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fun

BRAND NEW
SINGLE TENANT
INVESTMENT

verizon✓

Mountain's Edge Marketplace
8145 Blue Diamond Road
Las Vegas, NV 89178

CONTENTS

- Executive Summary3
 - Investment Highlights*
- Location5
 - The Area*
 - Demographics*
 - Location Map & Aerial*
 - Site Plan*
- Tenant Profile7
- Las Vegas Overview12

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THE OFFERING

Remington Nevada is pleased to offer to qualified investors an opportunity to purchase a brand-new single-tenant net leased investment that is 100% occupied by Verizon Wireless Cellular Sales on an original 15 year corporate lease. Verizon is located within the Albertsons-anchored Mountain's Edge Marketplace, the premier grocery shopping destination for the Mountain's Edge master planned community. The project is currently under construction, and when complete, will consist of 282,800 SF of retail space. Notable retailers open or under construction include: Albertsons, Ross Dress for Less, Planet Fitness, Starbuck's, Chase Bank, Burger King, and Del Taco.

Mountain's Edge is an award-winning master planned community in southwest Las Vegas. This community consists of over 10,000 finished single family homes, with an estimated 14,000 homes upon completion of build-out. Mountain's Edge is the third fastest selling community in Las Vegas and one of the largest master- planned communities in Nevada.

Address	8145 Blue Diamond Road	Year Built	Under Construction Est. Completion - Q1 2020
Purchase Price	\$2,800,000.00	Rentable SF	3,651 SF
Cap Rate	5.0%	Land Size	30,000 SF
Annual Rents	\$140,000	Parcel #	176-21-610-004

INVESTMENT HIGHLIGHTS

The investment consists of a brand-new 15-year triple-net (NNN) lease with Verizon Wireless Cellular Sales. The lease includes attractive 10% rental increases every five years in the initial term and throughout the two (2), five-year options. The Property is made up of $\pm 3,651$ rentable square feet on approximately $\pm 30,000$ square feet of land.

The Property benefits from a heavily traveled corridor in a highly populated area. The location boasts more than $\pm 46,000$ vehicles per day. The average population in a five mile radius is approximately 198,897, with a projected average population of 222,031 in the next five years.

- Brand-new 15-year triple-net (NNN) lease with Verizon Wireless Cellular Sales
- Property is made up of $\pm 3,651$ rentable square feet on approximately $\pm 30,000$ square feet of land
- Located on Blue Diamond Road (State Highway 160)
- Located in Albertson's-anchored Mountain's Edge Marketplace
- Situated within 282,800 SF of retail space



LEASE ABSTRACT

Tenant	Verizon Wireless Cellular Sales		
Lease Start	March 2020 (Est.)		
Lease Expiration	February 2035		
Lease Term	15 Years		
Term Remaining	15 Years		
Base Rent	\$140,000		
Return Schedule			
Years	Annual Rents	Cap Rate Return	
1-5	\$140,000	5.00%	
6-10	\$154,000	5.50%	
11-15	\$169,400	6.10%	
Option Years			
16-20	\$186,340	6.70%	
21-25	\$209,974	7.30%	
Option Periods	Two (2) Five-Year Options		
Lease Type	NNN Lease		

MOUNTAINS EDGE

The Mountain's Edge community is an active, diverse community in the southwest area of Las Vegas. Conveniently located close to Interstate access but away from the sometimes hectic pace of the Las Vegas Strip, Mountain's Edge is where you can slow down and enjoy the moments and people that make a community your home.

From Mountain's Edge, one can see the entire Las Vegas Valley and the vast, picturesque mountains that surround it. The community is more than just a place; it is also a part of the rich history of Southern Nevada and one of the first communities to embrace the stunning beauty of the natural desert landscape. Mountain's Edge is comprised of three well-maintained parks and offers the unique benefit of fresh air, hills, walking and hiking paths right in your own backyard.

Mountain's Edge contains over 10,000 homes situated on over 3,500 acres in the southwestern area of Las Vegas. The goal for Mountain's Edge from the beginning was to create a place with a sincere sense of depth, character, and community for everyone who lives here. Mountain's Edge is truly a vision realized.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	11,423	105,422	191,420
2025 Population	12,761	118,080	213,328
Avg. HH Income	\$97,815	\$91,170	\$87,498
Med. HH Income	\$82,765	\$76,977	\$72,746
Households	4,121	37,103	68,672
Avg. Housing Value	\$353,727	\$316,241	\$321,502

MOUNTAINS EDGE MARKETPLACE

Mountain's Edge Marketplace is in the final phase of construction with prominent retail suites still available for lease. The 25-acre, Albertson's anchored shopping center is located at the signalized intersection of Blue Diamond Road and Buffalo Drive, at the entrance to the Mountain's Edge master-planned community. Mountain's Edge Master Planned community is one of the top-selling master-planned communities in Las Vegas. The center will feature Ross Dress For Less and Planet Fitness as junior anchor tenants. Mountain's Edge Marketplace also includes key tenants such as Chase Bank, Aveda Salon, Procare Medical Center, Edge Dental Group, Burger King, Starbucks, UPS, Tide Dry Cleaners, PT's Gold and many other tenants.



VERIZON BY THE NUMBERS

Verizon Wireless is the largest wireless telecommunications provider in the United States and offers wireless products and services. Cellular Sales was founded in Knoxville, Tennessee in 1993 by University of Tennessee graduates, Dan and Meg Scism. The company currently employs approximately 5,200 team members in over 700 retail locations in 41 states.

14
Fortune
Rank

177,000
Employees

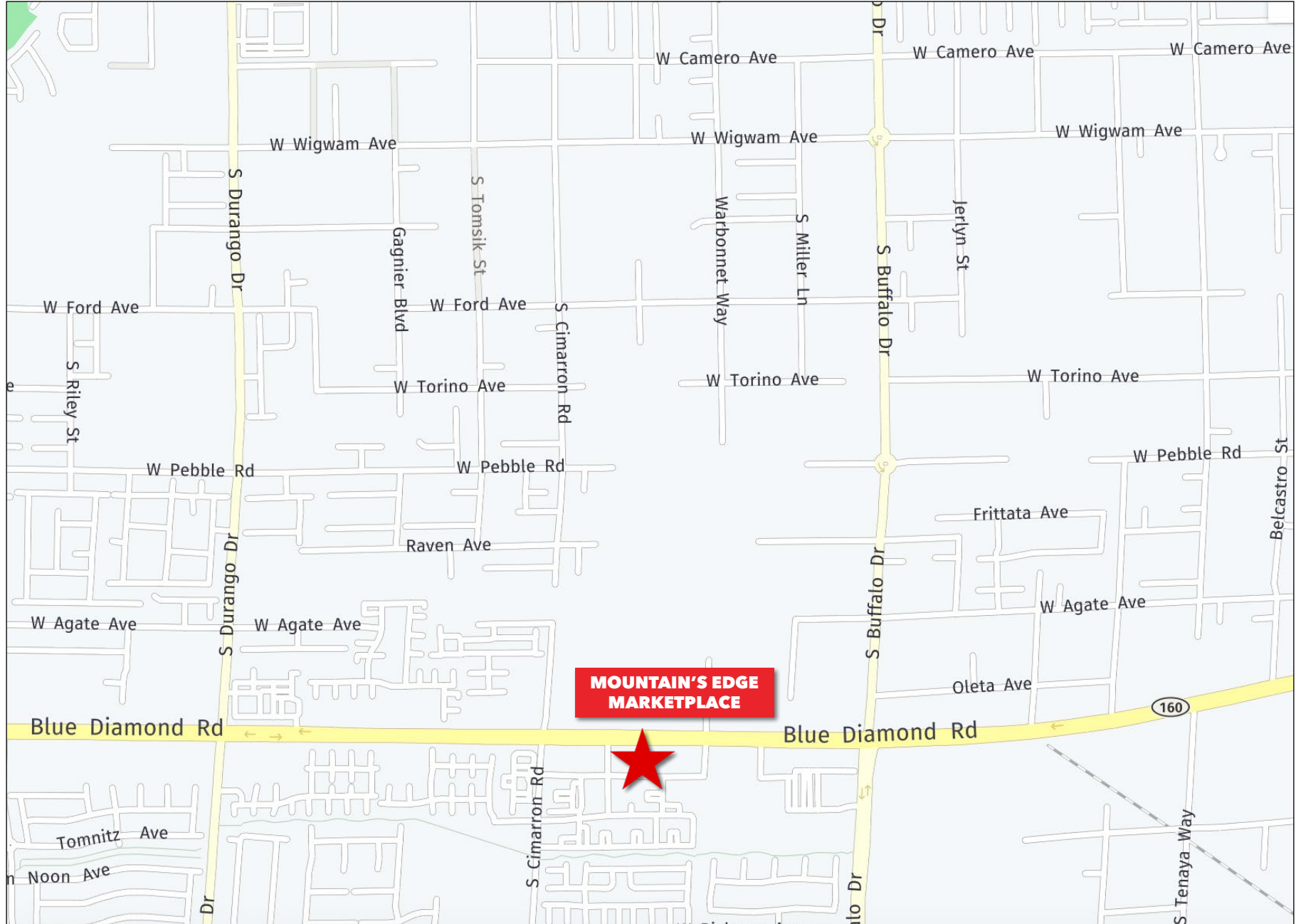
1,600+
Retail Locations
in the U.S.

\$131 Bil
2018 Revenue

99%
Fortune 500
Customers Served

verizon ✓

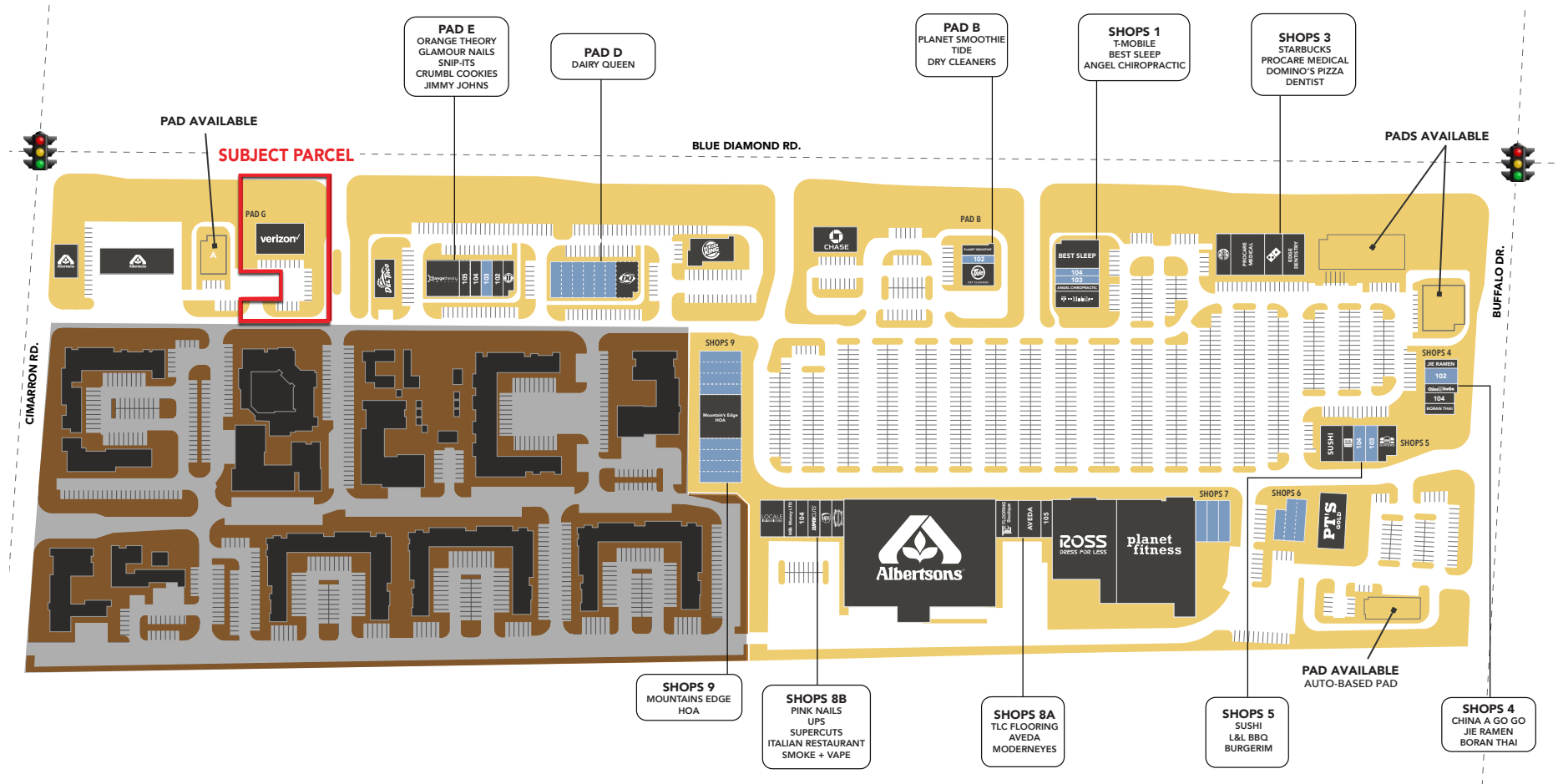
LOCATION MAP



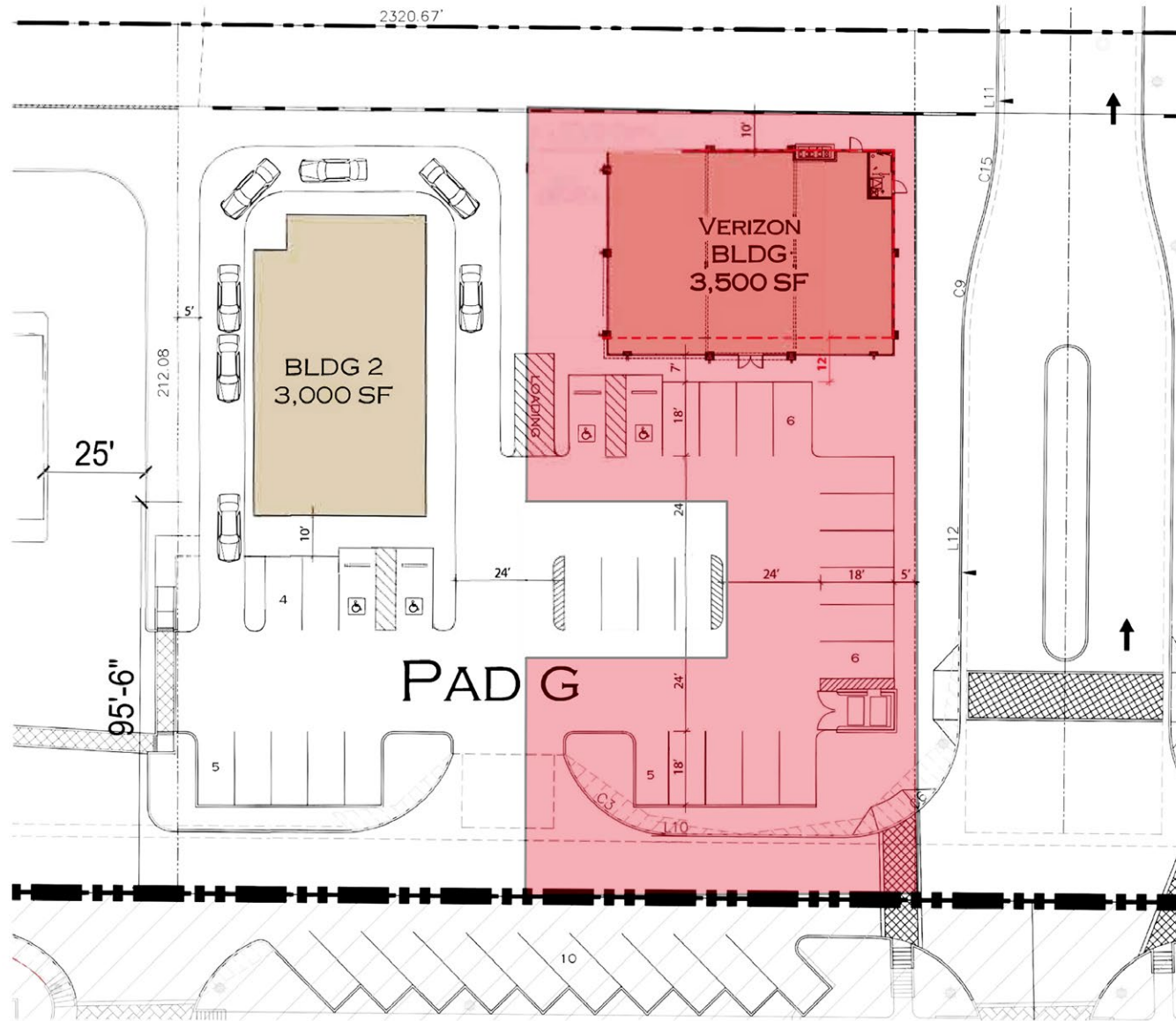
AERIAL



SITE PLAN



SITE PLAN



LAS VEGAS OVERVIEW

OVERVIEW

Las Vegas is centrally located between Southern California, Phoenix, Denver and Salt Lake City. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. The economy is highly diversified: driven by tourism, entertainment and gaming, as well as retail trade, professional and financial services, and a large government sector. A business-friendly climate and a wide range of housing options help to make Las Vegas continually change and grow.

HOUSING

Las Vegas bases much of its popularity on its quality of life, housing, affordability, and low taxes. The area remains an excellent choice for real estate investment. The average price of a residence in Las Vegas has increased by 4.4%, up to \$299.9K since last year.

EMPLOYMENT

The unemployment rate in Las Vegas has been steadily declining for the past eight years, holding at 4.1% as of October 2019. Population for the MSA has simultaneously risen to a historic high of 2.2 million, an increase of 2.2% year-over-year. The construction industry has seen the fastest growth in Nevada over the past 12 months, followed by manufacturing. The professional and business services industry added the most jobs with 11,300 created over the past year.



Nevada has been named the “Best State for Future Job Growth” by Forbes and is projected to add jobs at an annual rate of 2.6% through 2020, which is the best forecast of any state, based on data from Moody’s Analytics.

TRANSPORTATION

Easily accessible from most major metropolitan areas in the West, Las Vegas is a central destination for businesses and population centers including Los Angeles, San Diego, San Francisco, Phoenix, Denver, Salt Lake City and Reno. The northwest area of Las Vegas is served by three major freeways: I-15, US 95 and the I-215 beltway.

McCarran International Airport is one of the nation’s busiest airports serving more than 34 airlines and providing nonstop service to 144 domestic and international destinations. The airport’s central location allows for direct flights to virtually everywhere in the country.

LAS VEGAS BY THE NUMBERS

Annual Visitors



42,116,800

Projected Growth



Projected Job Growth



Tourism Revenue



\$35,000,000,000

Annual Conventions



24,000

Annual Passengers
McCarran Int'l Airport



49,716,584

Available Hotel Rooms



147,238



The Las Vegas metropolitan area is internationally recognized as one of the most exciting lifestyle and entertainment destinations in the world. It encompasses nearly 8,000 square miles with a growing population of over 2 million. Las Vegas is a pro-business environment with no personal or corporate income taxes, and no estate tax, attracting decision makers and companies seeking low business costs, access to national and global markets, and proximity to a large and highly skilled workforce.

Known as "The Entertainment Capital of the World," Las Vegas is considered the premier global destination for entertainment, conferences, shopping, fine dining, recreation, gaming and live shows. Las Vegas also represents one of the most promising real estate investment markets in America due to the low cost of living, attractive lifestyle and diversifying employment opportunities.

By acknowledging your receipt of this Offering Memorandum from Remington Nevada, you agree to the following:

1. This Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest confidence; and
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.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the property. It is not to be used for any other purpose or made available to any other person without the express prior written consent of Remington Nevada. Neither the Seller nor their officers, employees or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Any prospective purchaser must make his or her own independent investigation, projections and conclusions regarding the acquisition of the Property, without reliance on this memorandum or any other confidential information. Prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts.

Remington Nevada expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum, or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof.



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