

Vacant Vegas

Adaptive Reuse of Modern Buildings



Christina Roush, Owner
City of Las Vegas Planning Commissioner

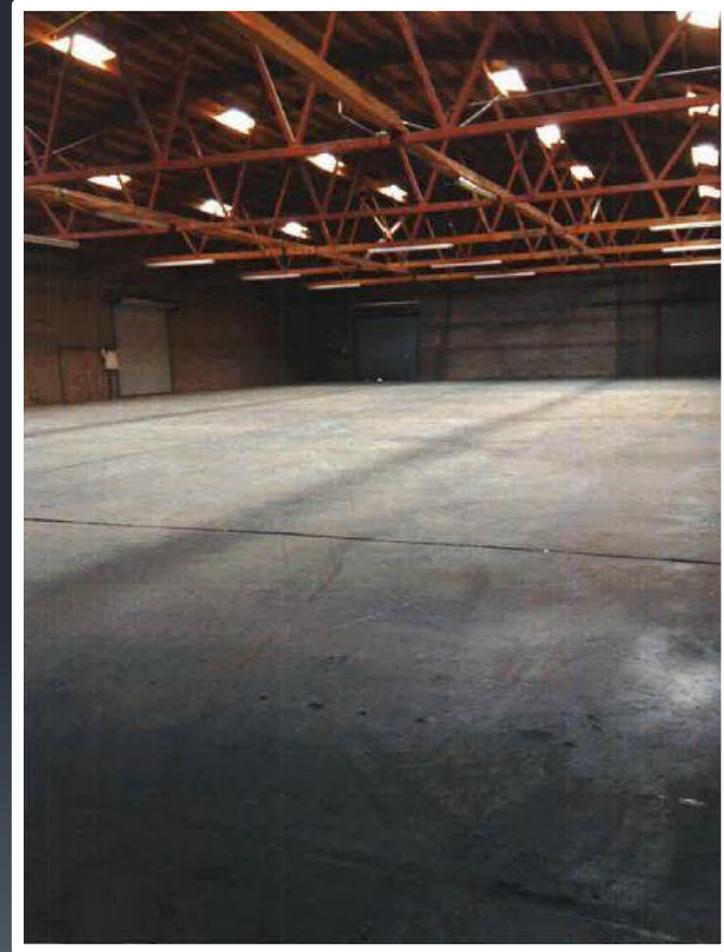
Adaptive Reuse Projects for Discussion

- Tenaya Creek Brewery:
831 W Bonanza Rd.
- HOP: Mixed Use Office/ Retail Building
1310 S 3rd Street
- Trailer Terrace: Apartment & Trailer Park
221 N. Maryland Pkwy
- WE - Former Youth Hostel, Conversion to Micro-Housing
201 E Utah Ave.

TENAYA CREEK BREWERY (Before)



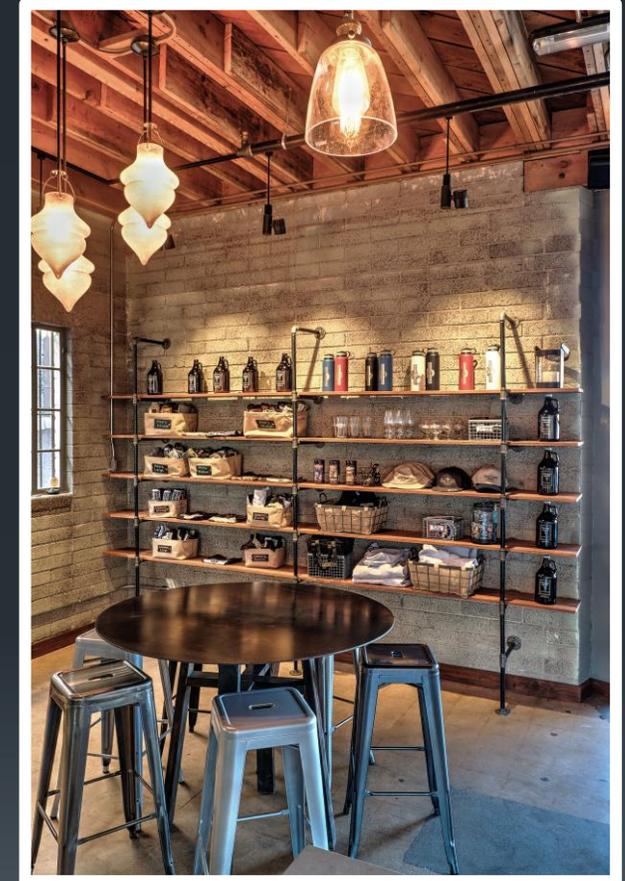
TENAYA CREEK BREWERY (Before)



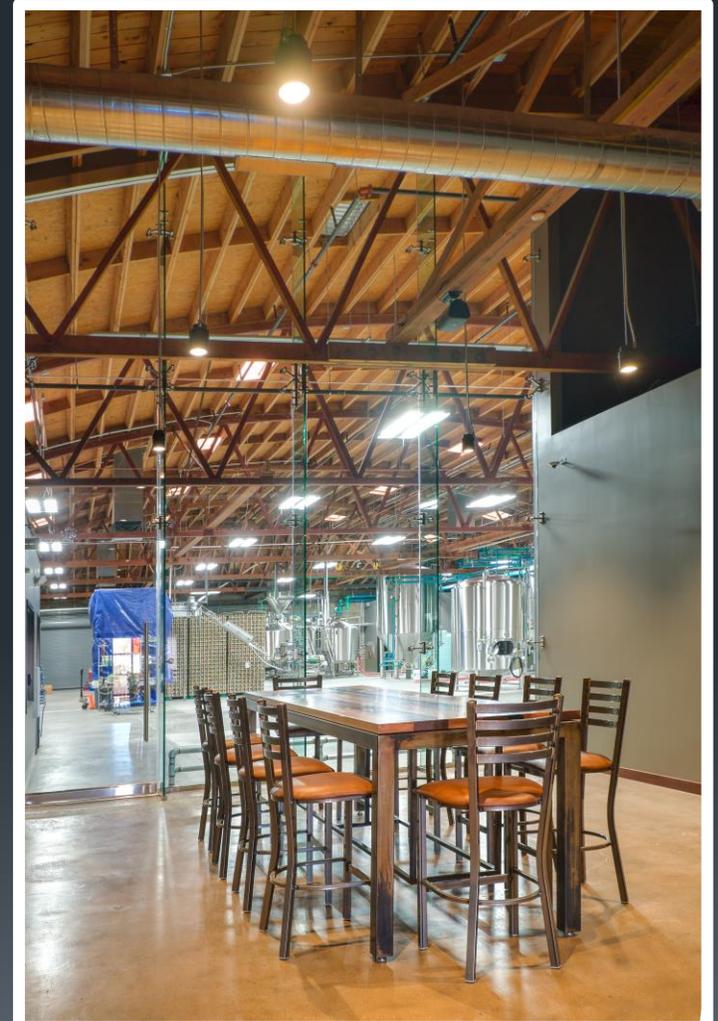
TENAYA CREEK BREWERY (Design)



TENAYA CREEK BREWERY (After)



TENAYA CREEK BREWERY (After)

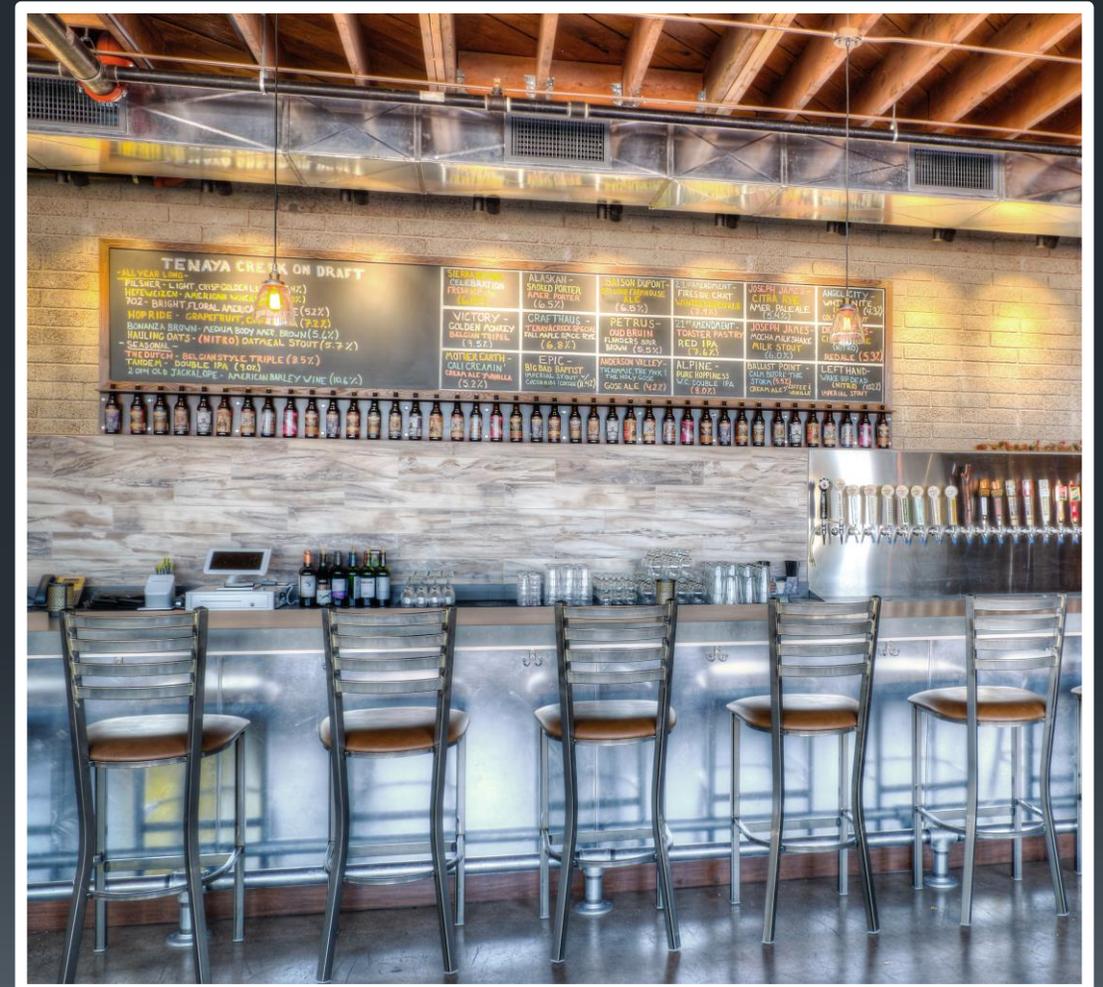


TENAYA CREEK BREWERY (After)



TENAYA CREEK BREWERY

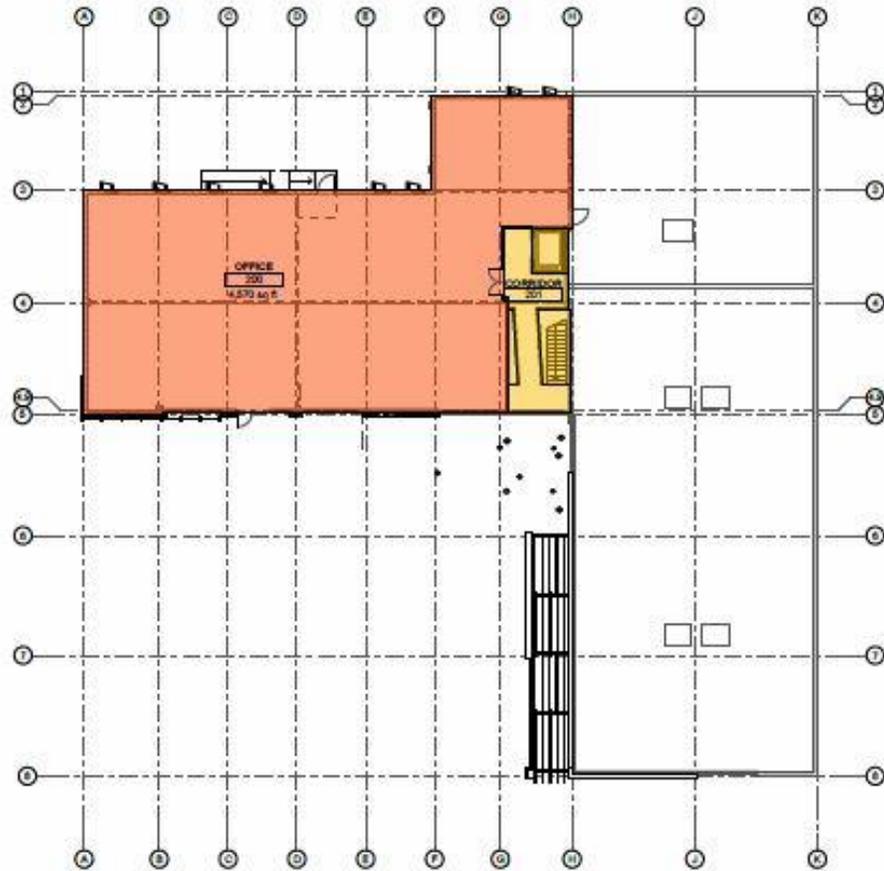
- Purchased: \$850,000 in June 2014
- Size: +/- 13,000sf on 1.48 ac
- Original Construction: 1954
- Renovation Completion: November, 2015
- Total Project Costs: \$3,800,000



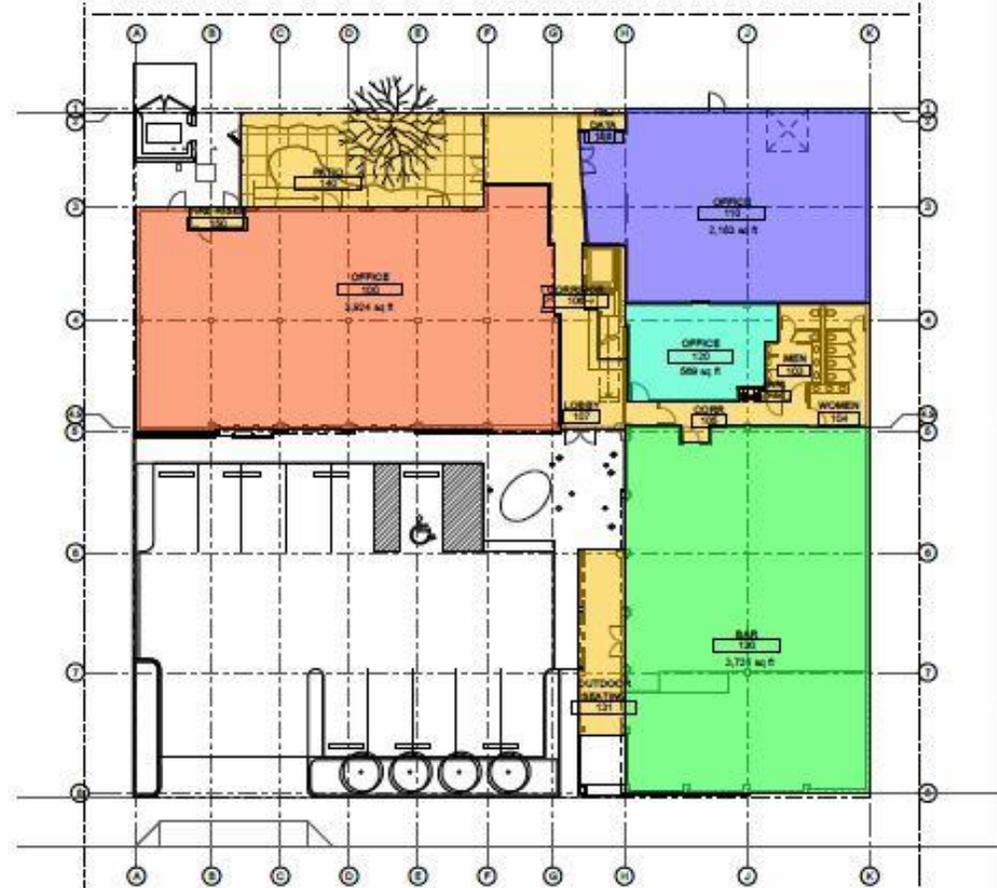
HOP: Mixed Use Office/ Retail Building (Before)



HOP: Mixed Use Office/ Retail Building (Design)



2nd FLOOR AREAS



1st FLOOR AREAS

HOP: Mixed Use Office/ Retail Building (Design)



HOP: Mixed Use Office/ Retail Building (Construction)



HOP: Mixed Use Office/ Retail Building (Construction)



HOP: Mixed Use Office/ Retail Building (Construction)



HOP: Mixed Use Office/ Retail Building (After)



HOP: Mixed Use Office/ Retail Building

- Purchased: \$1,415,000 in July 2014
- Size: +/- 18,000sf on .48 ac
- Original Construction: 1969
- Renovation Completion: August 2017
- Total Project Hard Costs: \$2,775,000
- Total Project Basis: \$4,800,000 ~ \$267/sf (incl. Debt & Investor Returns)



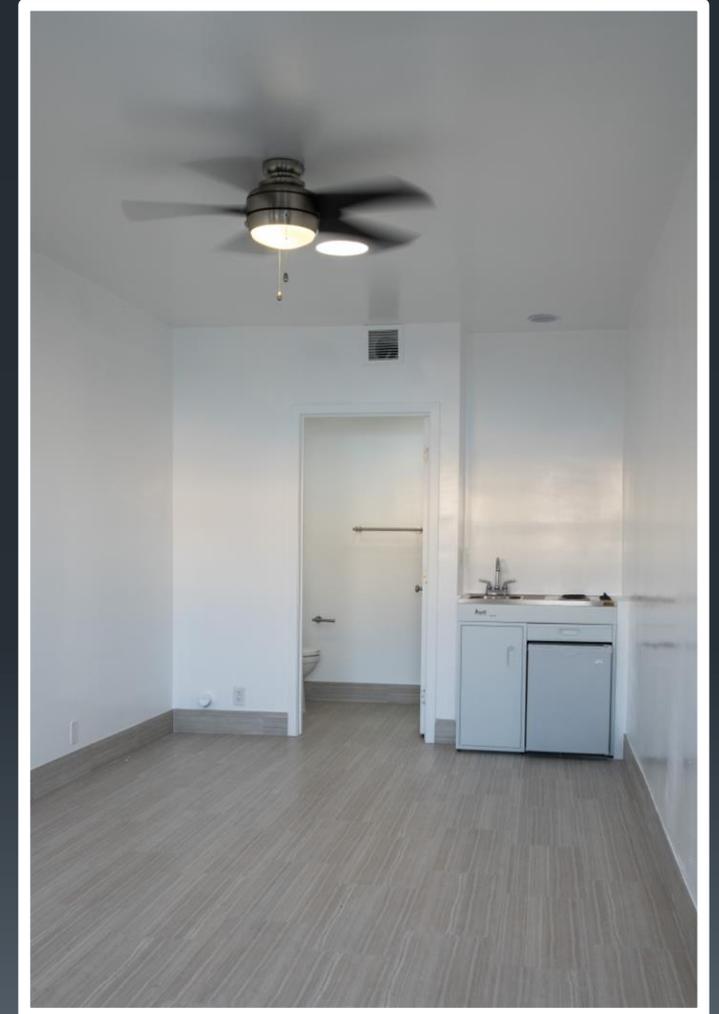
Trailer Terrace: Apartment & Trailer Park (Before)



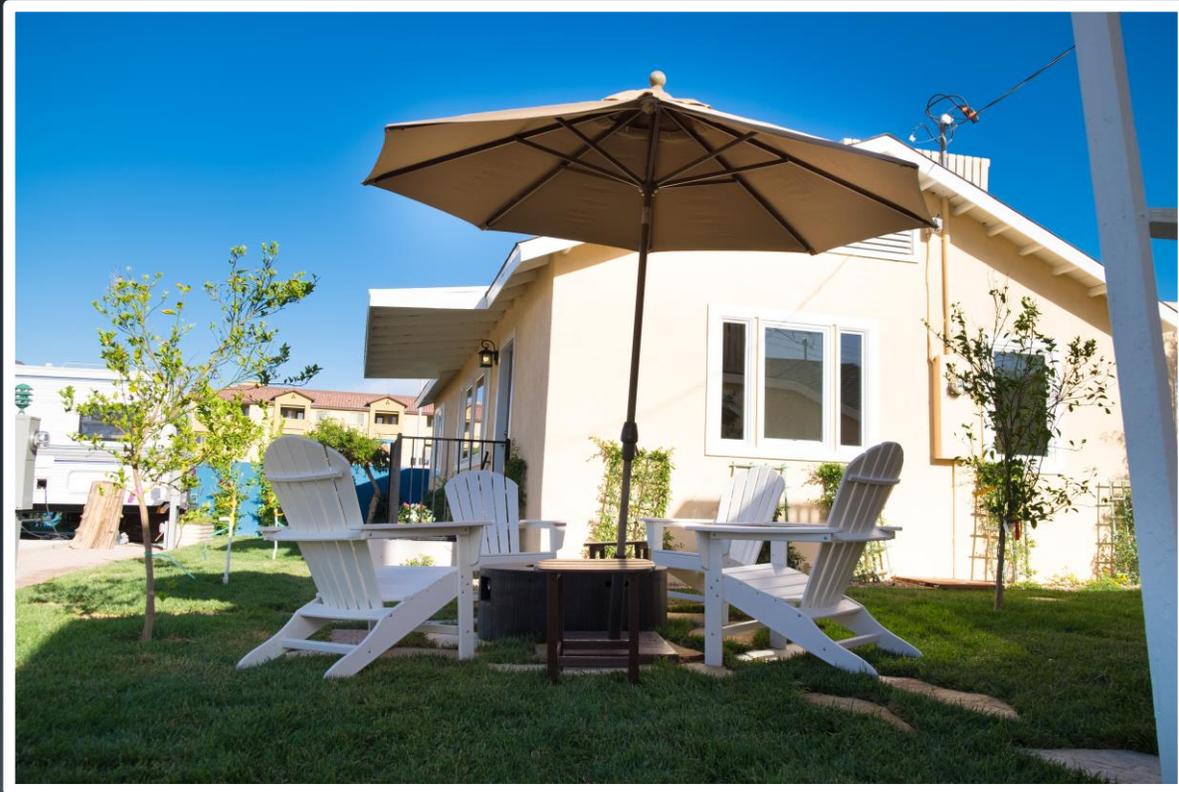
Trailer Terrace: Apartment & Trailer Park (Before)



Trailer Terrace: Apartment & Trailer Park (After)



Trailer Terrace: Apartment & Trailer Park (After)



Trailer Terrace: Apartment & Trailer Park

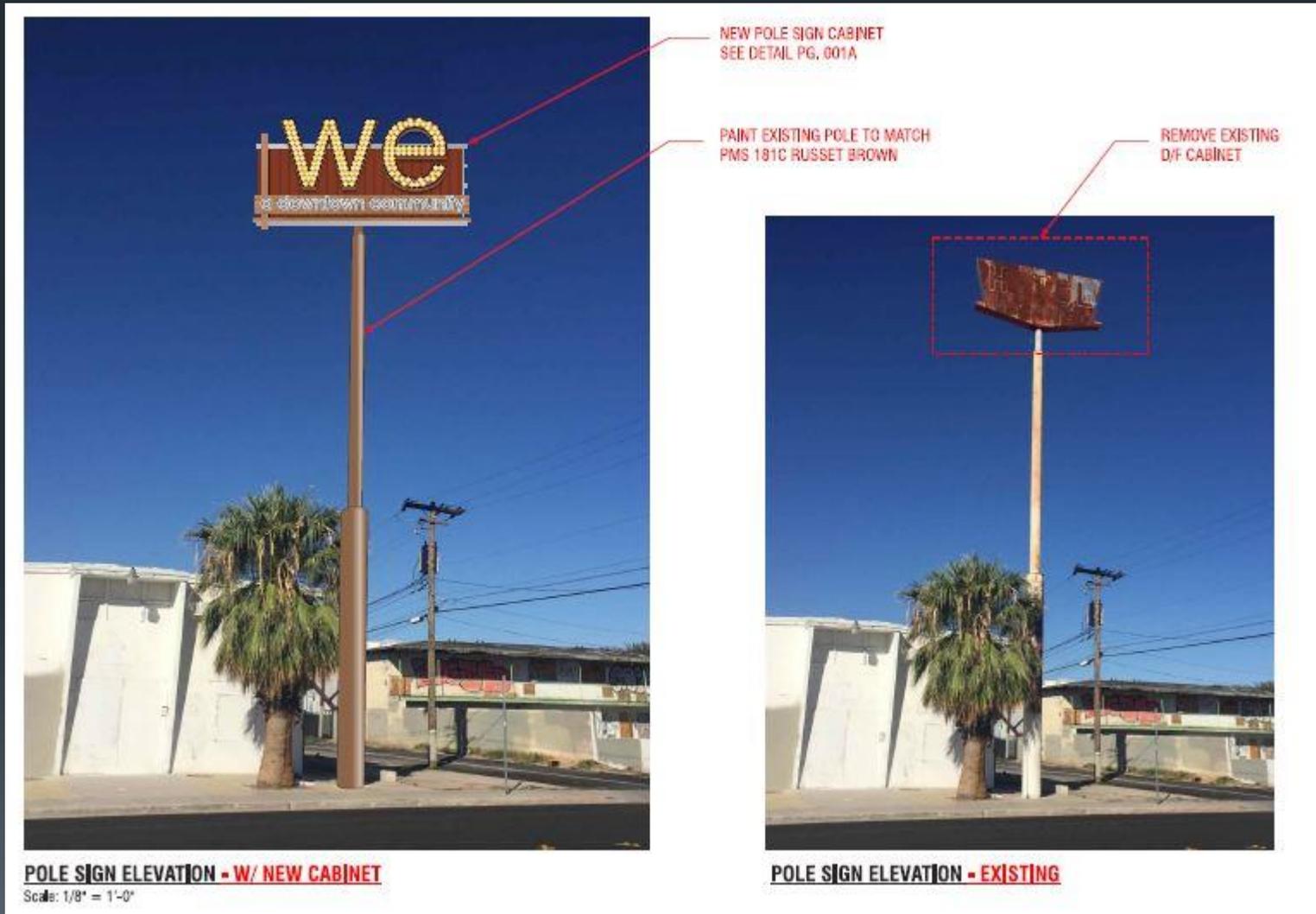
- Purchased: \$275,000 in December 2015
- Size: .48 acre + 1,500sf
- Original Construction: 1944
- Renovation Completion: July 2017
- Total Project Costs: \$800,000 +/-



WE - Former Youth Hostel, Conversion to Micro-Housing (Before)



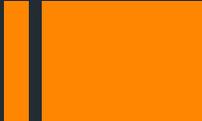
WE - Former Youth Hostel, Conversion to Micro-Housing (Design)



WE - Former Youth Hostel, Conversion to Micro-Housing (Design)



WE - Former Youth Hostel, Conversion to Micro-Housing (Design)



WEST ELEVATION
CASINO CENTER VIEW



SOUTH ELEVATION
UTAH VIEW

WE - Former Youth Hostel, Conversion to Micro-Housing

- Purchased: \$850,000 in July 2015
- Size: 14,000sf on .80 ac
- Original Construction: 1953
- Renovation Completion: TBD
- Total Project Costs: \$1,400,000 in current costs + Investor Returns Carry + \$3,000,000 Construction Estimate = \$5,100,000 +/-



Questions?