

EDMOND TOWN CENTER

OFFERING MEMORANDUM





CONFIDENTIALITY & DISCLOSURE

EDMOND TOWN CENTER EXCLUSIVELY PRESENTED BY:

DEREK BELANUS

VP of Commercial Sales & Leasing

☎ 702 286 2355

✉ derek@northcap.com

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

☎ 702 825 2125

✉ jamesh@northcap.com

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

An aerial photograph of the Hoover Dam, a massive concrete structure spanning a deep canyon. The dam is surrounded by rugged, brown rock walls. In the foreground, two large, cylindrical concrete structures (spillways) are visible. The water in the reservoir behind the dam is a deep blue-green. A winding road with several cars is visible on the right side of the dam. A white rectangular box with a thin black border is overlaid on the top left of the image, containing the text 'TABLE OF CONTENTS' in large, bold, white capital letters.

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LAS VEGAS VALLEY OVERVIEW

THE OPPORTUNITY

EDMOND TOWN CENTER



HIGHLIGHTS

Asking Price	\$16,000,000
Price/SF	\$118/SF
Vacancy %	18%
Occupancy	82%
Performa NOI	\$733,002
Performa Cap Rate	4.58%
Total Building Area	135,182
Total Land	21.77 Acres
Lease Type	NNN
Assessors	139 - 28 - 503 - 025
Parcel Number	139 - 28 - 503 - 014
Site Size	21.77
Zoning	C - 1 City of Las Vegas
Year Built	1993

EDMOND TOWN CENTER

921-1061 W Owens Ave, Las Vegas, NV 89106

Edmond Town Center is on over 20 acres of land, with 135,182 SF of multi-tenant retail. The center is anchored by grocery retailer Buy Low Market and has many reputable tenants including, Family Dollar, DD's Discounts, Wells Fargo Bank, AutoZone, Metro PCS and more! Center has security patrol. Spaces available for lease range from 2,400 SF - 14,000 SF. There are also 4 pads available for sale or lease that front Owens Ave. The pads range from 25,065 SF - 42,645 SF. The center is located at 921 & 1021 W. Owens Ave between H and J Streets. Access to the property is provided via 3 curb cuts on Owens Ave., 3 curb cuts on J Street and 2 curb cuts along H Street.

FEATURES

- **Net Lease Structure** - Landlord responsible for roof and structure
- **Rental Increases** - 1.5% Annual Increases
- **National Tenant** - AutoZone, Wells Fargo, Family Dollar, DD's Discounts, MetroPCS, BuyLow, T - Mobile
- **Financial Strength of Tenant** - Strong
- **Great Location** - Close proximity to I-(15) north/south bound ramps

HIGHLIGHTS AND MAJOR ANCHORS

- City of Las Vegas Redevelopment District
- Close proximity to I-(15) north/south bound ramps
- Easily accessible by street access to neighborhood residents at signalized intersections from Owens between H & J streets
- Median HH income: \$27,817
- Three (3) mile demographics: Population - 161,747
- Three (3) mile diverse population: Hispanic 91,690; White 65,830; African American 30,608
- Major Anchors include:

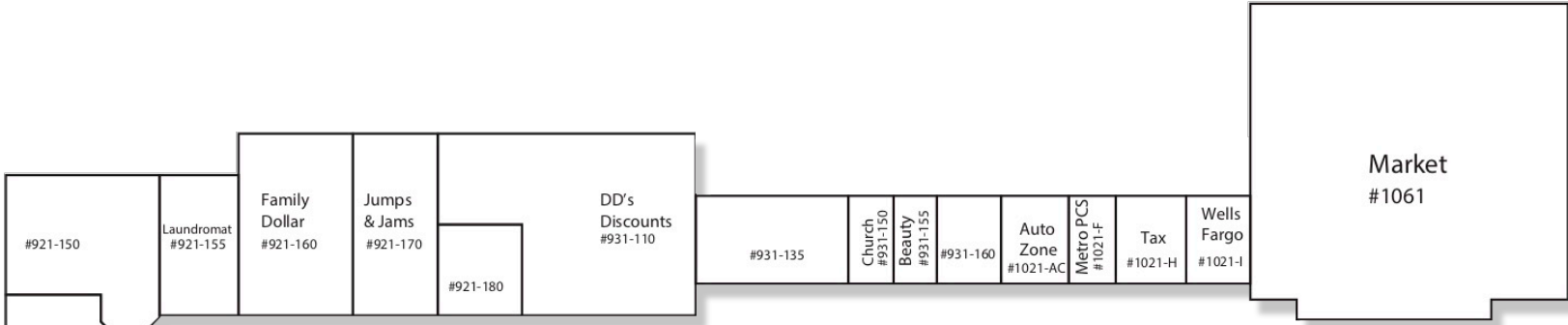








SITE PLAN



- #921-150
- #921-145
- Smoke #921-140
- HELP USA #921-130
- Continental Studio #921-125
- Executive Cuts #921-120
- Annie's Kitchen #921-110

- Laundromat #921-155
- Family Dollar #921-160
- Jumps & Jams #921-170
- #921-180
- DD's Discounts #931-110

- #931-135
- Church #931-150
- Beauty #931-155
- #931-160
- Auto Zone #1021-AC
- Metro PCS #1021-F
- Tax #1021-H
- Wells Fargo #1021-I



SUITE	SF	SUITE	SF
#921-110	5,500	#921-170	6,700
#921-120	1,050	#921-180	2,650
#921-125	1,200	#931-110	21,346
#921-130	1,200	#931-135	6,000
#921-140	1,285	#931-150	1,200
#921-145	4,767	#931-155	1,200
#921-150	9,400	#931-160	2,400
#921-155	4,100	#1021-AC	5,460
#921-160	10,000	#1021-F	1,200
		#1021-H	1,440
		#1021-I	1,812
		#1061	43,720

PAD 1
32,396 SF

PAD 2
32,955 SF

PAD 3
42,645 SF

PAD 4
25,065 SF

OWENS AVE.

H STREET

J STREET



DOWNTOWN

PREMIUM
OUTLETS NORTH

LAS VEGAS STRIP

WORLD MARKET
CENTER

 SUBJECT



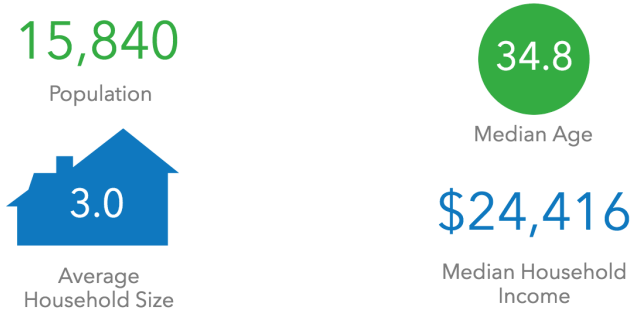
W. OWENS AVE.

J STREET

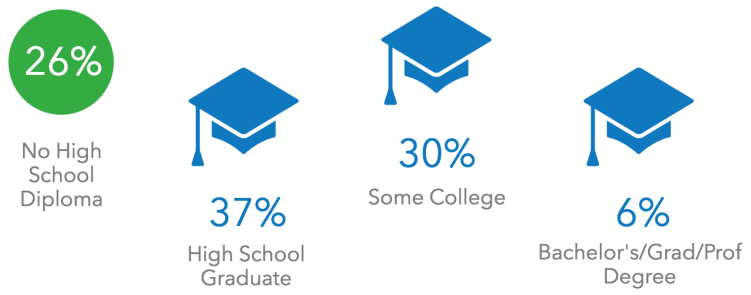
I-15

1 MILE

KEY FACTS



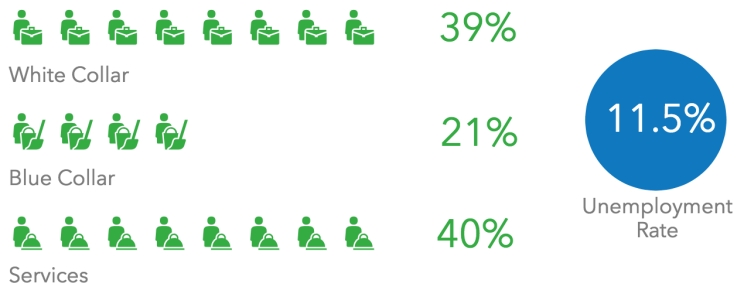
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: <\$15,000 (31.0%)
The smallest group: \$200,000+ (1.3%)

Indicator	Value	Difference	
<\$15,000	31.0%	+21.1%	<div style="width: 31%;"></div>
\$15,000 - \$24,999	19.8%	+10.3%	<div style="width: 19.8%;"></div>
\$25,000 - \$34,999	12.6%	+1.8%	<div style="width: 12.6%;"></div>
\$35,000 - \$49,999	11.7%	-2.4%	<div style="width: 11.7%;"></div>
\$50,000 - \$74,999	12.4%	-6.8%	<div style="width: 12.4%;"></div>
\$75,000 - \$99,999	5.2%	-8.1%	<div style="width: 5.2%;"></div>
\$100,000 - \$149,999	4.5%	-9.6%	<div style="width: 4.5%;"></div>
\$150,000 - \$199,999	1.5%	-3.1%	<div style="width: 1.5%;"></div>
\$200,000+	1.3%	-3.3%	<div style="width: 1.3%;"></div>

3 MILES

KEY FACTS

170,097

Population



3.1

Average Household Size

32.6

Median Age

\$33,168

Median Household Income

EDUCATION

33%

No High School Diploma



33%

High School Graduate



24%

Some College



10%

Bachelor's/Grad/Prof Degree

BUSINESS



7,108

Total Businesses



128,111

Total Employees

EMPLOYMENT



37%

White Collar



26%

Blue Collar



38%

Services

8.4%

Unemployment Rate

INCOME



\$24,416

Median Household Income



\$13,624

Per Capita Income



\$12,230

Median Net Worth

Households By Income

The largest group: <\$15,000 (22.3%)

The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator	Value	Difference	
<\$15,000	22.3%	+12.4%	
\$15,000 - \$24,999	15.9%	+6.4%	
\$25,000 - \$34,999	13.8%	+3.0%	
\$35,000 - \$49,999	14.3%	+0.2%	
\$50,000 - \$74,999	15.6%	-3.6%	
\$75,000 - \$99,999	8.1%	-5.2%	
\$100,000 - \$149,999	6.6%	-7.5%	
\$150,000 - \$199,999	1.6%	-3.0%	
\$200,000+	1.9%	-2.7%	

5 MILES

KEY FACTS

525,176

Population



3.0

Average Household Size

33.3

Median Age

\$38,788

Median Household Income

EDUCATION

28%

No High School Diploma



34%

High School Graduate



27%

Some College



11%

Bachelor's/Grad/Prof Degree

BUSINESS



19,477

Total Businesses



314,754

Total Employees

EMPLOYMENT



40%

White Collar



24%

Blue Collar



37%

Services

8.5%

Unemployment Rate

INCOME



\$24,416

Median Household Income



\$13,624

Per Capita Income



\$12,230

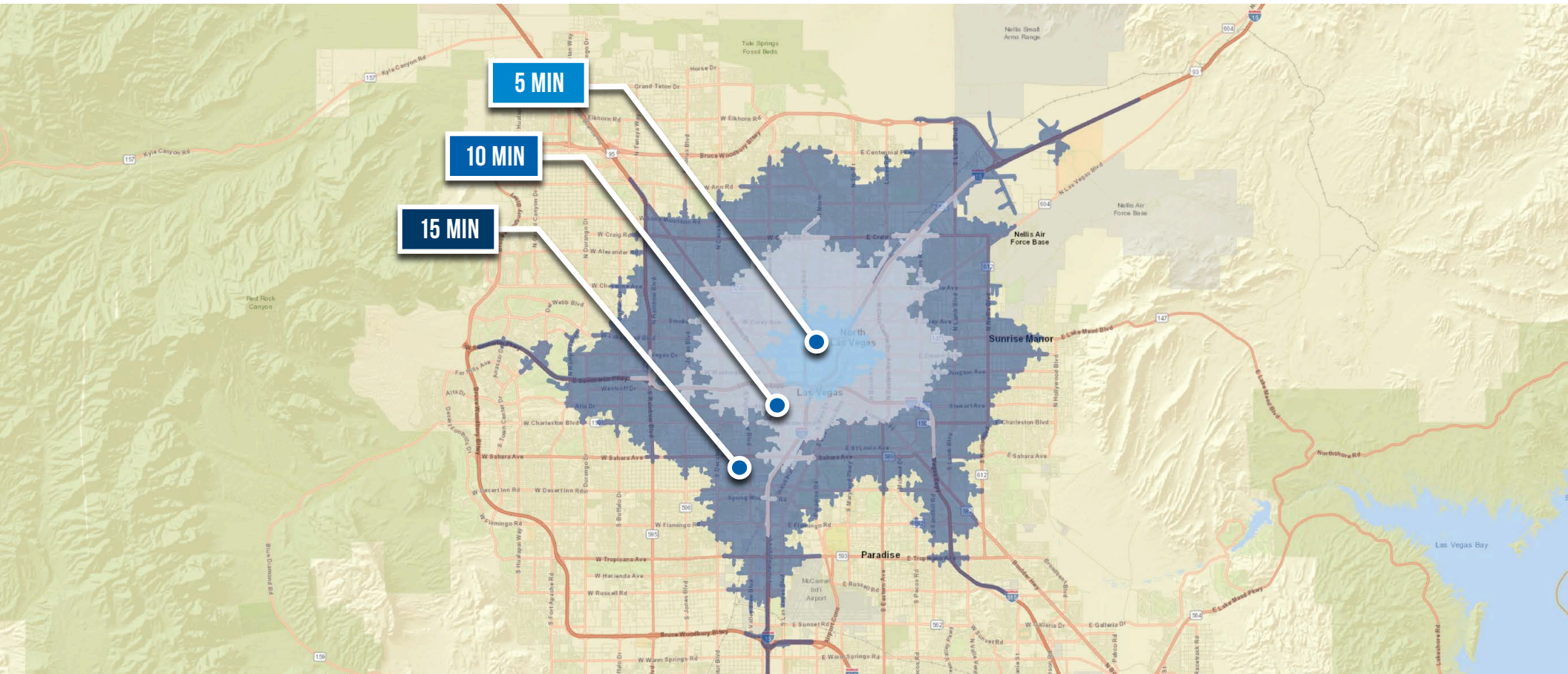
Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$200,000+ (1.8%)

Indicator	Value	Difference	
<\$15,000	16.2%	+6.3%	
\$15,000 - \$24,999	14.4%	+4.9%	
\$25,000 - \$34,999	14.0%	+3.2%	
\$35,000 - \$49,999	16.5%	+2.4%	
\$50,000 - \$74,999	17.4%	-1.8%	
\$75,000 - \$99,999	9.8%	-3.5%	
\$100,000 - \$149,999	7.8%	-6.3%	
\$150,000 - \$199,999	2.1%	-2.5%	
\$200,000+	1.8%	-2.8%	



DRIVE TIMES	5 MIN	10 MIN	15 MIN
Population	29,581	213,414	712,279
Avg. Household Income	\$41,071	\$48,595	\$56,514
Median Household Income	\$27,918	\$34,822	\$42,282
Median Age	33.3	31.4	33.6
Number of Employers	763	7,820	27,417

LAS VEGAS MARKET

EDMOND TOWN CENTER



NORTHCAP 



NFL STADIUM

Excerpt from nfl.com

By Gregg Rosenthal | March 2017

The Raiders are leaving Oakland again, this time for the neon lights of Las Vegas.

In a decision that would have been hard to fathom not so long ago, NFL owners voted 31-1 on Monday at the Annual League Meeting to approve the Raiders' proposal to relocate to Las Vegas.

The decision comes after years of fruitless efforts by Raiders owner Mark Davis to build a viable stadium in Oakland. The failure to do so, which goes back to Davis' late father Al Davis' stewardship of the team, led to exploring stadium options in Los Angeles and eventually Las Vegas, where Nevada lawmakers approved \$750 million in public funding for a new stadium. The Autumn Wind will no longer blow through Raiders games as the team is expected to move into a planned \$1.7 billion domed stadium in Las Vegas.

In what is sure to be an awkward process, the Raiders won't be moving immediately. The new stadium in Las Vegas is not expected to be ready until 2020. The Raiders plan to play at the Oakland Coliseum in 2017 and 2018, Davis said in a statement. Davis also expressed openness to staying in Oakland in 2019, although NFL Commissioner Roger Goodell said the league would look into potential venues for 2019. In the meantime, the Raiders will remain the Oakland Raiders.

"My father always said, 'the greatness of the Raiders is in its future,' and the opportunity to build a world-class stadium in the entertainment capital of the world is a significant step toward achieving that greatness," Davis said.

This is a surreal moment involving one of the NFL's most iconic franchises, although NFL teams changing cities is sadly becoming routine. The news caps a frenetic 14-month stretch during which three teams announced plans for relocation. The Rams moved from St. Louis back to Los Angeles last year and the Chargers announced their decision to move from San Diego to L.A. in January. Goodell said last week on MMQB Peter King's podcast that leaving Oakland would be "painful." ..."



Excerpt from espn.com
By Arash Markazi | March 2017

NHL

The Vegas Golden Knights officially joined the NHL as the league's 31st team and were formally cleared to make trades and roster transactions before the league's trade deadline.

While the team finished the day without making its first transaction, Foley and general manager George McPhee are beginning to get a good sense of the team they will be able to put together following June's expansion draft and entry draft.

"We've been downstairs the last 2½ days doing mock drafts with all of the pro scouts and going through every team, and George is getting calls periodically from various teams on potential ideas for things that could happen," Foley said. "We've done nothing yet. There are lots of different discussions, but we're just not in a position to make commitments. We just don't want to do something that would hamper us in the expansion draft.

"That's what we're all preparing for now: The focus on various players is becoming more clear and more pronounced. We're picking the same players assuming they're going to be available."

Foley was initially scheduled to make his final payment on April 5 to make the team an active member of the NHL, but he moved up that date up so the team could field calls during the trade deadline, and McPhee could participate in the general managers meetings in Boca Raton, Florida, next week, and Foley could prepare for the board of governors meetings next month.

"The whole notion of moving it up to March 1 from April 1 came up casually several months ago," McPhee said, "but I said, 'Gee, it would be kind of nice to do it on March 1 so we can be involved in the trading deadline and I can go to the GM meetings and we can start competing for young free agents out there.' Bill said, 'Well, if we need it, I'm going to do it.' That's a big help for all of us..."



Excerpt from vegasinc.com
By Daniel Rothberg | March 2016

HYPERLOOP

If Hyperloop Technologies Inc. has its way, North Las Vegas could become one of the few locations for testing the futuristic transportation platform that propels pods down pneumatic tubes.

With city and state officials working to make that happen, the company is expected to receive tax incentives today worth an estimated \$9.2 million for a full-scale track. The company's new commitment expands upon its initial goal to create a smaller open-air test track at the largely vacant Apex Industrial Park.

The full-scale 2-mile track, to be operational at Apex by the end of 2016, is expected to bring the company's workforce here to more than 100 jobs and give it a permanent presence in Nevada.

Officials see it as a big economic development win. Hyperloop Tech estimates that it will invest more than \$121 million, yet the technology remains untested, and experts are unsure about any company's ability to bring Hyperloop to the market soon.

The Hyperloop idea came from a design floated by Tesla CEO Elon Musk, who has described the levitating pods as a mix between a Concorde supersonic passenger jet, a rail gun and an air hockey table. Los Angeles-based Hyperloop Tech is one of several teams vying to build a working model of the frictionless high-speed pods that can transport people and goods in enclosed tubes..."



Excerpt from knpr.org
By Joe Schoenmann | February 2017

UNLV SCHOOL OF MEDICINE

Nevada lawmakers provided \$27 million two years ago to get the school up and running. Governor Brian Sandoval wants to add another \$53 million to that total. The request is in his current budget.

Most of that money has been used to hire faculty, Atkinson said.

The first 60 students in the school will pay no tuition. That means the total of their more than \$100,000 in debt will be covered by a fundraising effort Atkinson spearheaded.

With big help from the Engelstad Family Foundation – which is paying tuition for 26 students for each of the next four years – she raised \$13.5 million in just 60 days in 2015.

Meanwhile, the city of Las Vegas is expecting a big redevelopment spurt in the city's urban core from the medical school. Betsy Fretwell, city manager, said by 2020—just three years from now – the school will have a \$600 million impact on the economy; will result in more than 4,000 new jobs; and bring in an addition \$30 million in tax revenue.

In 13 years, those numbers are projected to quadruple..."



Excerpt from reviewjournal.com
By Richard N. Velotta | December 2016

CONVENTION CENTER

The \$1.4 billion Las Vegas Convention Center expansion and improvement project authorized in a special session of the Nevada Legislature in October took a big step forward Tuesday.

The Las Vegas Convention and Visitors Authority board of directors approved the second phase of the project by unanimously authorizing an eight-month \$1.28 million contract extension with its builder representative, Cordell Corp., to begin the process of designing a 600,000-square-foot exhibit hall.

The first phase involved demolition of the Riviera.

Between the middle of February and the end of March, Cordell officials will meet with convention authority staff, its contracted partners and customers that conduct conventions and trade shows in Las Vegas to solicit ideas for needs in the construction program. Those ideas will be reviewed by the authority board and a seven-member oversight panel appointed by Gov. Brian Sandoval to develop the building design.

Cordell principal Terry Miller said he hopes to bid the design and engineering of the project by August and have a construction process in place by the end of the year, with the groundbreaking of the new hall by early 2018.

Terry Jicinsky, senior vice president of operations, said Cordell would conduct focus groups and interviews and present industry trends and best practices to develop a quality facility.

"We're not looking at using Italian marble and building a 300,000-square-foot ballroom, but we won't be using residential carpet either," Jicinsky said of the quality the authority will work to provide..."



Excerpt from lasvegassun.com
By Mick Akers | March 2017

INTERSTATE-11

Construction of the first 1.5 miles of Interstate 11, which will link Las Vegas to Phoenix and could eventually stretch from Mexico to Canada, is making progress.

The Nevada Department of Transportation is in charge of the 2.5-mile phase one, while the Regional Transportation Commission is heading the 12.5-mile phase two. Both phases have been under construction since 2015 and are expected to be completed by 2018.

The first phase of the \$318 million Interstate 11 project is about 60 percent complete, according to the Nevada Department of Transportation.

NDOT's phase is projected to make up \$83 million of the project's total cost. "We opted to use concrete pavement due to its longevity, which, federally funded studies show, costs 13 to 28 percent less in the long run than asphalt

" NDOT spokesman Tony Illia said. "It also reduces rutting and potholes, thereby cutting maintenance expenses by up to 75 percent."

The stretch will allow motorists to bypass the main street through Boulder City, alleviating frequent bottlenecks and quickening the drive between Las Vegas and Phoenix..."



Excerpt from pnewswire.com
Provided by Hainan Airlines Co | December 2016

HAINAN AIRLINES

The maiden voyage of Hainan Airlines' new non-stop service took off from Beijing and landed at McCarran International Airport in Las Vegas at 11:00 am on December 2, 2016, following a 12-hour journey. The flight, serviced by a Boeing 787 with a Kung Fu Panda motif adorning the plane's cabins, served as the announcement of Hainan Airlines' formal launch of non-stop service between Beijing and Las Vegas. The new service further complements the airline's intercontinental network. Hainan Airlines is the sole Chinese airline providing non-stop service between the two cities.

A brief yet grand welcoming ceremony for the maiden voyage was held by the Las Vegas Convention and Visitors Authority at the arrivals hall in McCarran International Airport, after the plane landed at the airport.

Data from the US government shows that close to 7.3 million Chinese tourists are projected to travel to the US between now and 2021. Since the launch of the Beijing-Seattle service in 2008, Hainan Airlines has continued to expand its flight services to the US. Hainan Airlines' non-stop flight to Las Vegas adds an additional transportation choice for business travelers, international students and tourists traveling between China and the US..."



Excerpt from reviewjournal.com
By Todd Prince | January 2017

PARADISE PARK

Wynn Resorts Ltd. hopes to start construction of its Paradise Park before the end of 2017, Chief Executive Office Steve Wynn said Thursday.

"I think we have nailed it down," Wynn told investors and analysts on a call to discuss the company's fourth-quarter results.

"I hope to take the business plan to our board of directors in the second quarter and be in a position to begin work in the fourth quarter," Wynn said of the the proposed 38-acre lagoon surrounded by a convention center and hotel on the Strip.

Wynn Resorts' future lies in nongaming attractions, Wynn said. It is those attractions that in turn bring people to the gaming tables.

"We want to take our noncasino revenue to enormously high levels," he said while explaining the project's concept.

Wynn commented after his company reported fourth-quarter net revenue rose 37.3 percent, beating analysts' estimates. Shares surged despite adjusted profits missing estimates as Wynn said business was off to a strong start in China.

Wynn Resort's revenue increased \$353.5 million to \$1.3 billion for the last three months of 2016, the company said in a statement. Wall street analysts expected the company to post revenue of \$1.25 billion, based on Zacks Investment Research data...."



Excerpt from vegasinc.com
By Jeff Gillan | May 2016

RESORTS WORLD

Resorts World Las Vegas will begin full-scale construction sometime in the last three months of this year, an executive affiliated with the \$4 billion project told Nevada gaming regulators today.

Appearing before the Nevada Gaming Control Board almost exactly a year after the project held its ceremonial groundbreaking, Resorts World General Counsel Gerald Gardner said construction would get underway in earnest in the fourth quarter, with site activity starting to ramp up this summer.

Gardner said construction of the Chinese-themed resort should be finished in early 2019. Project officials had previously said it would open in 2018.

Genting Chairman K.T. Lim told board members his company's goal for Resorts World was to complement the Strip's existing resorts while creating a "new and unique" destination. He said he remained "very excited and engaged" with the plans moving forward.

Once building activity is in full swing, Resorts World is expected to create about 5,000 direct construction jobs, Gardner said.

The resort will have about 2,500 full-time employees at opening and aims to attract both Asian and domestic tourists, Gardner said.

Plans for the debut of Resorts World include a hotel tower with more than 3,000 rooms, a 150,000-square-foot casino and other amenities that Gardner said would be the "latest, greatest thing on the Strip..."

NORTHCAP



COMMERCIAL



DEREK BELANUS


VP of Commercial Sales & Leasing

 702 286 2355

 derek@northcap.com

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

 702 825 2125

 jamesh@northcap.com