

**CIP REAL ESTATE ACQUIRES  
EAST SAHARA COMMERCE  
CENTER  
FOR \$6.8 MILLION  
IN LAS VEGAS, NEVADA**

In August 2018, CIP Real Estate acquired East Sahara Commerce Center, a 72,042 square foot, two building, multi-tenant industrial park. The property is located one block away from CIP's recently purchased Rincon Industrial Park, directly off the 95 Freeway, and east of the Las Vegas "Strip". The park was purchased substantially below its replacement cost and includes a number of leases with rental rates well below market. The property was 97% leased upon acquisition, with over half of the leases expiring within the first year of the business plan, which creates an opportunity to improve lease terms and rental structures.

The principals of CIP Real Estate purchased East Sahara Commerce Center together with individual investors.

CIP Real Estate remains focused on acquiring value-added, multi-tenant office, business and industrial parks in strategic locations throughout California, Nevada, Texas, Arizona and the Carolinas.



**CIP** REAL ESTATE