



MAVERICK

G A M I N G

NNN LEASED INVESTMENT



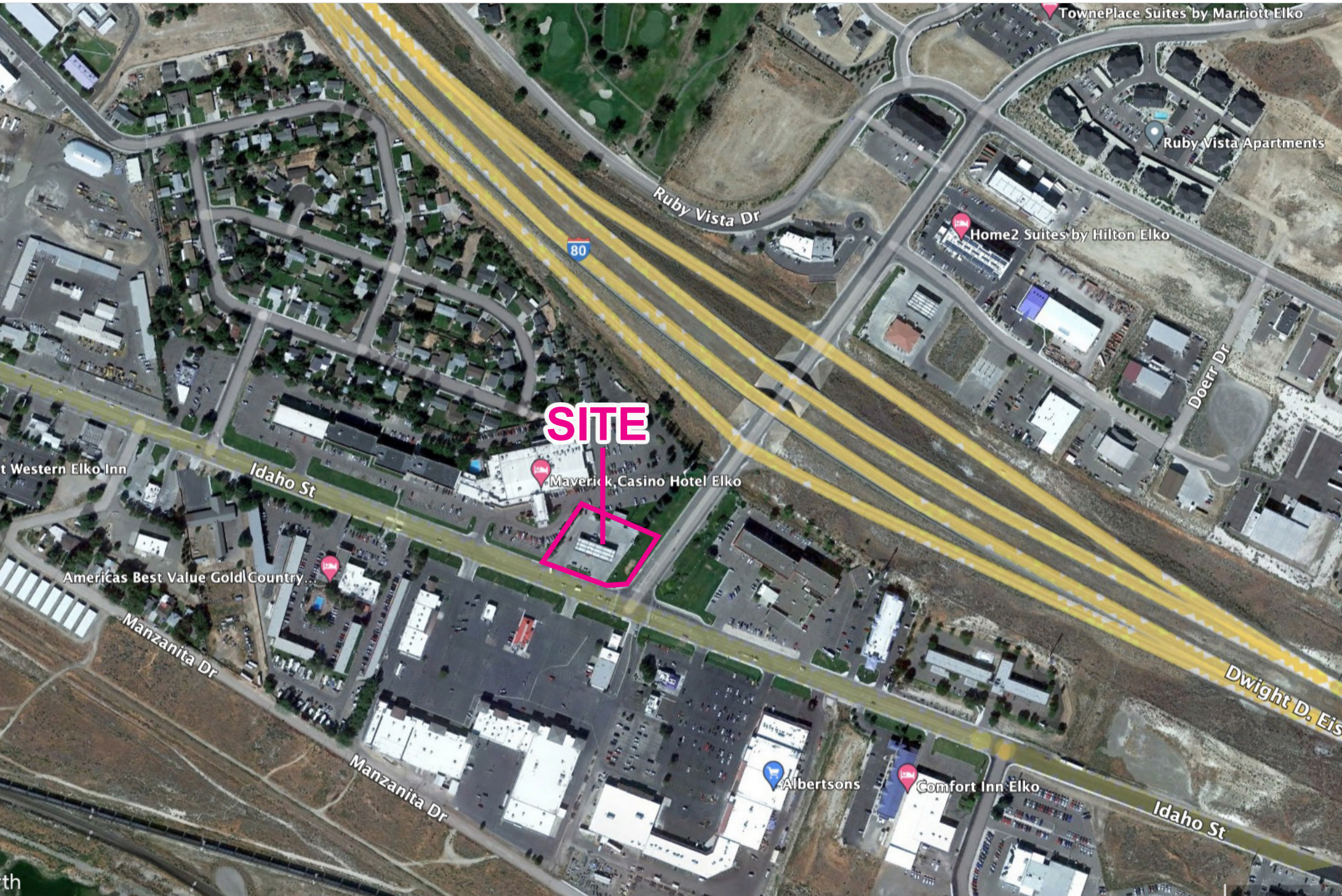
CONFIDENTIALITY AND DISCLOSURES

Cardo Realty, LLC has been engaged as the exclusive agent for the sale of 2175 Idaho St., Elko NV 89801 (the "Property"), by Maverick Gaming, LLC, the owner of the Property. The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cardo Realty, LLC as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to:

CARDO REALTY, LLC
851 S. Rampart Blvd., #105
Las Vegas, NV 89145
(702) 857-1800
josh@cardorealty.com



INVESTMENT SUMMARY

Long term stable cash flow/strong regional operator

Cardo Realty is pleased to present for acquisition a NNN lease Chevron gas station from Maverick Gaming, providing a long term stable income stream with minimal Landlord responsibilities.

The property is comprised of a 940 square foot convenience store with 12 pumps for gas service, a detached 570 square foot restroom building and a 1,600 square foot auto service building. The gas station has frontage along Idaho Street, and has ingress and egress from the Maverick Hotel and Casino property via a driveway near the northwest corner of the site.

The property is leased by a wholly owned entity of Maverick Gaming, LLC, a leading multi regional gaming operator, with operations in Nevada, Washington and Colorado. Moody's credit rating of B3 and S&P Rating of B-.

FINANCIAL SUMMARY

PURCHASE PRICE:	\$4,000,000
IN-PLACE RENT:	\$200,000
LEASE TYPE	Ground Lease
CAP RATE:	5.00%
TENANT LEASE TERM:	20 years
OPTIONS:	Six 5 year options to renew
INCREASES:	1.25% Annual
TENANT:	Maverick Elko, LLC
PARENT:	Maverick Gaming, LLC

PROPERTY SUMMARY

ADDRESS:	2175 Idaho St., Elko NV 89801
BUILDING SIZE:	3,110 SF
ACREAGE:	.89 acres
PARCEL NUMBER:	001560013
YEAR BUILT:	1978

TENANT PROFILE

Company: Maverick Gaming, LLC owns and operates 28 casinos and card rooms across Nevada (5), Washington (20) and Colorado (3). In addition to the gaming operations, certain properties have hotel operations, F&B establishments, retail establishments and gas stations.

Maverick Gaming, LLC has a B3 credit rating from Moody's and a B- credit rating from S&P.




Visit www.maverickgaming.com/.com for more information.



Property group	Property	Type
Wendover (NV)	Wendover Nugget	Casino
	Red Garter	Casino
Elko (NV)	Red Lion	Casino
	Gold Country	Casino
	High Desert Inn	Casino
	Crazy Moose Pasco	Card Room
NV Gold (WA)	Silver Dollar Renton	Card Room
	Silver Dollar SeaTac	Card Room
	Coyote Bob's Roadhouse	Card Room
	Club Hollywood	Card Room
	Silver Dollar Mill Creek	Card Room
	Crazy Moose Casino Mountlake Terrace	Card Room
	Royal Casino	Card Room
	Red Dragon Casino	Card Room
	Everett	Card Room
	Tukwila	Card Room
GAGC (WA)	Lakewood	Card Room
	Roman	Card Room
Roman (WA)	Casino Caribbean Kirkland	Card Room
	Caribbean Cardroom Kirkland	Card Room
Houlihan (WA)	Macau Casino Lakewood	Card Room
	Macau Casino Tukwila	Card Room
	Casino Caribbean Yakima	Card Room
Wizards (WA)	Wizards	Card Room
	Grand Z Casino Hotel	Casino
Z Casinos (CO)	Z Casino	Casino
	Johnny Z's Casino	Casino



Maverick Gaming LLC (“Maverick”) is a gaming and hospitality company focused on creating authentic gaming experiences for its players. Led by a team of experienced professionals with expansive history in the gaming industry, senior leadership has operational experience across most US gaming jurisdictions from regional to destination and river boat to land-based. Maverick is currently in the process of expanding their portfolio to become one of the market leaders in the regional gaming industry.

	Nevada	Washington	Colorado
			
Casino Sq. Ft.	~165,000	~150,000	~45,000
Total Slots	1050	NA	700
Total Tables	48	285	20
Hotel Rooms & Suites	895	NA	119
Food & Beverage Outlets	12	19	3
Total Employees	800	2,200	410

Eric Persson, CEO and Majority Owner

Eric is a native Washingtonian, raised in Hoquiam, Washington, and from a young age, he knew he wanted to work in casinos. The first in his family to go to college, Eric attended the University of Nevada in Las Vegas and completed five degrees, spending time away from his considerable class load interning for former U.S. Senator Richard H. Bryan (D-NV) and in the Crimes Against Women and Children Unit of the District Attorney's office. He went on to graduate from Georgetown Law, and returned to Nevada to begin building a career in the gaming industry.

Since then Eric has held every position from blackjack dealer to general manager and every job in between. Together with co-owner Justin Beltram, former Vice President of Slots at Bellagio and Marina Bay Sands, Maverick's founders have over 40 years of gaming experience spanning gaming markets around the world including the Las Vegas Strip (Venetian, Palazzo, Bellagio), Macau (Sands China Limited), Singapore (Marina Bay Sands), and many regional markets in North America.



Maverick Cares is the philanthropic, community outreach arm of Maverick Gaming, a gaming corporation established recently by Hoquiam native and Maverick CEO, Eric Persson. Maverick Cares is managed by its employees and reflects the values and priorities of the communities where the Maverick team lives, works and plays.



About Maverick Washington Maverick Gaming is planning to invest in the future with ~\$500 million in licensed cardrooms and planned hotel and entertainment developments across the state. With 2,200 team members in the state of Washington, Maverick Gaming's average wage is over \$70,000 per year. Maverick has recently become a proud partner of Teamsters Local 117.



Joshua Thomas
(702) 857-1800
josh@cardorealty.com

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