **Golden Gate Hotel and Casino:**  $\pm 122$  Rooms
- **Oasis Hotel:**  $\pm 130$  Rooms
- **Downtown Grand Hotel & Casino:**  $\pm 1,124$  Rooms



## Listing Snapshot



### Contact Broker

Lease Rate



**± 2,934 - 21,446 SF**

Available Square Footage



**Fremont East  
Entertainment District**

## Property Highlights

### Prime Location

- Located at the entrance to the world-famous Fremont Street Experience which sees ± 26 million annual visitors
- Positioned in the Heart of Downtown Las Vegas at the signalized intersection of S. Las Vegas Blvd. and E. Fremont St.

### Available Spaces

- 107 S. Las Vegas Blvd.: ± 21,446 SF tri-level nightclub with a rooftop lounge overlooking Fremont St.
- 111 S. Las Vegas Blvd.: ± 3,498 SF Cocktail bar
- 505 Fremont St.: ± 2,934 SF turn-key restaurant

### Dynamic Tenant Mix

- The Fremont East Entertainment District provides a blend of nightlife, entertainment, shopping, dining, and unique cocktail experiences with notable tenants/parks such as:

- |                 |                   |
|-----------------|-------------------|
| • Commonwealth  | • Park on Fremont |
| • We All Scream | • Therapy         |
| • Corduroy      | • Eureka!         |
| • The Griffin   | • Container Park  |
| • Evel Pie      |                   |

## Las Vegas Strip Highlights

**\$8.8<sup>B</sup>**

2023 Las Vegas Strip's Gaming Revenue

**40.8<sup>MM</sup>**

2023 Number of Visitors to Las Vegas

**6<sup>MM</sup>**

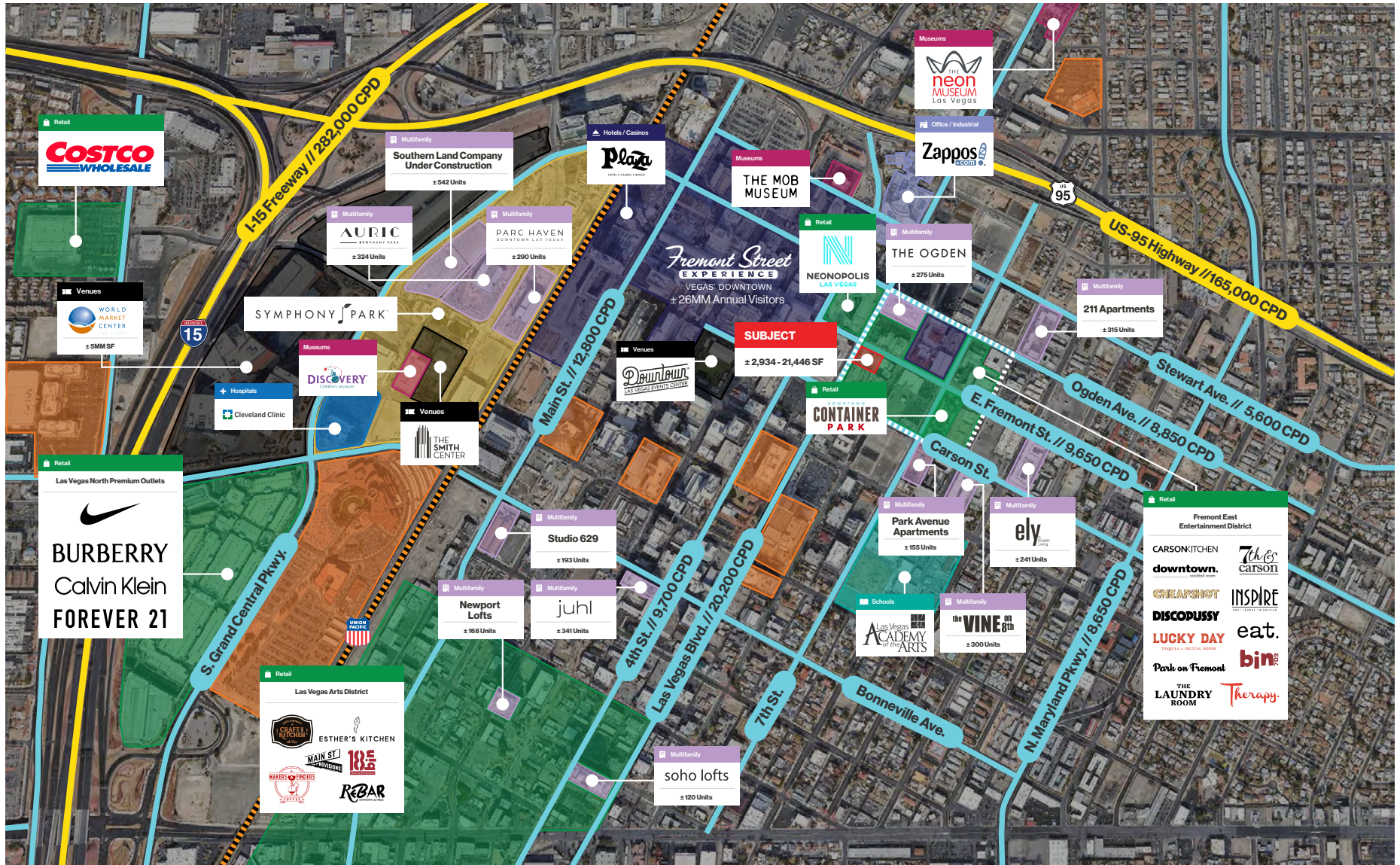
2023 Number of Convention Visitors





# Aerial

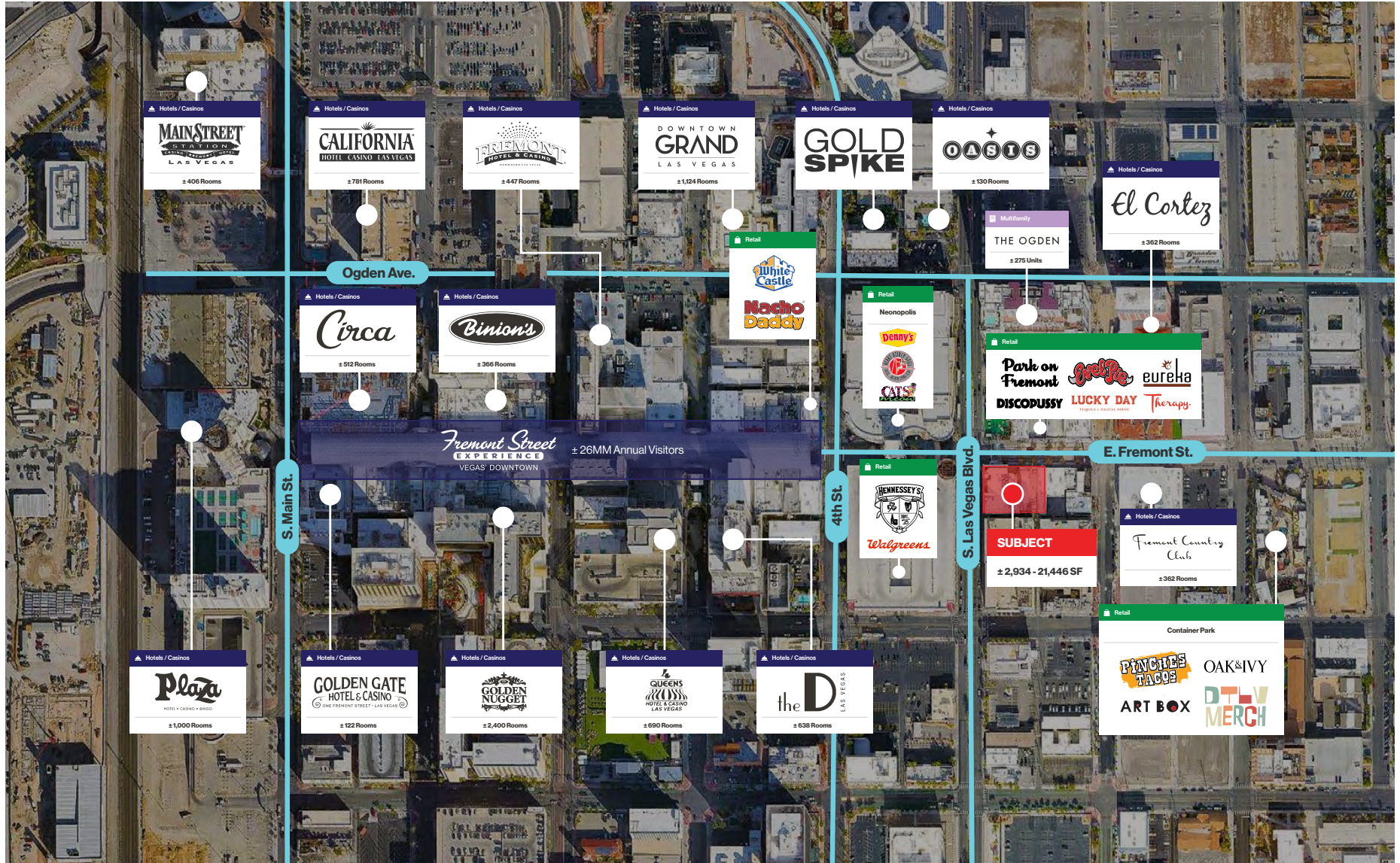
 Schools
 Retail
 Hotels / Casinos
 Venues
 Hospitals
 Multifamily
 Government
 Office
 Symphony Park
 Museums





# Close Up Aerial

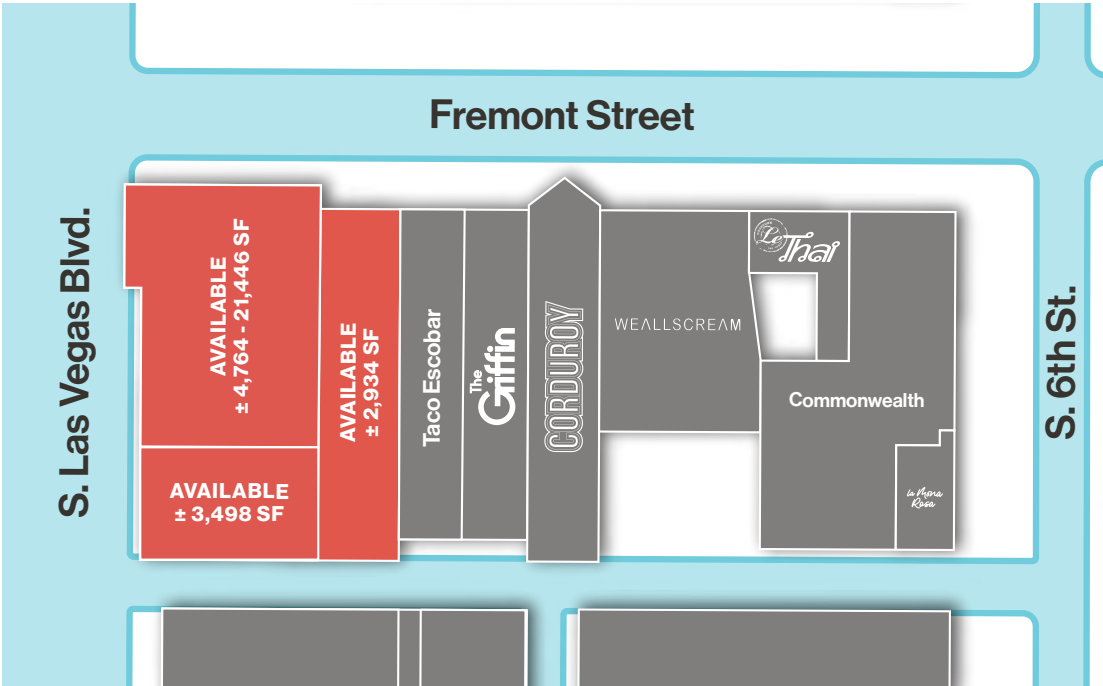
 Retail
  Hotels / Casinos
  Multifamily



# Site Plan

Available

Suite	Tenant	SF
111	AVAILABLE	± 3,498 SF
107	AVAILABLE	± 4,764 - 21,446 SF
505	AVAILABLE	± 2,934 SF
509	Taco Escobar	± 2,004 SF
511	The Griffin	± 3,984 SF
515	Corduroy	± 3,557 SF

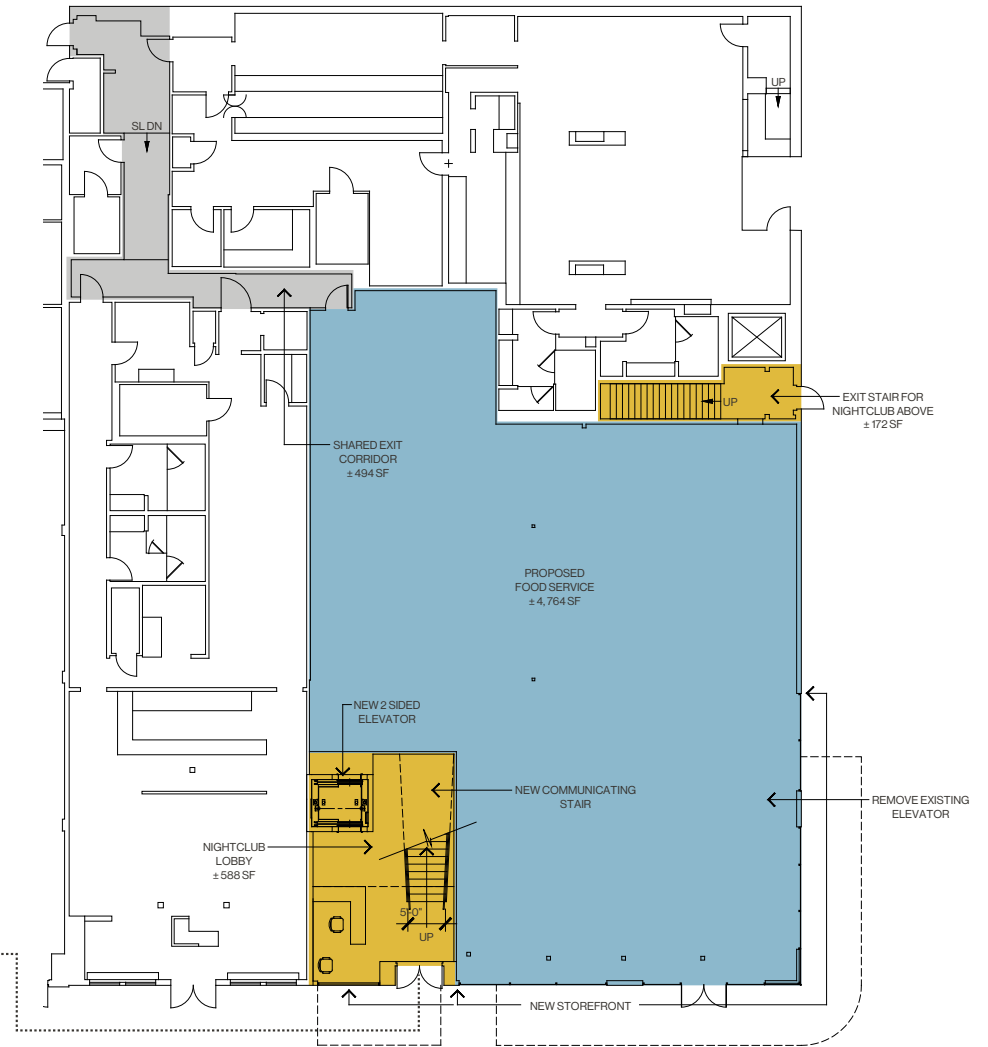






107 S. Las Vegas Blvd.  
Floor Plan | First Floor  
Food Service Area |  $\pm 4,764$  SF  
Nightclub Lobby |  $\pm 588$  SF

Food Service Nightclub Shared Corridor

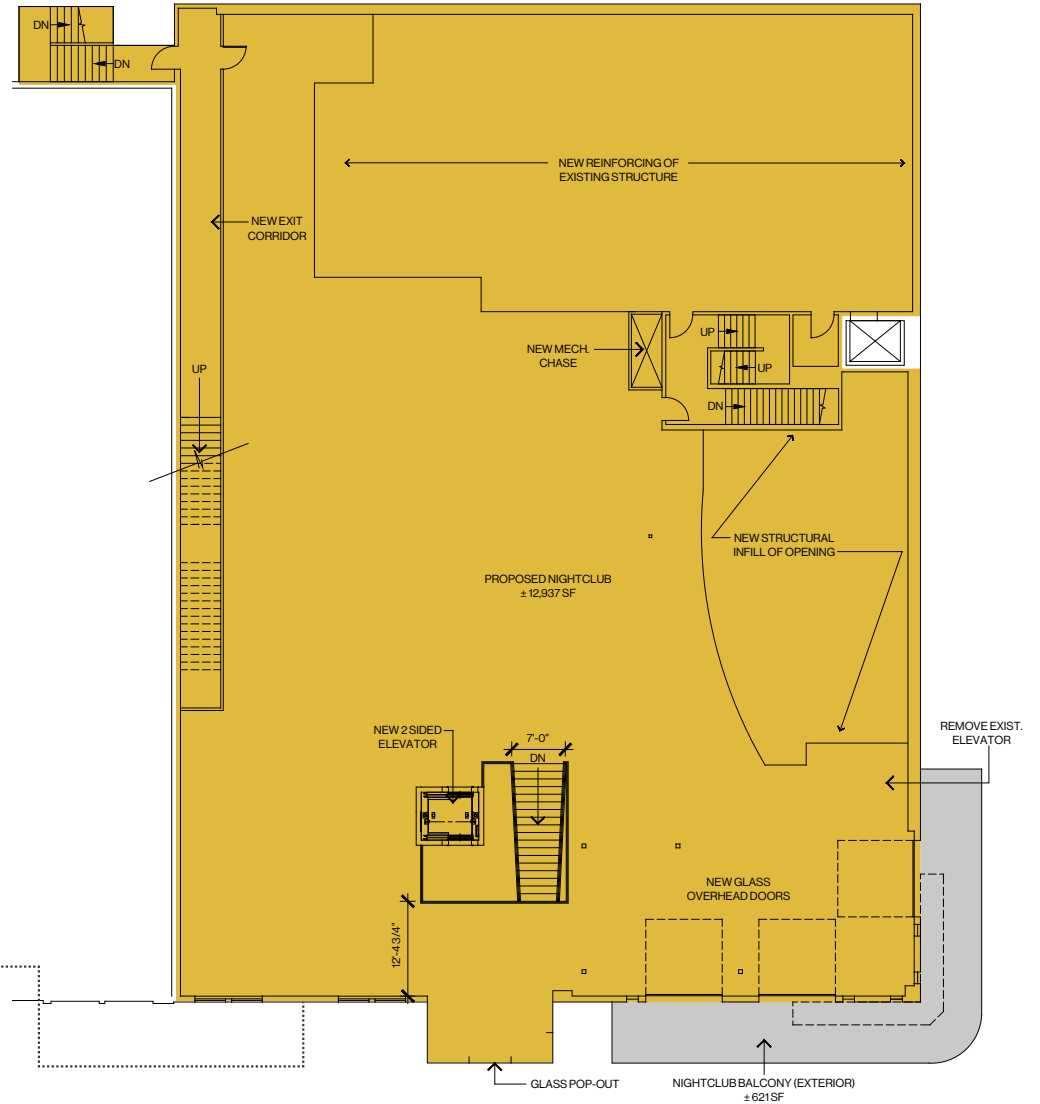






107 S. Las Vegas Blvd.  
Floor Plan | Second Floor  
Nightclub + Balcony | ± 13,558 SF

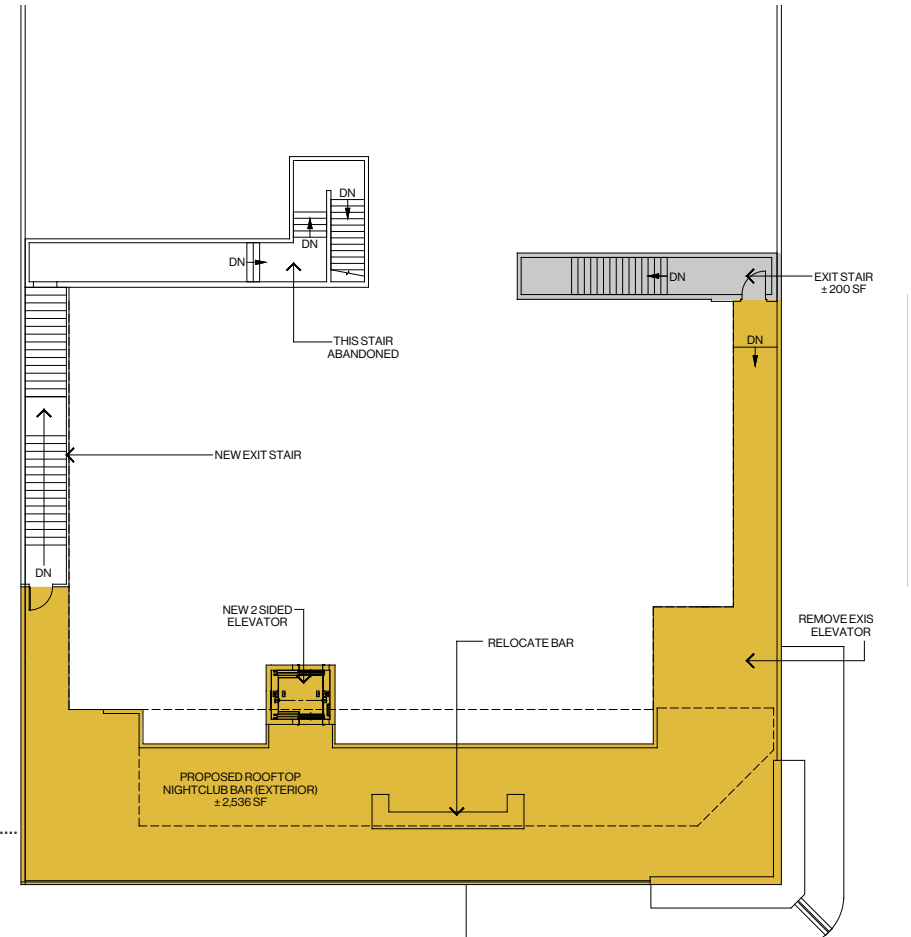
Nightclub  Balcony





107 S. Las Vegas Blvd.  
Floor Plan | Third Floor  
± 2,536 SF

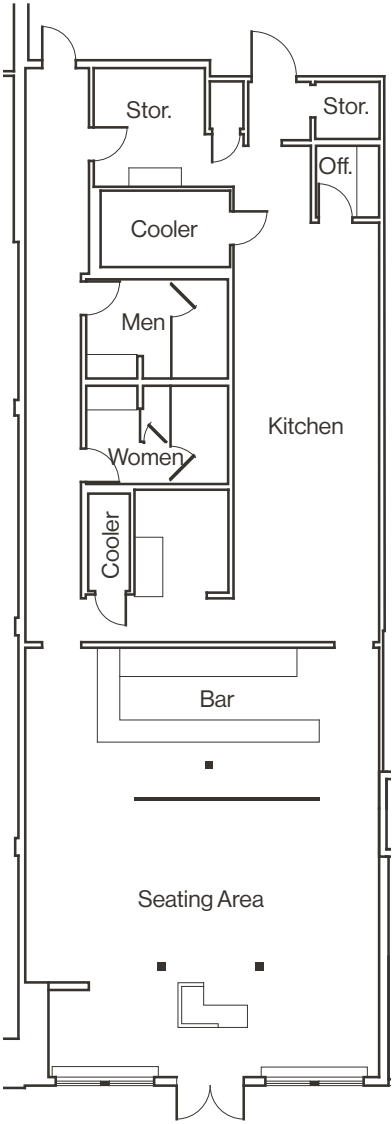
Nightclub  Shared Stairs







107 S. Las Vegas Blvd.  
Floor Plan | First Floor  
± 2,934 SF





# A Look at Downtown Las Vegas

## Fremont Street Experience

- Fremont Street is home to most of downtown's hotels and casinos, and occupies the westernmost five blocks of Fremont Street including the areas known for years as "Glitter Gulch"
- Fremont Street Experience is home to Viva Vision, the largest video screen in the world, suspended 90 ft above the renowned pedestrian mall, lined by iconic casinos and hotels

## Life is Beautiful

- Debuting in 2013 and founded by Tony Hsieh, Life is Beautiful Music & Arts Festival is an annual music, culinary, art, and learning festival held in Downtown Las Vegas
- Life is Beautiful is a three-day festival, with four main stages and limitless love for music, with performers that have included The Killers, Outkast, Lizzo, Billie Eilish, and more
- The festival is now ranked as one of Billboard's top producing festivals

[billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679](http://billboard.com/business/touring/rolling-stone-life-is-beautiful-las-vegas-festival-1235027679)

## Arts District/First Friday

- The Arts District is spread over 18 blocks and is a vibrant, cultural hub packed with indie art galleries, antique shops, restaurants, bars, yoga studios, and performance spaces in converted warehouses
- Every first Friday of the month, the Las Vegas Arts District transforms into one massive street fair that features local artists, food trucks, live music, and so much more. Run by the First Friday Foundation, donations to the event go towards preserving and expanding the arts community in Las Vegas through children's art classes, mural installations, donation drives and neighborhood cleanups

## Downtown Container Park

- Downtown Container Park has become one of Las Vegas' most unique attractions and is composed of 43 repurposed shipping containers and 41 locally-manufactured Xtreme Cubes
- The open-air venue houses a wide variety of small businesses, including boutiques carrying clothing and accessories as well as home decor, restaurants, bars, a wedding chapel, and more
- Container Park is also home to a stage for movie nights and live music performances, as well as The Treehouse, an interactive play area inspired by Swiss Family Robinson

## Zappos

- Zappos redefined online shopping when it came on the scene in 1999, with Tony Hsieh serving as the CEO from 2000 through 2020
- Zappos has called Southern Nevada home since 2004 after relocating from San Francisco
- In 2013, Zappos moved to historic downtown into the former Las Vegas City Hall building. The Zappos campus is certified LEED gold and includes a private on-campus bistro and café, and an outdoor patio for employees to work or unwind
- Selling much more than shoes, Zappos has been a customer-obsessed company that focuses on delivering a WOW experience

## World Market Center

- World Market Center is a 5-million-square-foot showcase for the home and hospitality contract furnishings industry in Downtown Las Vegas
- The campus has four buildings and three pavilions situated on 59 acres and show cases more the 4,000 furniture, gift and home décor manufacturers, and exhibitors
- World Market Center attracts more than 50,000 attendees twice a year for conventions like Las Vegas Market Show
- Opened in 2021, the Expo at WMCLV adds over 315,000 SF of space to the center, and is the largest event venue in downtown Las Vegas

[wmclv.com/about](http://wmclv.com/about)

## The Smith Center

- Set on nearly 5 acres, The Smith Center sits at the heart of the 61-acre Symphony Park development in Downtown Las Vegas
- The Smith Center was envisioned as a world-class performing arts center that would develop and present the best and brightest in a broad range of first-rate programming and unite the residents of the community
- Opened in March 2012, The Smith Center has placed arts and culture in Southern Nevada on an international stage, wholly separate from the entertainment of the Las Vegas Strip

[thesmithcenter.com/about](http://thesmithcenter.com/about)

## Symphony Park

- Located on 61 acres in the heart of Downtown Las Vegas, Symphony Park is the city of Las Vegas' premier development that is home to arts, culture, science and medicine, offering one of the city's most exciting and prime opportunities for retail, restaurant or mixed-use development
- Symphony Park retail and restaurants are key amenities that will service the development's primary anchors, including The Smith Center for the Performing Arts, Discovery Children's Museum, Cleveland Clinic Lou Ruvo Center for Brain Health, and the Las Vegas Metro Chamber of Commerce
- More than 600 residential units are now open with ground-level retail opportunities

[lasvegasnevada.gov/Business/Economic-Development/Symphony-Park](http://lasvegasnevada.gov/Business/Economic-Development/Symphony-Park)



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach  
out to our team.

#### Points of contact

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**Jason Otter**

Founding Partner

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jotter@logicCRE.com

S.0168161.LLC

**1 3824 Paradise Rd****SOLD**

Las Vegas, NV 89169

Clark

Recorded Buyer Object Dash LLC

Recorded Seller Benchmark Enterprises Llc

True Buyer The Boring Company  
130 Walker Watson Rd  
Bastrop, TX 78602  
(512) 350-4845 (p)

True Seller Bhhs Nevada Properties  
3185 St. Rose Parkway #100  
Henderson, NV 89052  
(702) 458-8888 (p)



Sale Date Jan 29, 2025  
Sale Price \$8,750,000  
Price/SF \$769.64

Type 3 Star Retail Restaurant  
Year Built 1976  
GLA 11,369 SF  
Land Acres 1.29 AC  
Land SF 56,192 SF  
Zoning H-1

Parcels 162-15-302-009  
Comp ID 7050598  
Comp Status In Progress

**2 3015 Fremont St****ACTIVE**

Las Vegas, NV 89104

Clark

Listing Broker Sandra L Fink & Associates Inc  
4 Holston Hills Rd  
Henderson, NV 89052  
(702) 376-7344 (p)

Sandy Fink, CCIM  
(702) 376-7344 (p)



Price \$3,400,000  
Price/SF \$400.99  
On Market 1,777 Days  
Status Active

Sale Type Owner User  
Type 3 Star Retail Freestanding  
Year Built 1962  
GLA 8,479 SF  
Land Acres 2.02 AC  
Land SF 87,991 SF  
Zoning H-1

Parcels 162-01-601-037



1

**4636 Wynn Rd****SOLD**

Las Vegas, NV 89103

Sale on 5/7/2021 for \$3,500,000 (\$285.95/SF) - Research Complete

12,240 SF Retail Bar/Nightclub Building Built in 2007

**Buyer & Seller Contact Info**

Recorded Buyer: PA Investments LLC  
 True Buyer: Calvin Hollins  
 Calvin Hollins  
 22 Graymoor Ln  
 Olympia Fields, IL 60461  
 (312) 907-5467

Buyer Type: Individual  
 Buyer Broker: Capital Commercial LLC  
 Alison Merrill  
 (702) 612-3797

Recorded Seller: Sc Entertainment 2 Llc  
 True Seller: Vista Realty Inc  
 Michael Saltman  
 8215 S Eastern Ave  
 Las Vegas, NV 89123  
 (702) 798-7970

Seller Type: Developer - Regional  
 Listing Broker: ROI Commercial Real Estate, Inc.  
 Robin Civish  
 (702) 550-4977  
 Todd Boyer  
 (702) 550-4923

**Transaction Details**

ID: 5494958

Sale Date:	05/07/2021 (410 days on market)	Sale Type:	Owner User
Escrow Length:	-	Bldg Type:	Retail - Bar/Nightclub
Sale Price:	\$3,500,000-Confirmed	Year Built/Age:	Built in 2007 Age: 14
Asking Price:	\$4,200,000	GLA:	12,240 SF
Price/SF:	\$285.95	Land Area:	1.13 AC (49,223 SF)
Price/SF Land Gross:	\$71.11		
Percent Leased:	0.0%	Percent Improved:	79.1%
Tenancy:	Single	Total Value Assessed:	\$2,123,643 in 2021
Sale Conditions:	High Vacancy Property	Improved Value Assessed:	\$1,680,637
		Land Value Assessed:	\$443,006
		Land Assessed/SF:	\$9.00
No. of Tenants:	1		
Tenants at time of sale:	Wet Las Vegas		
Parcel No:	162-19-702-010		
Document No:	21050702438		



4636 Wynn Rd

12,240 SF Retail Bar/Nightclub Building Built in 2007 (con't)

SOLD

Sale History:

Sold on 11/6/2024 Non-Arms Length

Sold for \$1,412,000 (\$115.36/SF) on 10/24/2024 Non-Arms Length

Sold for \$1,411,993 (\$230.72/SF) on 5/28/2024

Sold for \$3,500,000 (\$285.95/SF) on 5/7/2021

Sold for \$23,696 (\$1.94/SF) on 6/21/2016 Non-Arms Length

Sold for \$875,000 (\$71.49/SF) on 7/22/2004 Non-Arms Length

Transaction Notes

On May 7, 2021 the property at 4636 Wynn Rd sold for \$3,500,000. The location came on market in March 2020 with an initial asking price of \$4,200,000 and has been vacant since 2019. This was an owner/user sale and the name of the occupying business is unknown as of the time of publication.

Income Expense Data

Expenses

- Taxes

\$21,828

- Operating Expenses

Total Expenses

\$21,828

Current Retail Information

ID: 984667

Property Type:

Retail - Bar/Nightclub

GLA:

12,240 SF

Center:

-

Total Avail:

12,240 SF

Bldg Status:

Built in 2007

% Leased:

100.0%

Owner Type:

Individual

Bldg Vacant:

0 SF

Zoning:

IL

Land Area:

49,223 SF

Owner Occupied:

Yes

Lot Dimensions:

-

Building FAR:

0.25

Rent/SF/mo:

\$42.00

No. of Stores:

-

CAM:

-

Street Frontage:

69 feet on Wynn Rd (with 2 curb cuts)

Expenses:

2021 Tax @ \$1.78/sf

Parking:

126 Surface Spaces are available

Features:

24 Hour Access, Accent Lighting, Air Conditioning, Security System, Signage, Storage Space

Location Information

Metro Market:

Las Vegas

Submarket:

Central West Las Vegas Ret/Central West Las Vegas Re

County:

Clark

CBSA:

Las Vegas-Henderson-Paradise, NV

CSA:

Las Vegas-Henderson, NV

DMA:

Las Vegas, NV

Map(Page):

Front Boys 56-6B52





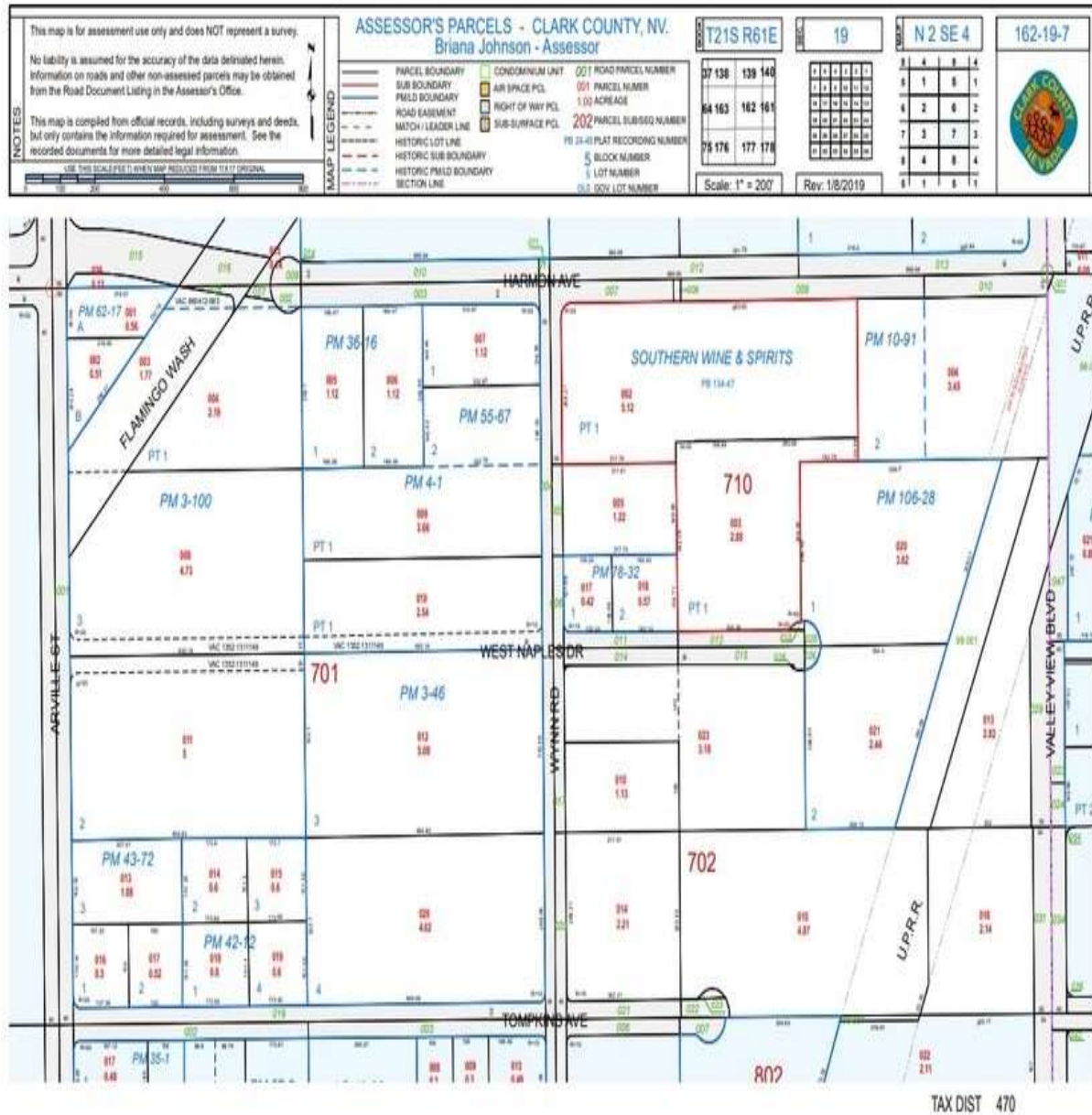
4636 Wynn Rd

SOLD

12,240 SF Retail Bar/Nightclub Building Built in 2007 (con't)

Parcel Number: 162-19-702-010  
 Legal Description: -  
 County: Clark

Plat Map: 4636 Wynn Rd



CASE #	227		SUBJECT PARCEL INFORMATION						FISCAL YEAR			2025-2026		
APN	162-17-101-028		Location	3355 PROCYON ST			Zoning Designation	EM		Vacant	No			
Size (acres)	4.07	Gross	4.07	Net	Size (sq ft)		177,289	Probable Use	Commercial		Corner	0		
General Description	The subject is currently listed for sale as an adult club and also as a redevelopment/land site for +/- \$87/SF.										Offsites			
COMPARABLE LAND SALES GRID														
Sale No.	1		2		3		4		5					
Parcel #	162-17-202-020		162-17-102-002		162-05-403-001		162-30-601-030		162-20-203-011					
Buyer	A J B DOUBLE D L L		POLARIS APARMENTS O		EXETER 22588 W Y L		4254 HACIENDA L L C		3240 W HARMON OWNER					
Seller	K C S L L L C		POLLUX/POLARIS FF39		SAHARA WEST EXECUTI		FANCY FAMILY TRUST		MORALLY JOHN P REVO					
Date of Sale	5/28/2024		2/7/2023		12/7/2022		7/15/2022		4/27/2022					
Sale Price	\$2,900,000		\$13,000,000		\$2,850,000		\$3,000,000		\$6,450,000					
Cross Streets	Spring Mtn / Valley Vie		Desert Inn / Valley Vie		Sahara / Spanish Oa		Hacienda / Arville		Harmon / Aldebaran					
Acres	1.21		5.11		1.03		1.99		2.01					
\$/Sq Ft	\$55.02		\$58.40		\$63.52		\$34.61		\$73.67					
Time/Market/Other Adj.*														
Adjusted \$/Sq Ft	55.02		58.40		63.52		34.61		73.67					
Location	Valley View Spr		Valley View and		Central West		Central South		Central South					
Zoning/Probable Use	M-1/ROI IL		RM50		C-1		M-1		H-1					
Street Frontage	Off Secondary		Off Major		On Major		On Secondary		On Major					
Corner	No		Minor		Minor		No		Minor					
Size	1.21 Acres		5.11 Acres		1.03 Acres		1.99 Acres		2.01 Acres					
Shape/Topography	Regular/Graded		Regular/Graded		Regular/Graded		Regular/Level		Regular/Graded					
Access	Typical		Typical		Typical		Typical		Typical / RR					
Offsites	Full		Full		Full		Yes		Full					
Overall Comparison to Subject	SIMILAR		SIMILAR		SIMILAR		SIMILAR		SIMILAR					
* Analysis of Market Conditions Adjustment attached.														
RECONCILIATION														
INDICATED VALUE RANGE OF COMPARABLES			34.61		TO		73.67							
CURRENT TAXABLE VALUE OF SUBJECT			12.00		PER SQUARE FOOT		TOTAL TAXABLE LAND VALUE			2,127,468				
RECOMMEND					PER SQUARE FOOT		TOTAL TAXABLE LAND VALUE							
RECONCILIATION COMMENTS			Sale 1 is a secured lot with shade cover that transferred with a land lease in place. Sale 2 is located a lot to the east of the subject and was purchased for apartment development. Sale 3 is situated along Sahara Avenue and contained a closed restaurant that was demolished after purchase. Sale 4 is located along Hacienda, east of Arville. Sale 5 transferred as two parcels for \$56.52. It cut into a new site containing 2.01 acres. The subject is only on the record at \$12 per square foot. It could likely command substantial more. It is listed for \$87 per square foot.											

# Clark County Assessor's Office



Case #: 00227  
D 3355 PROCYON L L C  
3355 PROCYON ST  
Subject(s):  
S. 162-17-101-028

Comparable(s):  
1. 162-17-202-020  
2. 162-17-102-017  
3. 162-05-403-001  
4. 162-30-601-030  
5. 162-20-203-014

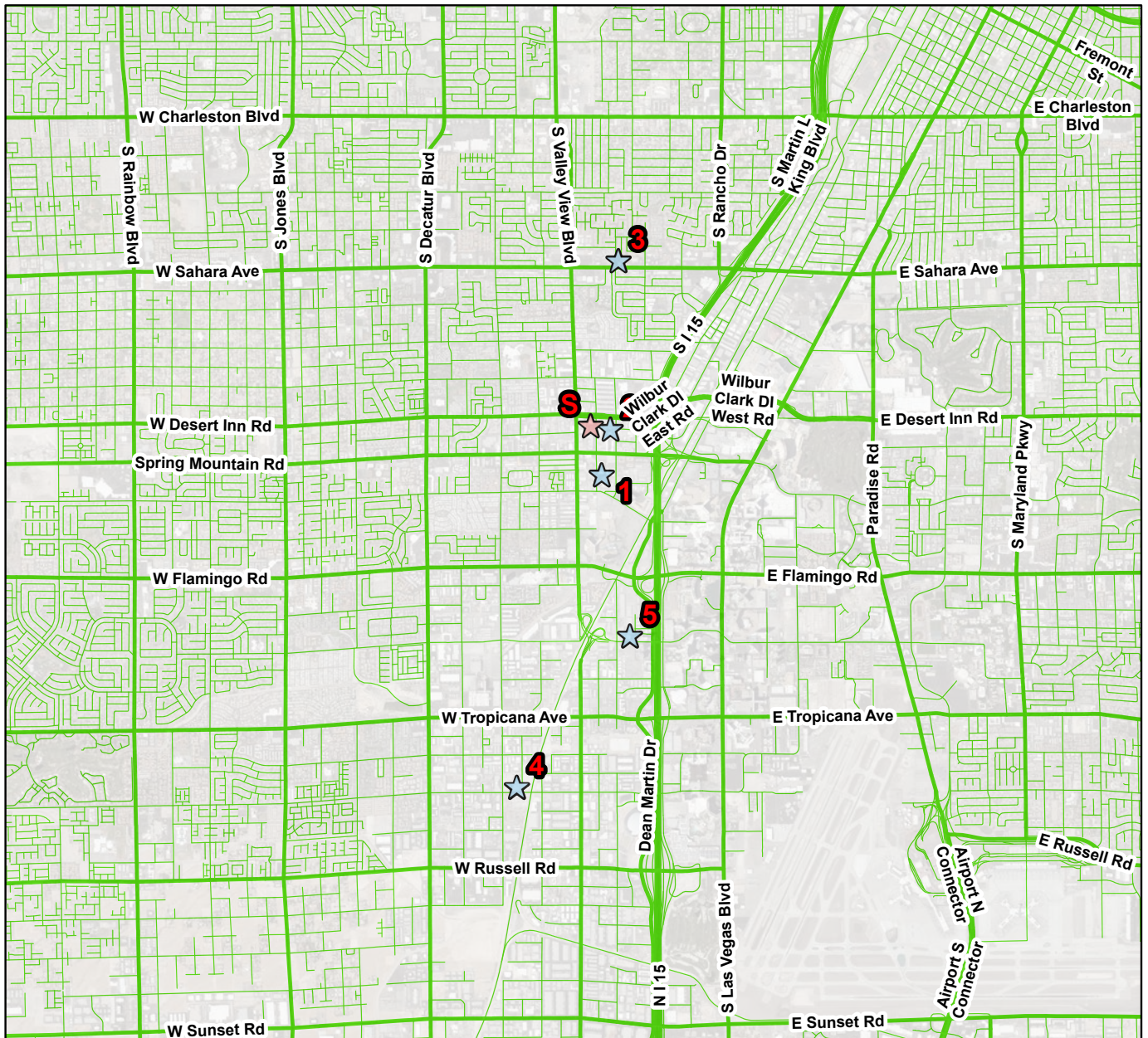
1:60,000  
Date: 2/20/2025

Land Sales Map

Legend

★ Subject

★ Comparable



Vicinity Map



Comparable Sale: 1

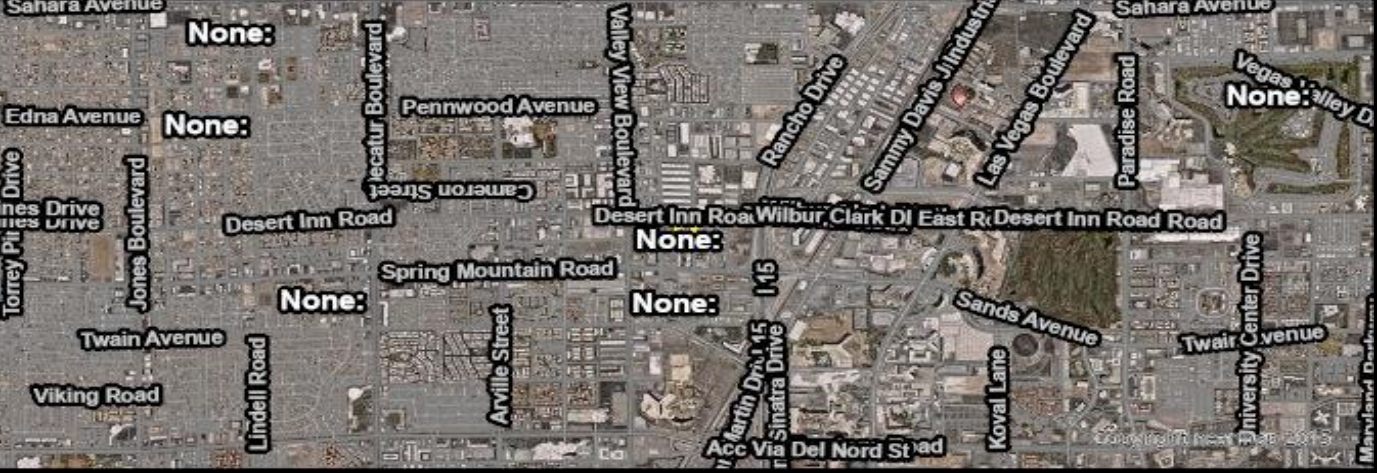
Property Description:				
Parcel Number:	162-17-202-020			
Parcel Count:	1			
Cross Streets	Spring Mtn / Valley View			
Seller:	K C S L L C			
Buyer:	A J B DOUBLE D L L C			
Deed Number:	20240528:00002113			
Sale Date:	5/28/2024			
Sale Price:	\$2,900,000			
Gross Size SF/Acre:	52,708	1.21		
Net Size SF/Acre:	52,708	1.21		
Sale Price Per SF/Acre:	\$55.02	\$2,396,694		
	Zoning	ROI	Planned Use	Overlay
Zoning:	M-1	IL		
Offsites:	Full			
Verification Source:	Public Records			





Comparable Sale: 2

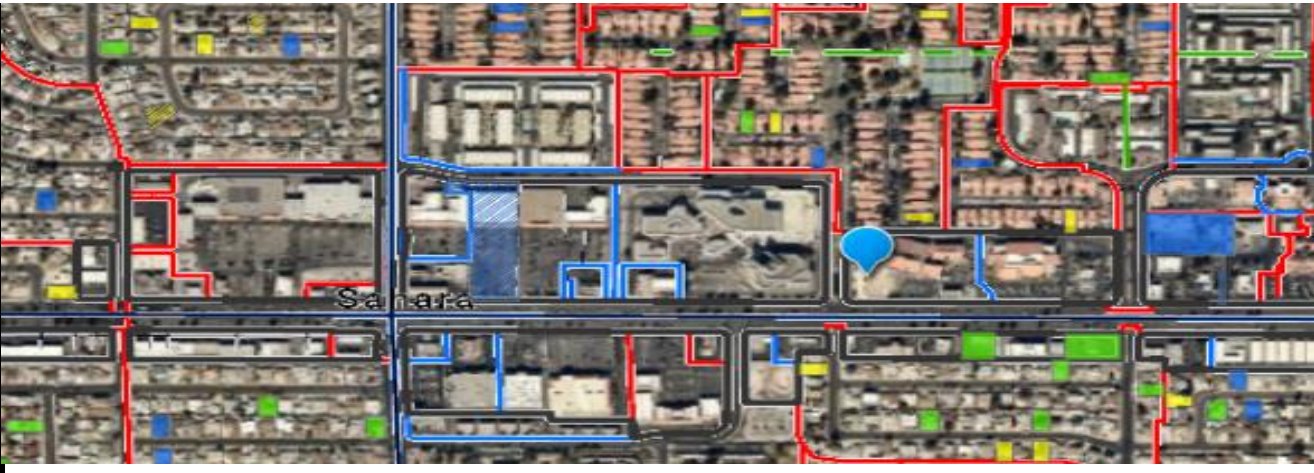
Property Description:	162-17-102-003, 005, 007, 009. Purchased for development with an apartment complex, along with other land.			
Parcel Number:	162-17-102-002			
Parcel Count:	5			
Cross Streets	Desert Inn / Valley View			
Seller:	POLLUX/POLARIS FF399			
Buyer:	POLARIS APARMENTS OWNER LLC			
Deed Number:	20230207:00000059			
Sale Date:	2/7/2023			
Sale Price:	\$13,000,000			
Gross Size SF/Acre:	14,375	0.33		
Net Size SF/Acre:	222,592	5.11		
Sale Price Per SF/Acre:	\$58.40	\$2,544,031		
	Zoning	ROI	Planned Use	Overlay
Zoning:	RM50			
Offsites:	Full			
Verification Source:	MLS/COSStar/Property Line			





Comparable Sale: 3

Property Description:	Purchased for land value with restaurant torn down after purchase.			
Parcel Number:	162-05-403-001			
Parcel Count:	1			
Cross Streets	Sahara / Spanish Oaks			
Seller:	SAHARA WEST EXECUTIVE PARK L L C			
Buyer:	EXETER 22588 W Y L L C			
Deed Number:	20221207:00002226			
Sale Date:	12/7/2022			
Sale Price:	\$2,850,000			
Gross Size SF/Acre:	44,867	1.03		
Net Size SF/Acre:	44,867	1.03		
Sale Price Per SF/Acre:	\$63.52	\$2,766,990		
	Zoning	ROI	Planned Use	Overlay
Zoning:	C-1			
Offsites:	Full			
Verification Source:	MLS/COSStar/Property Line			






Comparable Sale: 4

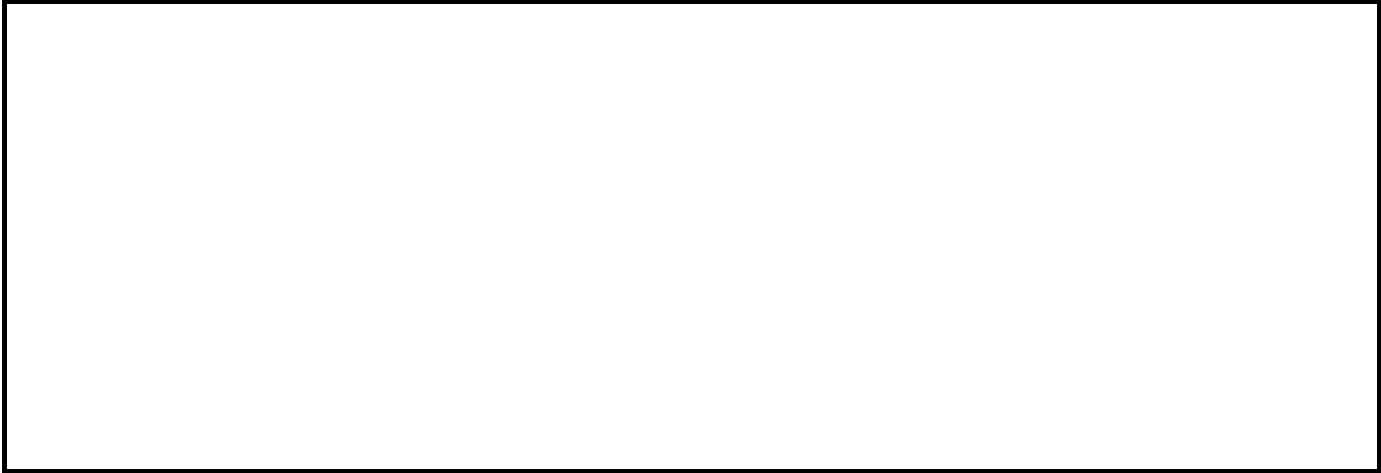
Property Description:	Sale is of 1.99 acres of fenced & paved land; otherwise vacant. Has been used as storage yard. Located on the N side of Hacienda Ave just E of the intersection with Arville St; & is surrounded by industrial.			
Parcel Number:	162-30-601-030			
Parcel Count:	1			
Cross Streets	Hacienda / Arville			
Seller:	FANCY FAMILY TRUST 1995			
Buyer:	4254 HACIENDA L L C			
Deed Number:	20220715:00001667			
Sale Date:	7/15/2022			
Sale Price:	\$3,000,000			
Gross Size SF/Acre:	86,684	1.99		
Net Size SF/Acre:	86,684	1.99		
Sale Price Per SF/Acre:	\$34.61	\$1,507,538		
	Zoning	ROI	Planned Use	Overlay
Zoning:	M-1			
Offsites:	Yes			
Verification Source:	MLS/COSStar/Property Line			





Comparable Sale: 5

Property Description:				
Parcel Number:	162-20-203-011			
Parcel Count:	2			
Cross Streets	Harmon / Aldebaran			
Seller:	MORALLY JOHN P REVOCABLE TRUST			
Buyer:	3240 W HARMON OWNER L P			
Deed Number:	20220427:00002021			
Sale Date:	4/27/2022			
Sale Price:	\$6,450,000			
Gross Size SF/Acre:	114,127	2.62		
Net Size SF/Acre:	87,556	2.01		
Sale Price Per SF/Acre:	\$73.67	\$3,208,955		
	Zoning	ROI	Planned Use	Overlay
Zoning:	H-1			
Offsites:	Full			
Verification Source:	MLS/COSStar/Property Line			





# Clark County Assessor's Office



CASE# 00227

162-17-101-028

1:5,000  
Date: 1/14/2025



Aerial Map  
(Valley - Oct 2024; Outlying - Jul 2024)

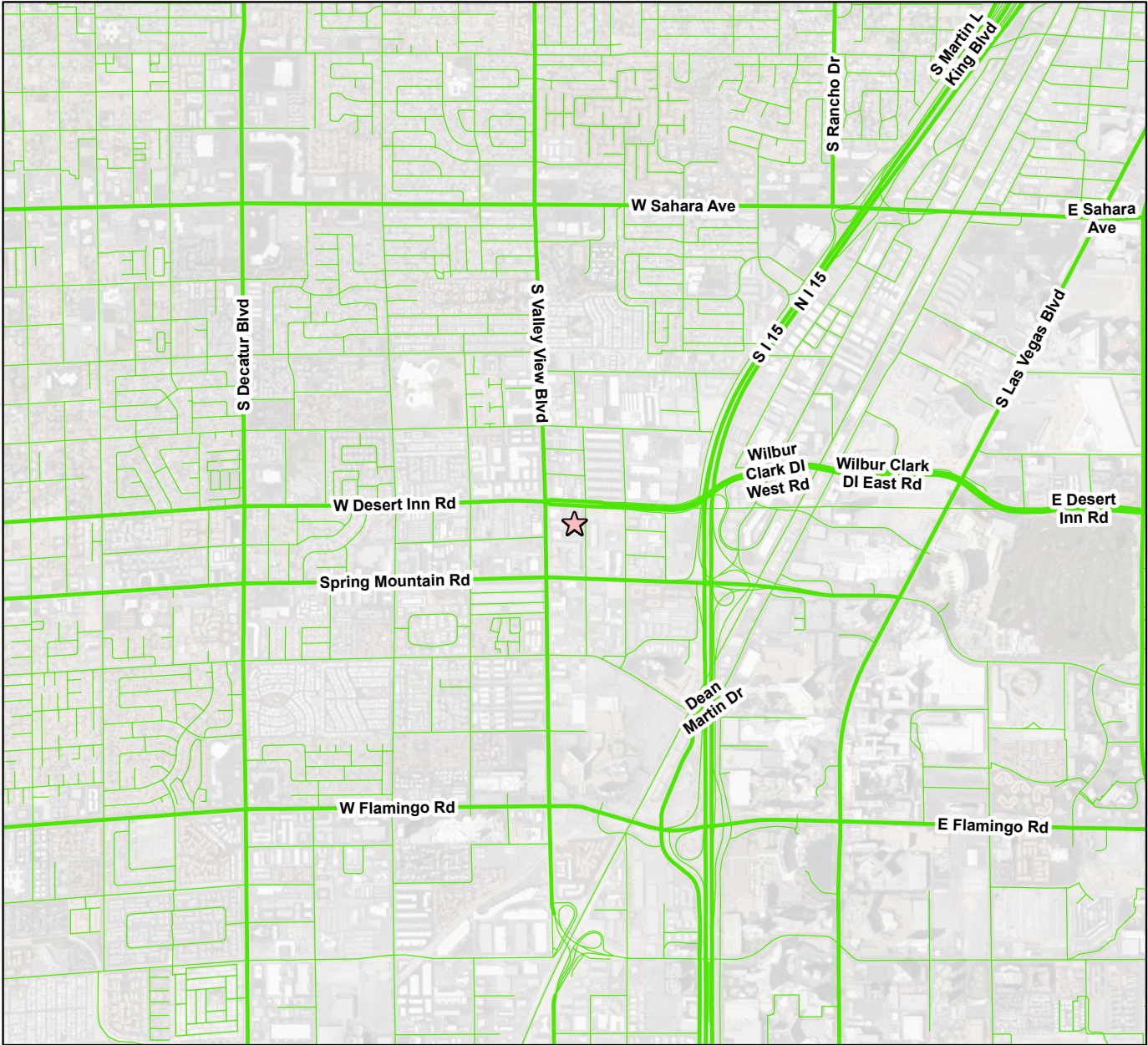


# Clark County Assessor's Office



CASE# 00227  
162-17-101-028

1:30,000  
Date: 1/14/2025



Vicinity Map

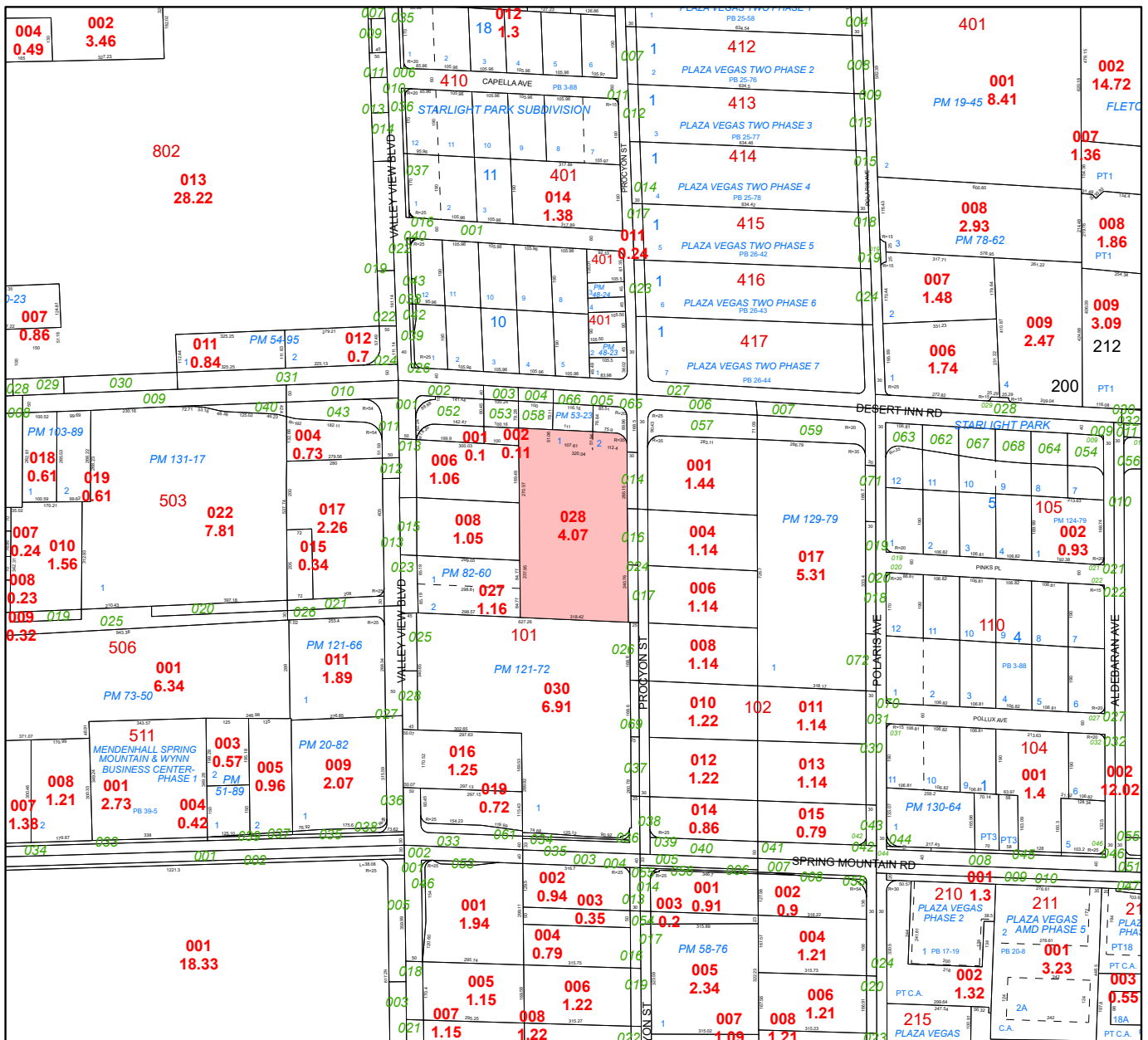
# Clark County Assessor's Office



CASE# 00227

162-17-101-028

1:5,000  
Date: 1/14/2025



Subject Map

**3355 Procyon St****FOR SALE**

Las Vegas, NV 89102

Land of 177,289 SF is for sale at \$15,500,000 (\$87.43/SF)

**Sale Contacts**

Sales Co: SVN | The Equity Group

Sales Contact 1: Al Barbagallo  
(702) 502-15926018 S Durango Dr  
Las Vegas, NV 89113

(702) 369-4300

**For Sale Data**

Asking Price: \$15,500,000  
 Price/SF Land Gross: \$87.43 (\$3,808,353.81/AC)  
 Days on Market: 41  
 Sale Status: Active

Sale Type: Investment  
 Land Area: 177,289 SF (4.07 AC)  
 Proposed Use: Industrial  
 Sale Conditions: 1031 Exchange, High Vacancy Property,  
 Redevelopment Project

Topography: Level

Parcel No: 162-17-101-028

**Transaction Notes**

Price reduced for this prime property with 4.07 acres of land fully fenced in with wrought iron creating a highly secure property. Current zoning uses (Clark County) include EM (Entertainment Mixed Use), M1 (Industrial Light), R-4 or R-5 (High Rise Apartments or Condos) or H-1 (Hotel Casino). Prime in-fill location in Central West Las Vegas, Nv., approximately 1.5 miles to the world famous "Las Vegas Strip". There is high density residential directly South of subject property and to the East. Directly located off the "Super Arterial" called Desert Inn Rd. which includes a "Fly Over" across the I-15 freeway and direct access to the Las Vegas Convention Center.





3355 Procyon St		FOR SALE
Land of 177,289 SF is for sale at \$15,500,000 (\$87.43/SF) (con't)		
Current Land Information		ID: 20220365
Zoning: M1	Proposed Use: Industrial	
Density Allowed: -	Land Area: 177,289 SF (4.07 AC)	
Number of Lots: -	Min Div Lot Size: -	
Max # of Units: -	On-Site Improv: Previously developed lot	
Units per Acre: -	Lot Dimensions: -	
Improvements: 25,000 sq. ft. 2 story structure + 4,000 sq. ft. s	Owner Type: Individual	
Topography: Level		
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Street Frontage: 316 feet on Desert Inn Rd. (with 1 curb cut) 506 feet on Procyon (with 2 curb cuts)		
Location Information		
Metro Market: Las Vegas		
Submarket: West Las Vegas/West Las Vegas		
County: Clark		
CBSA: Las Vegas-Henderson-Paradise, NV		
CSA: Las Vegas-Henderson, NV		
DMA: Las Vegas, NV		



## CLUBS

## 2022 ASSESSOR CLUB SALE INFORMATION

SALES of Gentlemen's Clubs					List (L)	Bldg					Cap						
Sale #	Parcel #	Address/Site	Area	Type	Sale (S)	Price	SF	\$/SF	Age	Sale Date	Rate	Rent	Source	Listing #	Information		
1	162-32-802-018	6370 Windy	C	Club	S	2,300,000	5,000	460.00	1991	2/25/2022			Costar	5899902	Vacant former Gentlemens Club		
2	161-07-202-008	3785 Boulder Hwy	E	Club	S	1,900,000	11,840	160.47	1982	10/12/2021			Costar	5730982	former Adult Cabaret; County Records indicate Foreclosure sale		
3	162-19-702-010	4636 Wynn Rd	C	Club	S	3,500,000	12,240	285.95	2007	5/17/2021			Costar	5494958	Iconic NC (former Gentlemens Club); high vacancy		
4	162-04-302-007+	2104 Highland/2120 Western	C	Club	S	4,900,000	14,878	329.35	1964	9/17/2019			Costar	4891328	The Library/former Cheetahs (Club 8,510 SF, Ind Flex 6,368 SF)		
5	162-09-110-021+	2580 S Highland	C	Club	S	2,999,000	6,000	499.83	2006	4/28/2017			Costar	3899443	Girl Collection/TMT		
6	139-34-101-013*	22 Fremont St*	LV D	Club	S	3,650,000	6,452	565.72	1949	6/28/2016			Public Records		Golden Goose/Girls of Glitter Gulch		
7	162-03-210-090+	1531 SLVB	C	Club +	S	8,500,000	25,118	338.40	1974	7/29/2015			Costar	3356249	Olympic Garden (+ Boston Pizza)		
8	162-08-705-013+	2995 S Highland	C	Club	S	2,100,000	6,880	305.23	1962 R	8/7/2015			Public Records		Scores (permits)/former Foxy Girls; tore down other IND bldgs		
9	162-19-801-003+	4710-4740 Arville	C	Club	S	3,500,000	10,877	321.78	2005	8/15/2012	10.29	2.76	Costar	2536426	Seamless/Déjà vu UltraLounge//REO sale//NNN lease		
9	162-19-801-003+	4710-4740 Arville	C	Club	S	3,500,000	10,877	321.78	2005	8/15/2012		2.76	Property Line	596686	Seamless/Déjà vu UltraLounge//REO sale//NNN lease		
10	162-17-101-028	3355 Procyon	C	Club	S	10,600,000	25,460	416.34	2002	4/19/2012			Costar	2301264	Embassy Nightclub (former Jaguar's/Scores)		
						Mean		368.31									
						Median		333.88									

## Obsolete Information

8	162-08-705-013+	2995 S Highland*	C	Club +	S	870,747	6,880	126.56	1962	8/7/2015			Costar	3367538	Foxy Girls(6,880 SF; + 10,077 SF IND)allocated from total \$2.1M//Now Scores		
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## Listing# Other Bar/Taverns, Etc

1	162-15-302-009	3824 Paradise Rd	C	Rest/Bar	L		11,369		1976			3.25	Costar	For Lease	Firefly Restaurant/Bar		
2	162-16-811-018	3987 Paradise Rd	C	Rest/Bar	L		12,115		1998			3.50	Costar/LoopNet	For Lease	Gordon Biersch		
3		Undisclosed	C West	Bar/NC	L	3,300,000	5,500	600.00	1964				Costar	For Sale	Bar/Nightclub - built 1964; renovated 2021		
4	139-34-601-009	750 Fremont St	LV D	Venue	L	19,250,000	40,000	481.00	2015				LoopNet	For Sale	The Venue -3 story Multi-Use Event Facility (NC/DayClub/Concert)		

## Notes

Highlighted sales/listings had multiple sources or entries.

\* Parcel cut/change - new address

"+" = multiple parcels



Address	Land Size	Rent/SF	Comments
1813 N Boulder Hwy	0.53	\$ 0.52	Land with 450 SF building.
3741 Civic Center Dr	To 3.28	\$ 0.26	Land with imps.
3909 W Dewey Dr	1.18	\$ 0.32	Fenced, secured lot
3407 Ringstar Rd	1.06	\$ 0.25	Secured lot with small cover area.
1801 Fremont St	0.36	\$ 0.35	Open lot with shade cover.

[illegible]

OWNER(S)/MAIL TO				SITUS				162-17-101-028				Printed: 1/22/2025		
D 3355 PROCYON L L C C/O COML TAX NETWORK 00395 8222 ANTOINE DR # 100 HOUSTON TX, 77088-2515 TX				3355 PROCYON ST PARADISE								Page: 2 of 3		
				PARCEL STATUS		A Active - Locally Assessed Parcel				2025/26				
				NEIGHBORHOOD		1314.14 Valley View and Desert Inn								
				PRIMARY USE		40.360 General Commercial. Restaurants and								
				BUILDING(S)		3rd Floor Tail Lounges								
BLDG./SECTION	1-1											NOTES		
PROJECT NAME	EMBASSY NIGHTCLUB													
OCCUPANCY	441.-Cocktail Lounge													
CLASS / RANK	D / 4.00													
YR BLT / EFF YR BLT	2001 / 2001													
% COMPLETE	100%													
BUILDING SF	24,556													
PERIMETER	528													
WALL HEIGHT	20.0													
# STORIES	2													
# UNITS	1													
EXT. WALL	Frame-Stucco													
HEATING/COOLING	100% / Heat Pump													
HEATING/COOLING														
HEATING/COOLING														
HEATING/COOLING														
SPRINKLERS	31,868													
ELEVATORS														
BALCONY														
FINISHED BSMT.														
UNIFIN. BSMT.														
SEMI FIN. BSMT.														
BSMT. PARKING														
OFFICE MEZZ														
STORAGE MEZZ														
OPEN MEZZ														
RCN \$ PER SF	307.19											TOTALS		
RCN	\$7,543,412											RCN	\$7,543,412	
DEPR STATUTORY/TOT	36.0% / 36.0%													
BLDG. RCNLD	\$4,827,784											RCNLD	\$4,827,784	
BLDG. OVERRIDE														
EXTRA FEATURES	\$836,660											Extra Features	\$836,660	
TOTAL RCNLD	\$5,664,444											IMPS VALUE	\$5,664,444	
CODE	DESCRIPTION	BLDG	UNITS	UNIT PRICE	FAC	ADJ UNIT PR	AYB	EYB	RCN	DEPR%	RCNLD	NOTES	PI	PPID
C030	Cb Wall/Stucco 1 Side / Sf	1-1	3,395.00	\$21.70	1.00	\$21.70	2001	2001	\$73,672	36.0%	\$47,150		N	
C062	Carstops / Lf	1-1	319.00	\$8.88	1.00	\$8.88	2001	2001	\$2,833	36.0%	\$1,813		N	
C064	Concrete Curbs / Lf	1-1	1,843.00	\$14.59	1.00	\$14.59	2001	2001	\$26,889	36.0%	\$17,209		N	
C067	Curbs W/Gutter / Lf	1-1	629.00	\$21.53	1.00	\$21.53	2001	2001	\$13,542	36.0%	\$8,667		N	
C077	Stamped Concrete / Sf	1-1	7,556.00	\$16.79	1.00	\$16.79	2001	2001	\$126,865	36.0%	\$81,194		N	
C154	Concrete Stairs (Avg) / Ea	1-1	6.00	\$4,861.44	1.00	\$4,861.44	2001	2001	\$29,169	36.0%	\$18,668		N	
C159	Floodlight / Ea	1-1	10.00	\$1,795.50	1.00	\$1,795.50	2001	2001	\$17,955	36.0%	\$11,491		N	
C162	Mercury Vapor - Post / Ea	1-1	55.00	\$1,532.16	1.00	\$1,532.16	2001	2001	\$84,269	36.0%	\$53,932		N	
C167	Pole / Lf	1-1	825.00	\$100.55	1.00	\$100.55	2001	2001	\$82,954	36.0%	\$53,090		N	
C178	Ccp - Good / Sf	1-1	3,262.00	\$52.18	1.00	\$52.18	2001	2001	\$170,211	36.0%	\$108,935		N	
C183	Elevator Small(Ofc/Apt) / Ea	1-1	1.00	\$101,106.50	1.00	\$101,106.50	2001	2001	\$101,107	36.0%	\$64,708		N	
C185	Fountains, Avg Comm. / Ea	1-1	1.00	\$55,660.50	1.00	\$55,660.50	2001	2001	\$55,661	36.0%	\$35,623		N	
C203	Porte Cochere / Sf	1-1	3,470.00	\$66.00	1.00	\$66.00	2001	2001	\$229,020	36.0%	\$146,573		N	
C213	Trash Enclosure - Cb / Sf	1-1	270.00	\$62.02	1.00	\$62.02	2001	2001	\$16,745	36.0%	\$10,717		N	
C249	Garage, Multi Res / Sf	1-1	580.00	\$36.27	1.00	\$36.27	2001	2001	\$21,037	36.0%	\$13,463		N	
C298	Asphalt 3000 & Over / Sf	1-1	109,898.00	\$2.27	1.00	\$2.27	2001	2001	\$249,468	36.0%	\$159,660		N	
C303	Concrete 1000-2999 / Sf	1-1	1,053.00	\$5.59	1.00	\$5.59	2001	2001	\$5,886	36.0%	\$3,767		N	





## TAXABLE VALUE/FULL CASH VALUE - GOVERNING LAW

### **NRS 361.227 Determination of taxable value.**

1. Any person determining the taxable value of real property shall appraise:
  - (a) The full cash value of:
    - (1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.
    - (2) Improved land consistently with the use to which the improvements are being put.
  - (b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.
2. The unit of appraisal must be a single parcel unless:
  - (a) The location of the improvements causes two or more parcels to function as a single parcel;
  - (b) The parcel is one of a group of contiguous parcels which qualifies for valuation as a subdivision pursuant to the regulations of the Nevada Tax Commission; or
  - (c) In the professional judgment of the person determining the taxable value, the parcel is one of a group of parcels which should be valued as a collective unit.
3. ...
4. ...
5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:
  - (a) Comparative sales, based on prices actually paid in market transactions.
  - (b) A summation of the estimated full cash value of the land and contributory value of the improvements.
  - (c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

\*\*\*\*\*

NAC 361.1177 (c) adopts by reference *Property Appraisal and Assessment Administration* as published by the International Association of Assessing Officers (IAAO).

**Definition of Economic Rent** from the *Glossary for Property Appraisal and Assessment* by IAAO:

*Rent, Economic – (1) In appraisal, the annual rent that is justified for the property on the basis of a careful study of comparable properties in the area; market rent.*

\*\*\*\*\*

### **NRS 361.345 Power of county board of equalization to change valuation of property; review of changes in valuation and estimation of certain property by county assessor; notice of addition to assessed valuation.**

1. Except as otherwise provided in subsection 2, the county board of equalization may:
  - (a) Determine the valuation of any real or personal property placed on:
    - (1) The secured tax roll which was assessed by the county assessor; or
    - (2) The unsecured tax roll which was assessed by the county assessor on or after May 1 and on or before December 15; and
  - (b) Change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable. A change so made is effective only for the fiscal year for which the assessment was made. The county assessor shall each year review all such changes made for the previous fiscal year and maintain or remove each change as circumstances warrant.



# CLARK COUNTY BOARD OF EQUALIZATION

Case # 227

Miscellaneous Information



togetherforbetter

OFFICE OF THE  
COUNTY ASSESSOR

**BRIANA JOHNSON**  
Clark County Assessor  
(702) 455-3882 • Fax: (702) 455-0018  
[www.clarkcountynv.gov/assessor](http://www.clarkcountynv.gov/assessor)

Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025

**D 3355 PROCYON L L C**

**Case Number: 227**

**Parcel/PPID Number: 162-17-101-028**

JAMES ENGLISH  
FLAGSHIP PROPERTY TAX  
3730 CYPRESS CREEK PARKWAY, SUITE 200  
HOUSTON TX 77068

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present **additional** information on the day of your hearing, **you must provide ten copies to the board**.

You will be notified of your hearing date by email.

1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:

- Email your request to [boe@ClarkCountyNV.gov](mailto:boe@ClarkCountyNV.gov)
- Enter your Case # first and then "BOE Hearing Notification" in the subject line.
- In the body of the email, provide your case number, address, phone number and parcel number.

2) **Certified letter**. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.







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Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025

**Case Number: 227**  
**Parcel/PPID Number: 162-17-101-028**

D 3355 PROCYON L L C  
C/O COML TAX NETWORK 00395  
8222 ANTOINE DR # 100  
HOUSTON TX 77088-2515

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present **additional** information on the day of your hearing, **you must provide ten copies to the board**.

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**D. WESTWOOD, INC.**  
**P.O. BOX 570427**  
**HOUSTON, TEXAS 77257-0427**  
**(713) 266-4604 OFC**

January 16, 2025

To whom it may concern:

I, George Davari, am the vice president of the following companies:

D. 2753, LLC,

D. 3355 PROCYON, LLC,

D. 2765 LLC,

D. PROCYON, LLC DBA EMBASSY NIGHTCLUB

D. 2801 WESTWOOD INC,

D. WESTWOOD, INC. DBA TREASURES.

We have appointed James English from Flagship Property Tax Consulting as our  
reprecipitate on the above listed companies and is acting on behalf of me on these  
properties.

Kindest Regards



George Davari



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OFFICE OF THE COUNTY  
ASSESSOR

**BRIANA JOHNSON**

**Clark County Assessor**

(702) 455-3882 • Fax: (702) 455-0018

[www.clarkcountynv.gov/assessor](http://www.clarkcountynv.gov/assessor)

Mary Ann Weidner, Deputy Director of Assessment Services

Notice Date: 01/14/2025

Re: Case # 00227 Objection to Appeal

Flagship Property Tax  
James English  
3730 Cypress Creek Parkway, Suite 200  
HOUSTON, TX, 77068

Dear Petitioner:

This is to notify you that the Clark County Assessor's Office has reviewed the information submitted with your appeal and found insufficient information regarding your authorization to file an appeal.

Pursuant to NRS 361.362 (3), if there is an objection to a written authorization, written notice by the Assessor specifying the grounds for the objection must be provided to the person filing the appeal. You will have five (5) business days from the receipt of this notice to provide the necessary documentation to cure this objection.

The reason(s) for the objection are as follows: (see checked section(s))

**For the following objections, please complete the enclosed form and send back to our Office.**

- ☐ Part A of the Clark County Agent Authorization form is incomplete.
- ☐ Part B of the Clark County Agent Authorization form is incomplete.
- ☐ Part C of the Clark County Agent Authorization form is incomplete.
- ☐ Part D of the Clark County Agent Authorization form is incomplete.
- ☐ Part E of the Clark County Agent Authorization form is incomplete.
- ☐ Part F of the Clark County Agent Authorization form or Part H of the Appeal form is incomplete

**For the following objections, additional documentation needs to be submitted to our Office. You may contact our Office at 702-455-3891, if further explanation is needed.**

- ☐ The Agent Authorization submitted does not include sufficient information establishing the authority of the signatory to sign the petition on behalf of the owner/petitioner, or no signature is provided.
- ☐ The information submitted on the Appeal form does not match the information submitted on the Agent Authorization.
- ☒ Other: Appeal form is not signed. Missing page 1 of Agent Authorization form. Need connection between George Davari and D 3355 Procyon LLC

This appeal will be scheduled for a Notice of Appearance unless documentation is supplied to our Office no later than five business days after receipt of this notice. The receipt date for this notice is one business day after the date the email was sent or the USPS delivery date if sent by certified mail. A Notice of Appearance hearing allows the Clark County Board of Equalization to determine if the proper documentation was provided in a timely manner to establish a valid petition. If the Board determines the appeal is valid, it will be scheduled for a future valuation hearing.

Sincerely,  
Clark County Assessor's Office



## Dawn Thomas

---

**From:** agentauth  
**Sent:** Tuesday, January 14, 2025 11:59 AM  
**To:** tax-info@propertytax.group  
**Subject:** Objection Letter - Case #00227  
**Attachments:** agent-objection-letter-case-00227.pdf; LOA7243981700000001.pdf; APLFM7243981000000001.pdf

**Categories:** Dawn

### Do Not Reply To This Email

This is to notify you that the Clark County Assessor's Office has reviewed the information submitted with your appeal

(Petition for Review to the Clark County Board of Equalization) and found insufficient information regarding your agent authorization to file an appeal.

Attached is the written notice by the Assessor specifying the grounds for the objection. You will have five (5) business days

from the receipt of this email to provide the necessary documentation to cure this objection. The receipt date for this

notice will be one business day after the date the email was sent.

You may send the documentation either by email or regular mail.

#### **For regular mail, please send to the address as follows:**

Clark County Assessor's Office  
Clark County Board of Equalization 500 S Grand Central Parkway  
2nd Floor  
Las Vegas, NV. 89155

For email, please send as follows:

Subject: Case # 00227 - Agent Objection Letter Response

Email Address: AgentAuth@clarkcountynv.gov

If you need further explanation of documentation required to cure the objection, contact our Office at 702-455-3891.





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OFFICE OF THE COUNTY  
ASSESSOR

**BRIANA JOHNSON**

**Clark County Assessor**

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[www.clarkcountynv.gov/assessor](http://www.clarkcountynv.gov/assessor)

Mary Ann Weidner, Deputy Director of Assessment Services

Notice Date: 01/14/2025

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HOUSTON, TX, 77068

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- ☐ Part D of the Clark County Agent Authorization form is incomplete.
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Sincerely,  
Clark County Assessor's Office



## Melissa Martinet

---

**From:** agentauth  
**Sent:** Tuesday, January 14, 2025 11:59 AM  
**To:** tax-info@propertytax.group  
**Subject:** Objection Letter - Case #00227  
**Attachments:** agent-objection-letter-case-00227.pdf; LOA7243981700000001.pdf; APLFM7243981000000001.pdf

**Categories:** Dawn

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Clark County Board of Equalization 500 S Grand Central Parkway  
2nd Floor  
Las Vegas, NV. 89155

For email, please send as follows:

Subject: Case # 00227 - Agent Objection Letter Response

Email Address: AgentAuth@clarkcountynv.gov

If you need further explanation of documentation required to cure the objection, contact our Office at 702-455-3891.

## PETITION 227: D 3355 PROCYON L L C

Parcel Number(s): 162-17-101-028  
Petitioner Duly Sworn: Terry English  
Document(s) Submitted: *See Attached*

### DISCUSSION:

#### **TERRY FARR**

Looks like you're up for the next case as well. Case 227, D3355 Procyon, LLC. Again, please state your name and address for the record. One at a time.

#### **TERRY ENGLISH**

Terry English, 3730 Cypress Creek Parkway, Suite 200, Houston, Texas 77068.

#### **NIKKI ENGLISH**

Nikki English. Address is 3730 Cypress Creek Parkway, Suite 200, Houston, Texas 77068.

#### **TERRY FARR**

Thank you. Mr. Campa, can you introduce the case please?

#### **TROY CAMPA**

Troy Campa for the Clark County Assessor's Office. Case 227 begins on page 54 of the addenda book. The subject is a Gentlemen's Club, which is operated under several different names including Masque Nightclub, Embassy Nightclub, and Jaguars Gentlemen's Club. It is located approximately one mile west of the Las Vegas strip. It's at the southwest corner of Desert Inn and Procyon.

The subject consists of a two-story club building that contains 24,556 square feet, and a 3,600 square foot storage warehouse building. The subject is unique in that it is one of a smaller number of clubs that was designed and constructed to operate specifically as a club. While many of these types of clubs simply occupy vacant industrial type buildings. The subject last sold in 2012 for \$10,600,000. It is currently listed for sale for \$15,500,000 or \$551 a square foot. The listing package with photos may be referenced on page 82 of the addenda book. The Assessor recommends no change to the taxable value of \$7,844,073 or \$251.65 a square foot.

#### **TERRY FARR**

Is this from the Assessor or from the appellate? Mr. English?

#### **TERRY ENGLISH**

Thank you. This club, as mentioned, has had its problems. I'd like to turn to the Assessor's information. It's this one right here, Roy, if you by chance know where that is. And again, I'm not. I'm kind of –

#### **TERRY FARR**

Page 59.

#### **TERRY ENGLISH**

If you look at that, this property is certainly, let's say weathered, needs painting on the inside, some cracked stairways. It's just been left behind. Kind of goes along with what I had mentioned before of the businesses that have not made it in there and currently aren't making in there. And apparently, I don't

think will ever make it in there maybe for its current use. I believe that the value of this property is the land and only the land. It's a beautiful building. I want a big house. Well, it's a pretty big house.

The structure, things that aren't feasible or economically obsolete. And I think this building is. If you see this, it's beautiful. Oh my gosh. I'm thinking it's a White House or something. I don't know. It's really nice. But they've not been able to keep it occupied or open because they don't really lease any of it out. They just don't do that because they don't. The issue is really, I think this is a land play, but the situation is - in this one I gave you; you see all the sale prices on here? Okay, so I'm going to start from the bottom. No. Let's just start from the top.

The first one is our property. It's on - yeah, they're saying it's listed for \$15 million. Okay. The next one is on Las Vegas Boulevard. Listing is \$18 million. It's on for \$6.3. And I guess going to the sales ratio approach, which apparently you guys don't recognize. And a ratio in statewide valuations are based on level of assessments. And your sales ratio I believe is 35% here. When you look at that one on Las Vegas, number two, is on for 35% of the listing price.

**TERRY FARR**

I wanted to interrupt you. We're on page 80. I thought you were looking at the rent comparables. The rent comparables have the same layout.

**TERRY ENGLISH**

Okay.

**TERRY FARR**

Just for the Board's correction, it's page 80 on the addendum.

**TERRY ENGLISH**

No, thank you very much. Number three at 4636 Wynn, it is on for \$2.7 million and it's asking \$6.5. Windy, the number four, is on for \$1.398 million and the sale price is \$2,000,003. Number five, Highland, it's on for, let's see, \$1,364,000 or \$1,264,000. 42% of the sale price. It's on for \$237 a square foot. The one prior to that is on for \$221 a square foot. The Fairmont, number six, it is on for \$3,000,001 and it is 21% of the sale price of \$14,600,000. Number seven is Paradise, \$2.4 million. It's sold in 2025 for \$8.75 million. Number eight, Fairmont, it's on for \$1,100,000, it sold for \$3,400,000. And last but not least, let's not forget the other one. It looks like maybe a resale, maybe. It's on for \$2.7 million and sold for \$3.5.

The ratio of just the sales, just the sales, not the asking prices. I think that's what Nevada intended is sales ratio. And in my interpretation in Texas it's big. We take them to court all the time. The issue becomes if these all are on for 37%, we should be there too. Now he had mentioned, well depreciation and all that has nothing to do with what we're talking about. At all, zero. It's a simple calculation, divide the assessed value by the sale price. And what does that give you? That gives you the actual sales ratio that these are on for. And you can verify these numbers that I just gave you, but I'm telling you that 37%. Well, and if we're on for a hundred percent then there's some really serious equity problems. And I think that Nevada does do an equity state, is that correct? Is Nevada an equity state?

**TERRY FARR**

We're a cost state.

**TERRY ENGLISH**

Cost based on equity, too.



**TERRY FARR**

Well, there's an equity test of reasonableness. Yeah, well equity is one appealable metric.

**PETRA LATCH**

We're not on a sales ratio basis though, this is the same thing that we had with the other person. There's equity in so much as is the assessed land value, the assessed improvement value equitable to similar properties. And the test for that's pretty high, similar because that's where you do start talking about things like depreciation. But we don't do sales ratio. We don't take assessed value divided by sale price. In that sense, no, that's not what's done here.

**TERRY FARR**

And Texas is a market value state where they're not a cost value state.

**TERRY ENGLISH**

But it is in your definition of what the property would sell for?

**TERRY FARR**

I'm sorry, state that again.

**TERRY ENGLISH**

Is it what you are here to talk about is what these things would sell for?

**TERRY FARR**

You're comparing the sales prices to the assessed values for the comparables. Is that what-

**TERRY ENGLISH**

Yes.

**TERRY FARR**

It's really, it's not a metric we use. That's kind of the point.

**TERRY ENGLISH**

Well, it may not you use, but maybe you should use that. Isn't this about being fair and equal? Is that what's the equity part of the law is in Nevada?

**TERRY FARR**

On cost per square foot, are they different between your club and the other clubs?

**TERRY ENGLISH**

Has nothing to do with sales ratio, sir. If you're telling me my club right here is on it a 100% and the one next door is on for 30% or you're telling me that that's fair.

**TERRY FARR**

I'm saying it's irrelevant.

**TERRY ENGLISH**

It is relevant.

**TERRY FARR**

I disagree.

**TERRY ENGLISH**

Okay. I'm just trying to understand. I'm getting educated here and when the bottom line is I don't really know.

**PETRA LATCH**

Well-

**TERRY ENGLISH**

I just know that it's unfair to be treated differently than the subject.

**PETRA LATCH**

That's what my comment was and that's why I was trying to answer that question is you keep talking about sales ratio and equity and sales ratio. We don't use sales ratio. That's not a metric that's used. That's not, an equity and sales ratio isn't what we're considering here.

**TERRY ENGLISH**

That's fine.

**PETRA LATCH**

Sale price and assessed value, they're different. That's not what's used. I was just trying to answer your question when you asked. Do we do it that way? No, we do not.

**TERRY ENGLISH**

Okay. Well, I got to tune up a little bit and talk to an attorney to figure out what's going on here because I don't know. I know what it is there, and I know the concept in almost maybe half of the states have an equity appeal. And tell me how do you prevail in an equity appeal? What do you look at?

**PETRA LATCH**

That would be a great question. Maybe that the Assessor could explain what it is.

**MARY ANN WEIDNER**

Chairman, I'd like to speak up on that point. Just like I said in the last case where the gentleman was talking about this, when we're looking at equity, we look at have we valued the land similar to other property that's situated in the similar area based on location, use, all of those things, zoning, and what buildings are put on it for what use it's being put to. Again, improvements are based on the replacement cost new, less the depreciation based on the age of the property.

Sales ratio does not come into play when it comes to an equity and determining whether we are equitable across the Board because various properties, as we mentioned in the last case, have different ages. They have different features; they have different classing. There could be any number of things that would affect their sales ratio. The primary one, probably being the age of the property overall. But again, sales ratio is just something that we would use to determine to make sure we have not exceeded full cash value. And this Board is here to determine whether we have valued a property inequitably with other similarly situated properties that are built with the similar and same construction. Or if we valued the land equitably based on its location and situation, we are not here to determine whether a sales ratio is equitable with another sales ratio.

As I mentioned in the last case, you're not going to find the sales ratios equitable at all because we are not a market state. We are not valuing to what properties are selling for. We are making sure that that value of the land plus the improvements has not exceeded full cash value. So, we use the sales to test

that to say, "Hey, have we gone too far? Have we exceeded those amounts?" And we'll use comparable sales to determine that and if we have, we will reduce the property. But again, the sales ratio does not come into play for equity.

**PETRA LATCH**

Can I just point out, so when you look at your assessed values and you look at your land, the way they've assessed your land value, they have that valued at around \$11 a square foot.

**TERRY ENGLISH**

Right.

**PETRA LATCH**

So, in no way is that exceeding full cash value.

**TERRY ENGLISH**

And maybe it's not all about the land. What about the improvements?

**PETRA LATCH**

Right. And so that's where they would do cost and depreciation.

**TERRY ENGLISH**

So, what she mentioned, just a minute ago, the definition of sales ratio is taking similar properties, similarly situated, appropriately adjusted, and the median of those is the sales ratio. I didn't pick these sales that they used. Nope. This is your sales, your information, and I'm just telling you, we just want to be like everybody else. We'll take the median. We'll even take less of the median. Take 30% off. And I appreciate what she's trying to say, but that's a manipulation of what the real just of this hearing is about, equity.

**PETRA LATCH**

So, Mr. Campa, I believe your sales are similar nightclubs, correct?

**TROY CAMPA**

Correct. To the extent that I could find them.

**PETRA LATCH**

Right. So, this property type doesn't really sell very often and when it does, my experience with them is they're very hairy deals in the sense that the sale price can include a vast variety of things, which is another reason why sale price ratio is not something we use because you don't always have all of the information what goes into a sale price. So, did you already put on your case and talk about the sales, the comparable sales?

**TROY CAMPA**

No, I have not.

**PETRA LATCH**

So, he hasn't even put on his case yet, so I'd be interested to hear what he has to say.

**TERRY ENGLISH**

Well, and again, I appreciate that. But I'll let it go. You guys do your thing, and I appreciate the time here. I just don't appreciate maybe some of the methodology or the assumptions that I'm hearing that may be

contradictory to what fair and equal is. And that's all it is. No big deal. So, I will say that I did hand out information, you guys have it for most likely further appeal, but these also indicate, the ones I've come up are sales, recent sales, just as he provided his sales. And on the sales ratio, there, we're actually coming in, at sales that we use, we're on for 356 - No, this is Westwood, Procyon.

I think 325. Treasure's is on for 356. Of course, vast difference of properties. But I guess the point is, and I'll conclude with this, is the sales that we used are coming in at \$230 a square foot. Those sold in 2021, 2022, 2023, and 2024. Not to bore you, but the information and addresses are there. In our handout that I gave you, I think it's maybe the second page or so in the handout that I'd like to make part of the record. And those assessments also are coming in at 50.43% of the sales ratio. So, I guess this is not a market value and if everything's on for 50% or 35 or whatever the case is, the taxable value, then we're good. So anyway, in closing, I appreciate your time. We feel that we're unequally appraised and based on the sales that I have support \$230 a square foot equated to roughly \$5 million. Nothing further and thank you for your time.

**TERRY FARR**

Members of the Board?

**MARY ANN WEIDNER**

Chairman, can the Assessor put on their case?

**TERRY FARR**

Oh, I'm sorry. I thought we'd gone through that. Go ahead, sir.

**TROY CAMPA**

Okay, please refer to the cap summary on page 58 of the addenda. Although requested, no financial information was provided by the appellant. There is very little information available for properties such as the subject. This year there were several very good pertinent listings that came available that I used in my analysis along with older sales of similar properties. I believe that the information that I'm presenting is the best available at this time. A rental chart maps and information was prepared and those can be referenced beginning on page 59. Comparable one is a listing of the Peppermint Hippo or the old OG (Olympic Gardens) Club. It's a triple net leased gentleman's club. I think a good comparable. The rental rate that I'm using is derived from the NOI as reported in the listing package and that listing package can be found on page 61.

Comparable two is a vacant adult club which has operated as a former Jaguars Wet Adult Club and most recently Iconic Nightclub. It is vacant, the asking rental rate is \$3.50 a square foot on a triple net basis. The remaining comparables are restaurants and taverns located in proximity to the Strip. They formed a tight range of \$3.30 to \$3.75 a square foot. Individual data sheets on these can be referenced beginning on page 73.

I applied a conservative rate of \$3 a square foot to the subject. A nominal rate of \$0.25 a square foot was applied to the warehouse storage building. It appears in aerial views that this is where they put their limos and their advertising cars, and their party buses and it's been used for storage. I applied a 10% vacancy rate, although a triple net basis is assumed in amount of 7% is allocated for reserves and any expenses which may not be recaptured. Cap rates, again, not a lot of information. I did a survey of restaurants and taverns which sold since 2023, and which reported cap rates. The list can be found on page 75.



These ranged from five to seven with an average of 6%. In the sales comparison chart, which I'll get to in a minute, two of those were gentleman's clubs and indicated a cap rate of 8% and that's the rate that I used. The income approach supports the taxable value. On page 80 there's a comparable sales chart. Nine sales and listings were presented. Six of them are gentleman's clubs, the other three are nightclubs or restaurants. These had an average sales price of \$573 a square foot and a median of \$557 a square foot and support the subject's taxable value of \$251 a square foot. Again, subject is currently listed for \$551 a square foot, which is more in line with the other listings and sales. Subject is also listed as a redevelopment site for same price or approximately \$87 a square foot of land value. The Assessor recommends no change to the taxable value \$7,844,073 or \$251.65 a square foot.

**TERRY FARR**

Thank you. Mr. English?

**TERRY ENGLISH**

Well, not much to say other than we're being treated unfairly. We've taken similar sales, adjusted them by percentage based on their assessments. Although I haven't looked at his packet completely and I appreciate all the information that I'll be using another day. But like I mentioned before and even the listing talks about redevelopment. It's been 13 years with no successful business in here. 13.

**TERRY FARR**

So, you acknowledge that the listing is current at \$15.5 million?

**TERRY ENGLISH**

I do not.

**TERRY FARR**

So, it's an expired listing?

**TERRY ENGLISH**

I don't know. I can't verify if it is or isn't. I'm not going to sit here and lie to you, so just letting you know. I didn't verify that if that's the current asking price, which doesn't matter, right?

**TERRY FARR**

What do you mean it doesn't matter?

**GLENN ANDERSON**

Are you the owner of the property?

**TERRY ENGLISH**

I'm sorry?

**GLENN ANDERSON**

Are you the owner of the property?

**TERRY ENGLISH**

No sir.

**GLENN ANDERSON**

Okay.

**TERRY ENGLISH**

I'm an agent.

**TERRY FARR**

What's it being leased for?

**TERRY ENGLISH**

Excuse me?

**TERRY FARR**

What is the current lease rate?

**TERRY ENGLISH**

Lease rate?

**TERRY FARR**

The current lease rate. What is the current contract?

**TERRY ENGLISH**

It's owner occupied.

**TERRY FARR**

I'm sorry?

**TERRY ENGLISH**

It's owner occupied. They operate that business. I say that in the initial discussion that they aren't leasing it, have never leased it, and apparently maybe will never lease it other than though if they do get a buyer, well I guess we'll see what it sells for. But the \$15 million is like doesn't everybody want twice what it's worth? Your house? Of course. Maybe not you guys. You guys are smart MAIs and I appreciate that. I've been appraising properties in Texas a long time. I'm not a licensed real estate appraiser anymore in Texas. I'm a real estate broker in Texas and done this all my whole life.

**TERRY FARR**

I am looking at a current listing on LoopNet for 3355 Procyon Street with a list price of \$15,500,000. So, it is a current listing. And all I did was Google the address. It's very simple.

**TERRY ENGLISH**

I did not do that. So, thank you for –

### **MOTION**

**TERRY FARR**

Given the current listing, it's currently listed and available for sale. Based on the information provided in testimony contained here, and I'm going to motion that the Assessor's value does not exceed full cash value. Please cast your votes.

**DEPUTY CLERK**

Mr. Chair, I will note that Tami Campa abstained.

**TERRY FARR**

Thank you.

**VOTE**

**VOTING AYE:** Terence J. Farr, Luke Adamo, Glenn Anderson, Petra Latch

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** Tami L. Campa

**TERRY FARR**

And that motion passes. Sir, you do have the right to appeal. Forms are outside the door.

**FINAL ACTION:**

It was moved by Member Terry Farr, and carried by unanimous vote of the members present, to accept the Assessor's recommendation (for no change in the total taxable value of \$7,844,073) based on the information provided and that it does not exceed full cash value.

# SBE NOTICE OF HEARING





**JOE LOMBARDO**  
*Governor*

**STATE OF NEVADA  
STATE BOARD OF EQUALIZATION**

3850 Arrowhead Drive, Second Floor  
Carson City, Nevada 89706  
Telephone (775) 684-2160  
Fax (775) 684-2020

**SHELLIE HUGHES**  
*Secretary*

September 2, 2025

**NOTICE OF HEARING**

**CERTIFIED MAIL** – 9489 0090 0027 6613 7916 90  
PETITIONER:  
D3355 PROCYON LLC  
C/O FLAGSHIP PROPERTY TAX CONSULTING  
ATTN: JAMES ENGLISH  
3730 CYPRESS CREEK PKWY STE 200  
HOUSTON, TX 77068

**CERTIFIED MAIL** – 9489 0090 0027 6613 7915 84  
RESPONDENT:  
BRIANA JOHNSON  
CLARK COUNTY ASSESSOR  
500 S GRAND CENTRAL PARKWAY 2<sup>ND</sup> FLOOR  
LAS VEGAS NV 89155-1401

**DATE/ TIME:** September 29, 2025 at 9:30 AM  
September 30, 2025 at 9:00 AM  
October 1, 2025 at 9:00 AM

**PLACE:** Nevada Department of Taxation  
700 E Warm Springs Road, Room 150  
Las Vegas, Nevada 89119

Nevada Department of Taxation  
9850 Double R Blvd.  
Reno, Nevada 89521

**ZOOM OPTION:**  
<https://us02web.zoom.us/j/82951348384>

**Or Telephone:**  
US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592  
or +1 312 626 6799  
Webinar ID: 829 5134 8384

**Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.**

**LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION:** NRS 361.400

**BRIEF STATEMENT OF MATTER:** Appeal from the action of the Clark County Board of Equalization

**Case No:** 25-134

**Parcel No:** 162-17-101-028

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board are on the attached information sheet.


In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Kari Skalsky at 775-684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us).

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Kari Skalsky al 775-684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de [stateboard@tax.state.nv.us](mailto:stateboard@tax.state.nv.us).

If you have any questions, please call (775) 684-2160.

Shellie Hughes  
Secretary to the State Board of Equalization

By:   
Kari Skalsky  
Management Analyst III, Boards and Commissions  
Department of Taxation