

LONG TERM TRUE NNN INVESTMENT

BRAND NEW 10 YEAR EXTENSION

PROVEN HARD CORNER LOCATION

8215 W Flamingo Road, Las Vegas, NV 89147



GREEN VALLEY GROCERY

RARE ENTITLEMENTS FOR
GAMING MACHINE





INVESTMENT OVERVIEW

Green Valley Grocery & Smog Busters

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a two tenant NNN retail investment that is located just 5 miles west of the Las Vegas Strip and is 100% leased as a Shell/Green Valley Grocery convenience store with gas along with Smog Busters; the Number 1 emissions testing company in Nevada. This offering provides investors with long term cash flow from an internet resistant tenant profile as Shell/Green Valley Grocery has just extended their lease for an additional 10 years through 4/3/2029 which includes a 10% rent increase in year 2024.

Positioned on W Flamingo Road, the subject property receives approximately 37,000 VPD and is surrounded by major retailers such as Smith's Food and Drug, Walgreens, McDonald's, Albertsons, Big 5 Sporting Goods, Jack in the Box and more. Additionally, the site is located directly across from the Nevada DMV office and is less than a mile from Spring Valley High School which is the only high school serving the Spring Valley School District. This is an excellent opportunity to acquire a proven NNN retail asset as GVG & Smog Busters have occupied since 2000 & 1999 respectively, that is located in the fast growing West Nevada retail market, with 10 years remaining on 87% of the income (with plans for GVG to invest \$300,000 on store renovations and added fuel capacity with diesel) and minimal landlord responsibilities.



LEASE ABSTRACT

TENANT	LEASE TYPE	BLDG SF	LEASE START	LEASE EXPIRATION	CURRENT RENT	RENTAL ADJUSTMENT	OPTION PERIODS
Green Valley Grocery	NNN	3,000	4/3/2000	4/3/2029	\$204,000	4/4/2024: \$224,400	2 - 5 Yr Options 10% Increases Each Option 4/4/2029: \$246,840 4/4/2034: \$271,524
Smog Busters	NNN	580	5/27/1999	3/31/2020	\$30,000	None	None
Totals		3,580			\$234,000		

OFFERING PRICE	\$3,398,660.71
CAP RATE	6.72%
NOI	\$228,390
OCCUPANCY	100%
OPERATING EXPENSES	
Annual Rent	\$234,000
Expense Reimbursements + Admin Fee	\$16,130
TAXES	\$9,585
INSURANCE	\$2,355
CAM	\$2,565
Mgmt Fee	\$7,235
Roof & Structure	Tenant
NET OPERATING INCOME	\$228,390

4 Green Valley Grocery | Las Vegas, NV





INVESTMENT HIGHLIGHTS

Two Tenant NNN Retail Investment

- **Shell/Green Valley Grocery & Smog Busters** - Internet Resistant Tenant Profile
Convenience Store With Gas & Emission Testing Center
- **Green Valley Grocery** - 58+ Locations in Las Vegas
- **Smog Busters** - #1 Emissions Testing Company in Nevada - 23 Locations Across the Valley
- **Long Term Passive Income** - 10 Years Remaining on Base Term for Shell/GVG
- **New 10 Year Early Lease Extension** - Showing Strong Commitment to the Site
- **\$300,000 in Planned Store Renovations** and Added Fuel Capacity with Diesel by GVG
- **Long Term Occupancy** - GVG & Smog Busters Operated Since 2000 & 1999 Respectively
- **Inflation Hedge** - Attractive 10% Rental Increases in Year 2024
- Gaming Machine Entitle Side

Highly Trafficked Trafficked Location - Approx. 37,000 VPD

- **Hard Corner Signalized Intersection** - Excellent Visibility and Access - Large 0.96 Acre Lot
- Close Proximity to Spring Valley High School - Only High School Serving the Surrounding Community
- **Major Anchor Tenants Surrounding Include:** Smith's Food & Drugs, Albertsons, McDonald's, Walgreens, Chase Bank, Big 5 Sporting Goods, Jack in the Box, Sprouts and More
- **Densely Populated Area** - Over 174,800+ Residents within 3 Mile Radius
- High Growth Area - ~8.8% Growth Expected Over Next 5 Years
- **Affluent Neighborhood** - AHHI is Over \$74,700 within 3 Mile Radius



Spring Valley
High School
2,500+ Students

7-ELEVEN

PARCEL DETAILS

APN	163-21-101-032
Building Size	3,580 SF
Land Size	.96 Acres

S. BUFFALO DR.



Flamingo West
Manufactured Homes



Rancho Viejo
Condominiums

Copper Sands
Condominiums

W. FLAMINGO RD. 37,000 VPD

S. CIMARRON RD.



Nevada Department
of Motor Vehicles



GREEN VALLEY
GROCERY

SEAN
PATRICK'S
PUB & GRILL

Green Valley Grocery & Smog Busters



Green Valley Grocery
58+ Locations in Las Vegas

TENANT OVERVIEW

About Green Valley Grocery

With a majority of its locations near Las Vegas, Green Valley Grocery (also known as GVG) is a chain of convenience stores known for its in-store gaming machines as well as its typical convenience-store products and foodservice options. All units are open 24 hours a day, and car washes are available at several locations.

GVG is part of an enterprise that includes three companies operating as independent units: Midjiit Market, the parent company of Green Valley Grocery; Crawford Oil, a Shell jobber that sells to GVG and outside accounts; and Crawford Coin, a slot route operator that provides gaming services to GVG as well as outside accounts.

About Shell

Shell is an international energy company with expertise in the exploration, production, refining and marketing of oil and natural gas, and the manufacturing and marketing of chemicals. The parent company of the Shell group is Royal Dutch Shell plc, which is incorporated in England and Wales.

Shell at a Glance in 2018

- 70+ countries we operate in
- 82,000 employees on average
- 71 million tonnes of LNG sold during the year
- 21 refineries we have interests in
- 3.7 million barrels of oil equivalent we produce per day

Financial Performance in 2018

- Revenue: \$388.4 billion
- Income: \$23.9 billion
- Capital investment: \$24.8 billion
- Investment in research and development: \$986 million



Operate in
70+ Countries



LAS VEGAS VALLEY

The Las Vegas Valley is a major metropolitan area in the southern part of Nevada with easy access to the Las Vegas Strip, Downtown Summerlin®, the Arroyo Crossing shopping district, and Town Square. The convenient location is just minutes from local area transportation corridors, allowing young adults and families quick access to the city core and surrounding attractions.

Since the 1990s the Las Vegas Valley has seen rapid growth, more than doubling its population of 741,459 in 1990 to 2,227,053 estimated in 2018. The Las Vegas Valley remains one of the fastest growing metropolitan areas in the U.S., and in its relatively short history has established a diverse presence in international business, commerce, urban development and entertainment, as well as one of the most iconic and most visited tourist destinations in the world.

New Communities in the Las Vegas Valley

- Diamond Trails: With quick access to Red Rock Recreation Area and Consumer Inspired Two-Story Homes
- Cameron Pointe: Beautiful single family community in the southwest.
- Cumberland Ranch: New Homes for Sale – Las Vegas, NV
- Serene Canyon: Close to Downtown Summerlin
- Reserves at Serene Canyon
 - Conveniently Located Near Shopping, Dining and Entertainment
 - Down the Street from Rhodes Ranch Golf Club
 - Easy Access to I-215 and I-15



LAS Vegas



Downtown Summerlin®

Dillard's ★ macy's REGAL
Crate&Barrel MICHAEL KORS NORDSTROM rack



GREEN VALLEY GROCERY



Las Vegas Strip

Wynn Las Vegas
Mandalay Bay
New York New York
Flamingo Las Vegas
Golden Nugget
Paris Las Vegas
The Venetian



Cameron Pointe



Diamond Trails



Serene Canyon
Reserves at Serene Canyon
Cumberland Ranch



Arroyo Crossing

BEST BUY Walmart Sams Club
BED BATH & BEYOND Marshalls PET & MARY Office DEPOT



Town Square

WHOLE FOODS MARKET AMC THEATRES OLD NAVY Guitar Center

SUNRISE MANOR

ITNEY

HENDERSON

MARKET OVERVIEW

Las Vegas is the 28th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.



Tourism in Las Vegas

An improving economy in 2017 and overall greater confidence in one's personal finances are reflected in various Las Vegas spending measures. Visitors in 2017 reported spending more on food and drink than in the past five years, and spending more on lodging, local transportation, and sightseeing since 2015. Similar to 2016, these visitors were more likely to pay a regular room rate or a package rate, and less likely to pay a casino or casino complimentary rate.

Gaming behavior continued to reflect the enhanced definition of Las Vegas as the "entertainment capital" of the world. Specifically, the proportion of Las Vegas visitors who gambled increased from last year to about three-quarters, while the amount of time they spent gambling was the lowest observed over the past five years, at just over one and a half hours.

Trip Characteristics And Expenditures

- Forty-six percent (46%) of Las Vegas visitors arrived by air, with 54% arriving via ground transportation, the same as last year
- The average adult party size in 2017 was 2.3 persons, up from 2.2 in 2015
- Over the course of their entire stay in Las Vegas, 2017 visitors spent much more than in each of the past five years on food and drink. Indeed, the amount spent on food and drink (mean of \$376.97) was over \$50 higher than last year's average



42 Million Visitor Volume
2017 YTD



6.5 Million Convention Attendance
2017 YTD



\$9.9 Billion Gaming Revenue
2017 YTD

About Nine in Ten (89%) Visitors who
Gambled said they Gambled on the Strip Corridor



Transportation

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City.

McCarran International Airport

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.



McCarran Received Over 48,505,756
Passengers in 2017

27th Busiest Airport in the World
by Passenger Traffic and the 8th Busiest
by Aircraft Movements





Colleges and Universities

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University of Nevada School of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts.

Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.

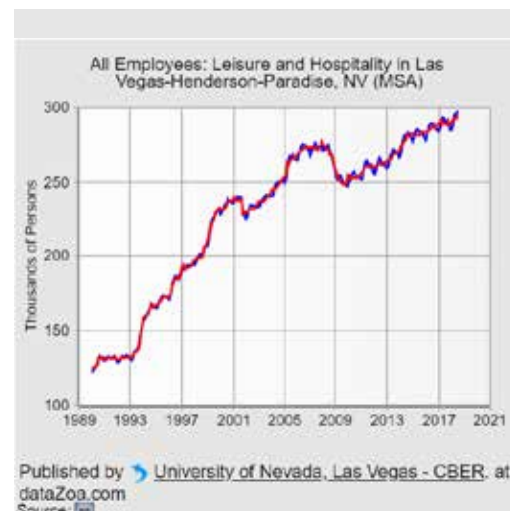
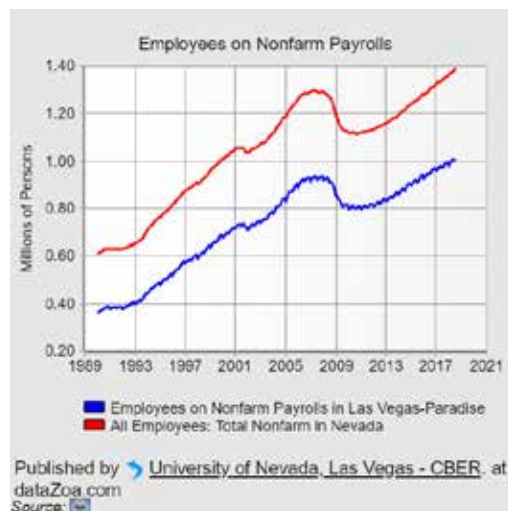




Economic Summary

The Las Vegas retail market continues to gain momentum, and job growth in the metro remains healthy. The population of Las Vegas is also increasing at a good clip, due in part to employment opportunities and the affordable cost of living. Median household incomes in the metro are rising again, which could create some additional disposable income. Visitor traffic continues to be strong, bringing in much-needed tourist dollars. The Las Vegas Convention and Visitors Authority reported that over 42 million people visited in 2018. Demand continues to outpace new supply, which remains below historical levels. Vacancies have compressed by around 400 basis points since peaking in 2011 at over 10%, and are below the metro's historical average.

Home prices are shooting up year-over-year and new home sale rates have significantly improved. This has led to more construction in the area. Construction jobs are expected to gain the most during this recovery as large projects on the Strip such as Genting Group's \$4 billion Resorts World Las Vegas take shape along with the MGM-AEG arena. That project alone is expected to add 30,000 construction jobs. There is an emphasis on diversifying Las Vegas's economy and making sure there is not an over-reliance on construction. Projects like the Tesla factory in Reno and attracting additional healthcare related jobs have been discussed. Two major hospitals provide the bulk of employment in the NorthWest Las Vegas submarket.



27,300 Jobs Created 2017

2.9% Year-Over-Year Growth

Key to Sustaining Growth will be the Leisure and Hospitality Sector



49 Million Visitors in 2017

7 Billion LV Strip
Gross Gaming Revenue

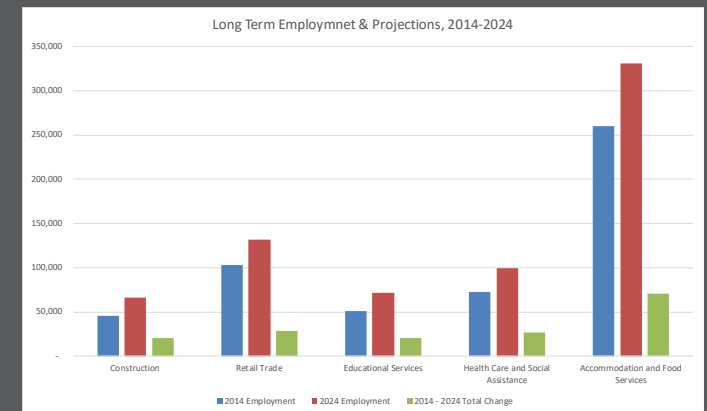


Home Prices Shooting Up

Las Vegas Home Prices have been Rising at one of the Fastest Rates in the Country

Long Term Employment Projections

1 in 3 Jobs Based in the Hospitality Sector



LAS VEGAS STRIP STATS



**Las Vegas Strip Generated \$6.46 Billion in Gaming Revenue
(2.6x More any Other U.S. City)**

Casino Trends (February to July 2018) – UNLV Center for Gaming Research



**Las Vegas Strip Gaming Revenues are Up 5.16%
Slot Win Up 2.05% and Game Win Up 8.32%**

Casino Trends (February to July 2018)



LAS VEGAS STRIP STATS



Casinos Earning More than \$72M/Year

Revenues Up Almost 4% from 2016 – 2017

Occupancy Rate of 93.5% for 2017 & 93.1% in 2016

UNLV Center for Gaming Research



85,104 (2017)

Total Average Number of Employees for All Casinos

3,546 (2017)

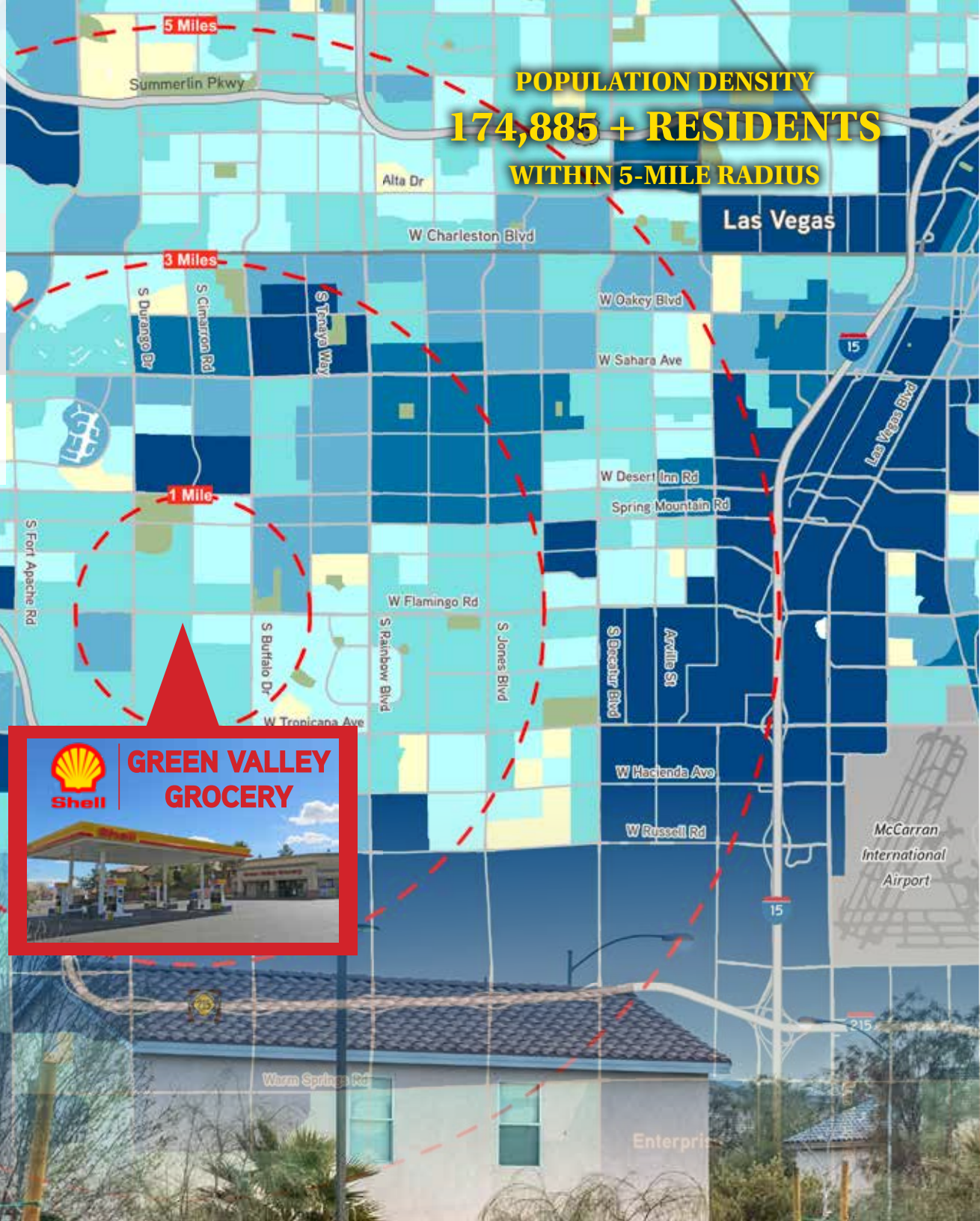
Total Average Number of Employees per Casino





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	24,519	174,885	400,839
Projected Population (2024)	26,738	190,401	437,838
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	9,533	68,934	155,782
Projected Households (2024)	10,365	74,767	169,367

POPULATION DENSITY
174,885 + RESIDENTS
WITHIN 5-MILE RADIUS





Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2019)	\$66,666	\$74,737	\$71,924
Median Household Income (2019)	\$56,298	\$57,948	\$53,086
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	597	7,667	19,906
Total # of Employees (2019)	4,303	61,172	204,645



HOUSEHOLD INCOME
\$74,737 AHHI
WITHIN 3-MILE RADIUS

Las Vegas

5 Miles

Summerlin Pkwy

Alta Dr

W Charleston Blvd

W Oakey Blvd

W Sahara Ave

W Desert Inn Rd

Spring Mountain Rd

W Flamingo Rd

S Rainbow Blvd

S Jones Blvd

S Decatur Blvd

Arville St

W Hacienda Ave

W Russell Rd

McCarran
International
Airport

1 Mile



**GREEN VALLEY
GROCERY**



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of Green Valley Grocery & Smog Busters Las Vegas, NV. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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