



KID CITY USA

555 Page Street - Las Vegas, NV 89110

EXCLUSIVELY MARKETED BY

TYLER ELLINGER

SANDS INVESTMENT GROUP

NV #B.1003018-COOP
512.643.3700 | DIRECT
tyler@SIGnnn.com

SCOTT REID

PARASELL, INC.

NEVADA RESIDENT INVESTORS CONTACT:

NV #B.1002366.CORP
949.942.6585 | DIRECT
scott@parasellinc.com

ParaSell, Inc., A Licensed Nevada Broker - Lic. #B.1002366.CORP
In Cooperation With Sands Investment Group, A Licensed NV Broker Lic. # B.1003018-COOP

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2023 Sands Investment Group (SIG) and ParaSell. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. SIG and ParaSell do not doubt its accuracy; however, SIG and ParaSell make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. SIG and ParaSell encourage all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,723 SF Kid City USA Located at 555 Page Street in Las Vegas, NV. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities and a Strong Corporate Guarantee by Kid City USA Inc, Providing For a Unique Investment.

Sale Price	\$1,628,571
------------	-------------

OFFERING SUMMARY

Cap Rate:	7.00%
-----------	-------

NOI:	\$114,000
------	-----------

Price / SF:	\$344.82
-------------	----------

Guarantor:	Personal & Corporate
------------	----------------------

BUILDING INFORMATION

Street Address:	555 Page Street
-----------------	-----------------

City, State, Zip:	Las Vegas, NV 89110
-------------------	---------------------

County:	Clark
---------	-------

Building Size:	4,723 SF
----------------	----------

Lot Size:	0.69 Acres
-----------	------------

Year Built:	1982
-------------	------



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Kid City USA Has Been in Business For More Than 20 Years With 127 Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- Strong Corporate Guarantee by Kid City USA Inc
- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Less Than a 10-Mile Drive From Harry Reid International Airport (LAS)
- Major Nearby Retailers Include: Walmart, Target, Albertson's, Home Depot, Lowe's, In-and-Out Burger, Olive Garden and More
- Surrounded by 10+ Elementary Schools Within a 5-Mile Radius: Elbert Edwards, William K. Moore, Oran K. Granson, Ira J. Earl, Stanford, Richard Rundle, Meadow View, Charlotte & Jerry Keller, Kirk Adams, William Snyder, and More
- Highly Desirable Tax Free State
- The Las Vegas Metropolitan Area Population Grew By 1.2% in 2022, Ranking 13th Among the Nation's 30 Largest Metro Areas



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

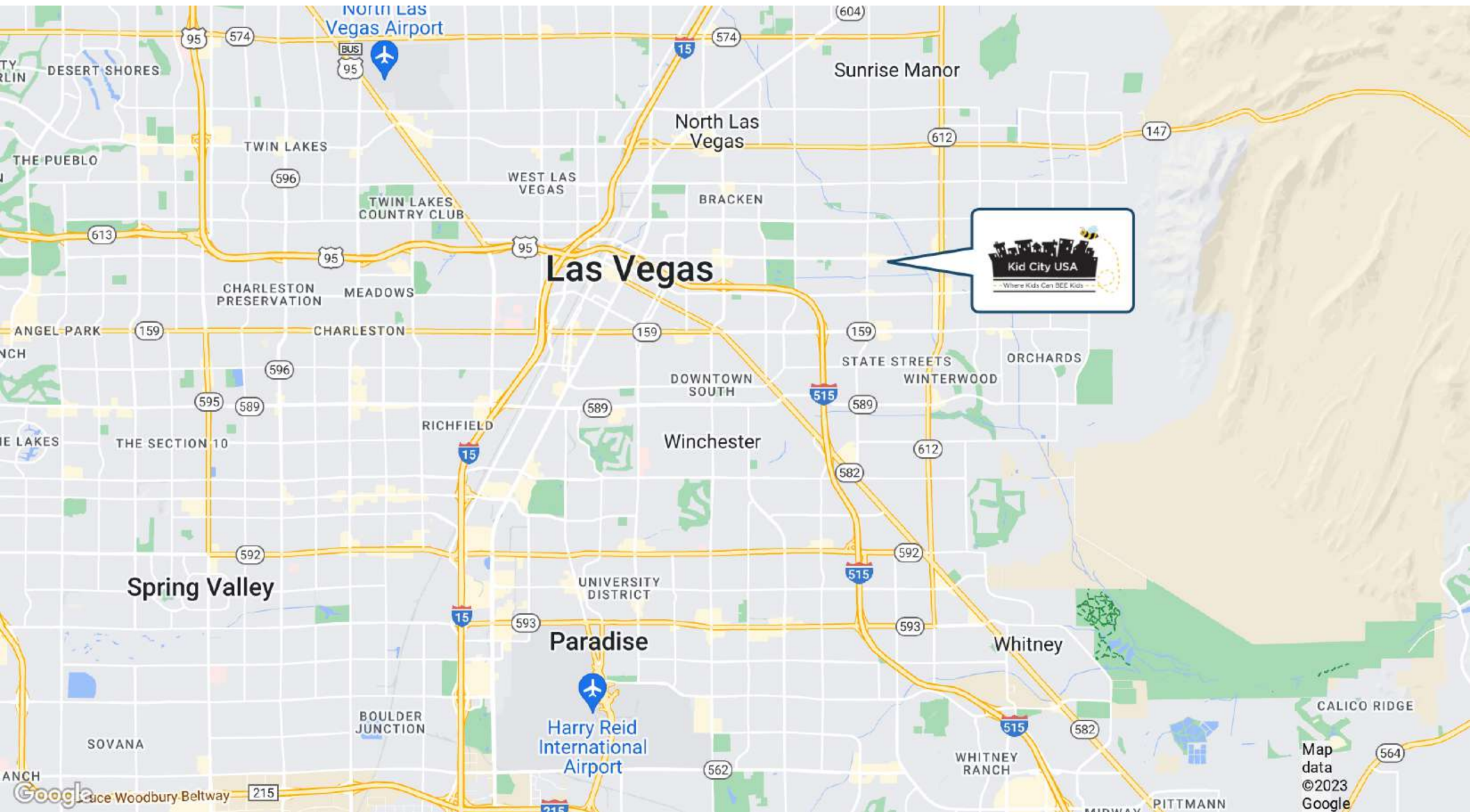
Tenant:	Kid City USA
Premises:	4,723 SF
Base Rent:	\$114,000
Rent Per SF:	\$24.14
Lease Commencement:	01/01/2024
Lease Expiration:	01/31/2039
Lease Term:	15+ Years Remaining
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 years
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



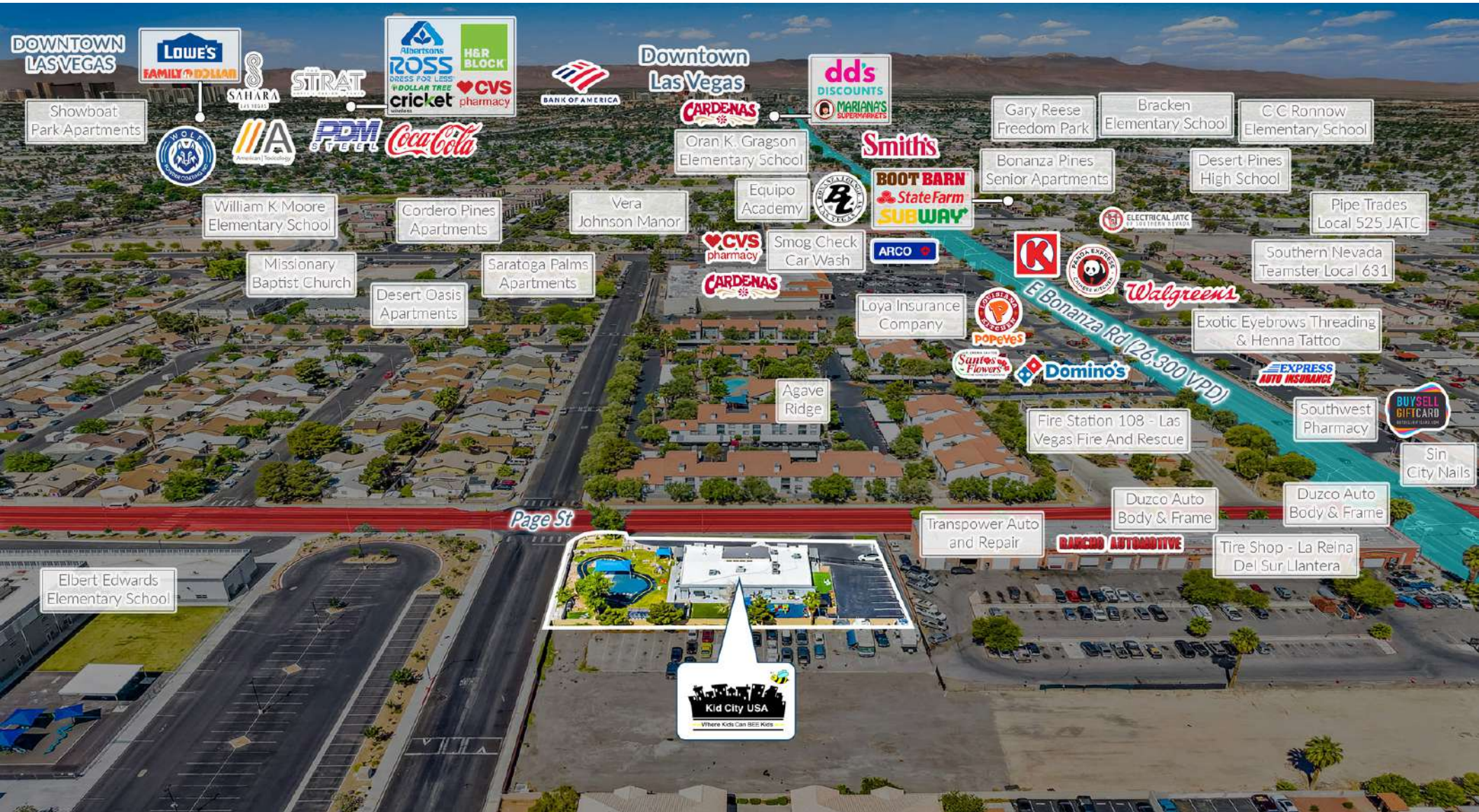
PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



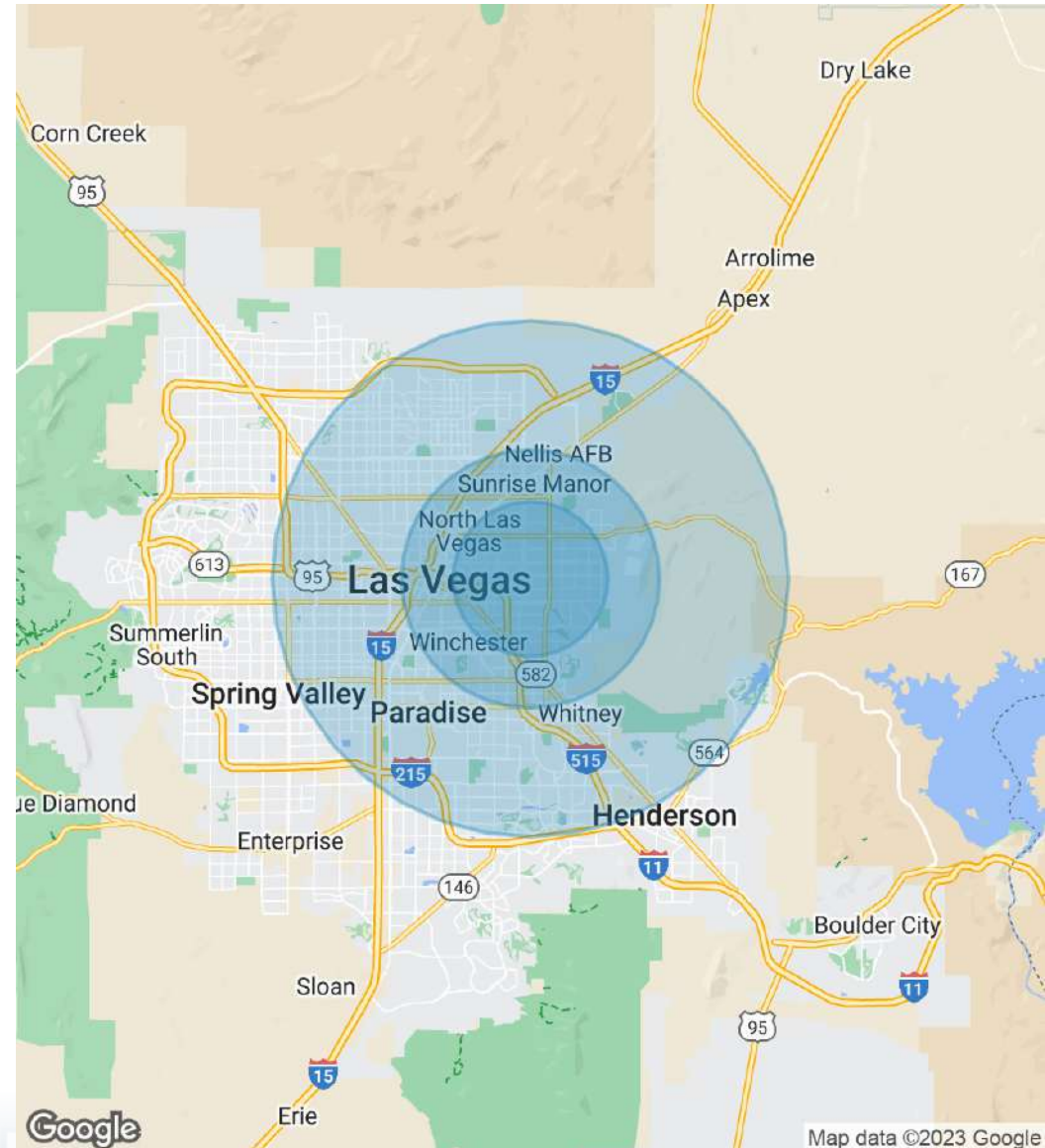
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	246,137	472,126	1,216,000
Average Age	32.8	34.2	36.1
Average Age (Male)	32.0	33.5	35.3
Average Age (Female)	33.7	34.8	36.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	80,697	169,993	464,487
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$53,908	\$56,458	\$71,003
Average House Value	\$218,350	\$229,522	\$268,373

TRAFFIC COUNTS

N Lamb Blvd	37,930 VPD
East Bonanza Rd	26,300 VPD
North Nellis Blvd	56,195 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Las Vegas, NV



Nellis Air Force Base

LAS VEGAS, NV

The city of North Las Vegas is located in Clark County, Nevada. The city was incorporated May 16, 1946, and currently occupies 102.25 square miles of which approximately 69% is built-out, with a large quantity of land remaining undeveloped. The city boasts a cosmopolitan cultural diversity, living up to its motto of being "Your Community of Choice." Located at the northern tip of the Las Vegas Valley, North Las Vegas is one of Nevada's fastest growing cities. North Las Vegas is characterized by its friendly atmosphere, development opportunities, civic pride and responsive government. North Las Vegas is surrounded by majestic mountains, desert valleys and an underlying current of dynamic growth. The city of Las Vegas is the largest city in Nevada with a population of 656,503 as of July 1, 2023.

The city of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly atmosphere. The tourism industry, which is based on legalized gambling and related forms of entertainment, and conventions continues to be the largest component of Southern Nevada's economic base. However, construction, manufacturing, and other service related industries help to diversify the economy. Bigelow Aerospace is headquartered in North Las Vegas. Traditionally, manufacturing, industrial and warehouse distribution companies have dominated the local market. However, high-tech businesses, including solar and green technology, and custom manufacturing facilities are moving to North Las Vegas. North Las Vegas also boasts proximity to major transportation corridors, railways and two airports. This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. Nellis Air Force Base is home to the largest composite flying wing of the Air Force. The base also hosts the USAF Weapons School and the Air Demonstration Squadron. Almost 12,000 military and civilian employees work in some capacity at Nellis. The city continues to see major growth among home-based businesses and independent startups, as diverse as grocery stores and fashion shops, restaurants and a classic car boutique. North Las Vegas has something for everyone including vacation, recreational, cultural and historical attractions.

North Las Vegas is home to Nellis Air Force Base, known as the "Home of the Fighter Pilot". An interesting museum in North Las Vegas is the Nevada Test Site History Center. The Valley has many other non-gaming attractions including Hoover Dam, Lake Mead Recreation Area, Red Rock Canyon National Conservation Area, Valley of Fire State Park, Mount Charleston, and is home to several marathons and ½ marathons for the outside enthusiast. Some of the more popular local attractions include: Stratosphere Tower, Adventuredome Theme Park (Circus Circus), Liberace Museum, Las Vegas Ski (ski area) and Venetian Resort Gondola Rides among the others. Las Vegas frequently hosts championship and high-profile boxing matches, usually at Caesar's Palace. Las Vegas Motor Speedway, just northeast of the city, holds several NASCAR events each year.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	120+
Headquarters:	DeLand, FL
Website:	kidcityusa.com



Actual Property Image

KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment led with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child. For over 20 years, Kid City USA has grown to over 120 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



KID CITY USA

555 Page Street - Las Vegas, NV 89110

Exclusively Marketed by:

Tyler Ellinger // NV #B.1003018-COOP

Sands Investment Group

512.643.3700 // tyler@SIGnnn.com

Scott Reid // NV #B.1002366.CORP

ParaSell, Inc.// Nevada Resident Investors Contact:

949.942.6585 // scott@parasellinc.com