Marcus & Millichap
THE ALVINO GROUP


Offering Memorandum

# NNN Tire Works Total Car Care

660 NV-160 | Pahrump, NV 89084

# The Alvino Group of Marcus & Millichap

Lead Agent

### Dustin R. Alvino
### Senior Vice President of Investments

(702) 215-7120
dustin.alvino@marcusmillichap.com
Licenses: NV BS.0143692, NJ 2294556

Lead Agent

### Michael Merhi
### Associate

(702) 215-7130
michael.merhi@marcusmillichap.com
License: NV S.0194520

### Andy Pasbakhsh
### Senior Associate

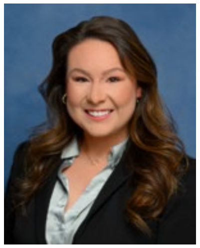
(702) 215-7106
andy.pasbakhsh@marcusmillichap.com
License: NV S.0189780

### Casey Kitagawa
### Associate

(702) 215-7121
casey.kitagawa@marcusmillichap.com
License: NV S.0202682

### Tamir Israeli
### Marketing Coordinator

(702) 215-7127
tamir.israeli@marcusmillichap.com



### Madelyn Rupprecht
### Agent Assistant

(702) 215-7136
madelyn.rupprecht@marcusmillichap.com

# About Us

We are a Las Vegas-based commercial real estate group specializing in the acquisition and disposition of net-leased and multi-tenant retail investment properties throughout the United States. Collectively, our team consists of the top producing agent in the Marcus & Millichap Las Vegas office, Dustin R. Alvino as well as Andy Pasbakhsh, Michael Merhi, Casey Kitagawa, Madelyn Rupprecht, and Tamir Israeli.

We have evaluated over one billion dollars worth of real estate across 25 states and growing. We pride ourselves on being client-focused and results-driven, which is why we have had tremendous success over the last decade.

#1 **Marcus & Millichap Team in Nevada**

#1 **Net Leased Team in Nevada**

#1 **Retail Team in Nevada**

THE TEAM

# Table of Contents




TIRE WORKS
TOTAL CAR CARE
COMPLETE AUTO CARE
TIRE WORKS
TOTAL CAR CARE
BRAKES
SHOCKS
ALIGNMENTS
LUBE-OIL
TUNE-UPS

# Investment Highlights

## Market Drivers Fuelings Investment Growth

- **Affordable and Spacious Living Draws New Residents:** Pahrump offers significantly more home for the money compared to neighboring urban areas, attracting families, retirees, and remote workers seeking larger lots and lower housing costs without sacrificing quality of life
- **Population Growth Driven by Affordability and Proximity to Las Vegas:** Pahrump's population has been on the rise, with projections estimating a growth rate of 5.3% annually, reaching approximately 50,693 residents by 2025, This surge is largely attributed to its affordability compared to Las Vegas, where housing expenses are 6% higher than the national average, and utility prices are 13% higher, Many individuals and families are relocating to Pahrump to enjoy a lower cost of living while remaining within commuting distance to Las Vegas.
- **Economic Development and Infrastructure Improvements:** Pahrump has seen significant infrastructure enhancements, including upgrades to NV-160, the main transportation artery connecting it to Las Vegas. These improvements have spurred economic development, attracting new businesses and services to the area
- **Proximity to Major Attractions:** Pahrump's strategic location near Death Valley National Park, which welcomed approximately 1.1 million visitors in 2024, enhances its appeal to both residents and tourists. This proximity supports local businesses and contributes to the town's economic vitality.

## Property Highlights: NNN Tire Works Total Car Care

- **Zero-Landlord Responsibility - Corporate-Backed NNN Lease:** The property is leased to Sun Auto Service, one of the nation's largest and most rapidly expanding auto repair platforms. With 6.5 years remaining on an absolute triple net (NNN) lease and four (4), five-year options to extend, investors benefit from stable, long-term cash flow backed by a strong corporate guaranty—with no landlord responsibilities
- **Trophy Location Along Pahrump's Busiest Commercial Corridor:** The site boasts 110 feet of premium frontage along NV-160 (Pahrump Valley Highway), the city's primary retail artery, with over 23,746 vehicles passing daily. Surrounded by national retailers and essential services, the property is positioned for maximum visibility and daily consumer engagement
- **Strategically Positioned Near Pahrump's Top Destinations:** Located directly across from Smith's Grocery—the highest-performing grocery store in the city and among the top-tier locations nationally, according to Placer.ai—and steps from the Pahrump Nugget Hotel & Casino, the town's only AAA 3 Diamond-rated hotel and home to its largest sportsbook. These regional draws drive consistent local and visitor traffic through the immediate trade area
- **Market-Leading Tenant in an Underserved Auto Service Market:** Tire Works is the only nationally-branded auto repair and tire center in the entire Pahrump market, giving it unmatched competitive positioning and ensuring continued customer demand in a growing region with minimal service alternatives
- **Poised for Growth in a Rapidly Expanding Market:** Pahrump's population is projected to grow over 5% annually, fueled by its affordability and proximity to Las Vegas. As the cost of living in Las Vegas continues to rise, Pahrump has become a destination for families, retirees, and remote workers seeking more value without sacrificing access to city conveniences—creating strong, long-term demand for auto-related services and essential retail
- **Surrounded by National Retail Anchors & Daily-Needs Retailers:** Prime positioning among a diverse mix of nationally recognized brands, including Smiths, McDonalds, Taco Bell, Rent-A-Center, Subway, Carl's Jr, KFC, Bank of America, & Starbucks fostering strong co-tenancy synergy and customer crossover.

## Dense & Affluent Demographics Supporting Sales Growth

- 878 homes within a 1-mile radius
- Average household income: $61,518
- 11,074 daytime population within a 3-mile radius

# Property Overview

| | |
|---|---|
| List Price | $1,775,000 |
| Net Operating Income | $106,476 |
| Cap Rate | 6.00% |
| Price/SF | $282.10 |

## Property Information

| | |
|---|---|
| Property Name | Tire Works Total Car Care |
| Address | 660 NV-160 |
| City/State/Zip | Pahrump, NV 89084 |
| Parcel ID | 38-261-15 |
| Rentable Area | 6,292 SF |
| Lot Size | 0.53 AC |
| Parking Spaces & Ratio | 13 Spaces \| Ratio of 2.06/1,000 SF |
| Access | Ingress/Egress on S Frontage Rd |
| Traffic Counts | 23,746 VPD (2023) on S Frontage Rd - Pahrump Valley Hwy |
| Year Built | 2007/2011 |
| Zoning | GC |
| Ownership | Fee Simple |

# Lease Summary

| | |
|---|---|
| **Tenant Trade** | TireWorks |
| **Ownership** | Corporate |
| **Tenant Trade Name** | Sun Auto Service |
| **Lease Guarantee** | Corporate |
| **Lease Type** | NNN |
| **Roof & Structure** | Tenant |
| **Lease Term** | 20 Years |
| **Lease Commencement Date** | 3/1/11 |
| **Rent Commencement Date** | 3/1/11 |
| **Lease Expiration Date** | 3/1/31 |
| **Term Remaining on Lease** | ± 6.5 |
| **Increases** | 10% Every 5 Years |
| **Options** | 4 x 5 Years |


# Annualized Operating Data

| Lease Year | Monthly NOI | Yearly NOI | Increases |
|---|---|---|---|
| Current -3/1/2027 | $8,873.33 | $106,480.00 | – |
| 3/1/2027 - 3/1/2031 | $9,760.66 | $117,128.00 | 10.00% |
| Option 1: 3/1/2031 - 3/1/2036 | $10,736.73 | $128,840.80 | 10.00% |
| Option 2: 3/1/2036 - 3/1/2041 | $11,810.40 | $141,724.88 | 10.00% |
| Option 3: 3/1/2041 - 3/1/2046 | $12,991.14 | $155,897.37 | 10.00% |
| Option 4: 3/1/2046 - 3/1/2051 | $14,290.59 | $171,487.10 | 10.00% |

# Tenant Overview

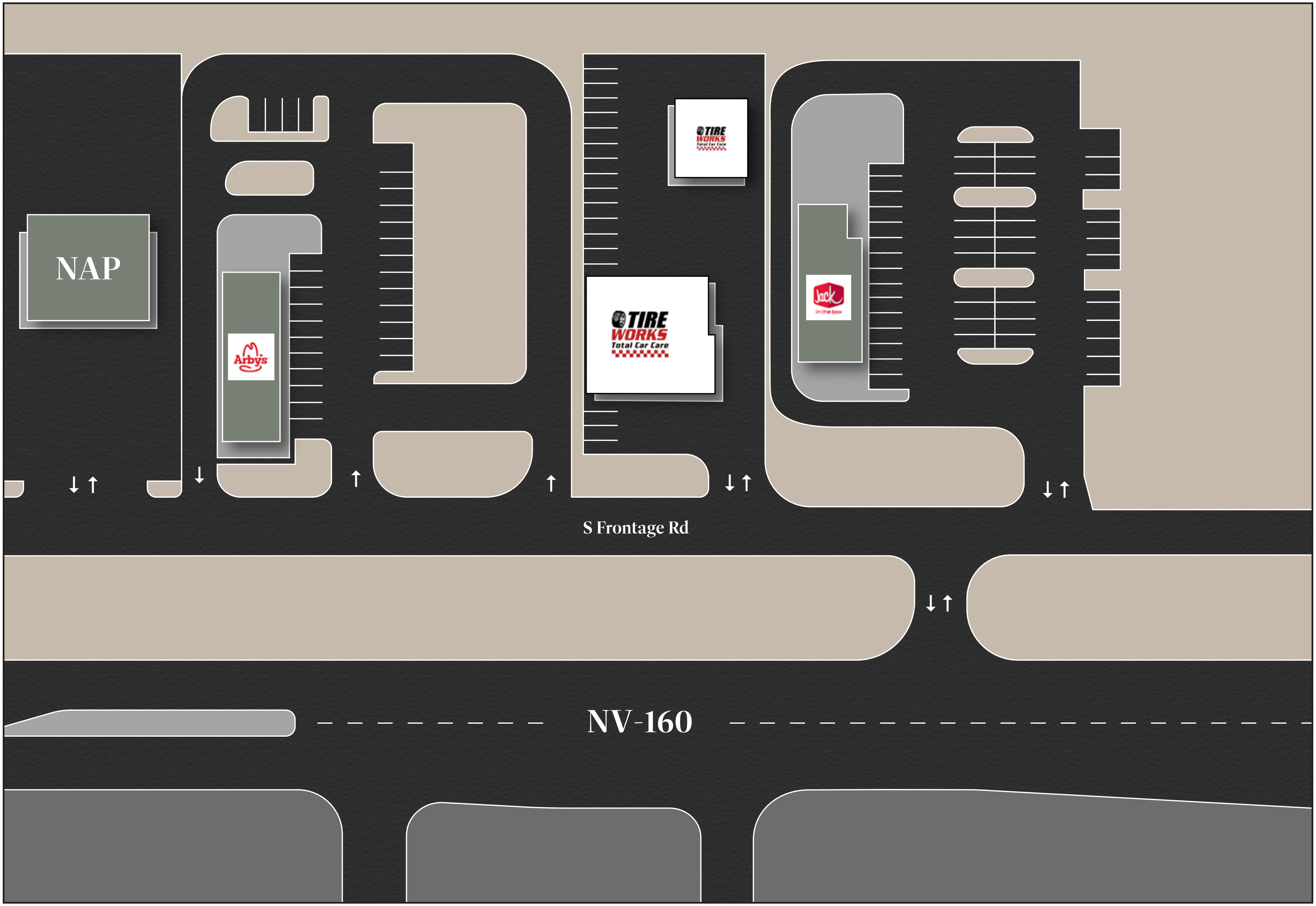
Tire Works Total Car Care, established in 2003, is an automotive service provider based in Las Vegas, Nevada. The company offers a range of services, including tire rotations, flat repairs, wheel alignment, wheel balancing, brake repair, engine diagnostics, and auto air conditioning repair.


In October 2018, Tire Works Total Car Care was acquired by Sun Auto Tire & Service. The company operates multiple locations across Nevada and Arizona, aiming to provide customers with quality service and timely vehicle maintenance.

The company markets itself as offering transparent pricing, fast service, and a customer-first approach. Many locations offer same-day service, free tire inspections, and online appointment booking. They also frequently run promotions and coupons, which make them a competitive option for value-conscious drivers.

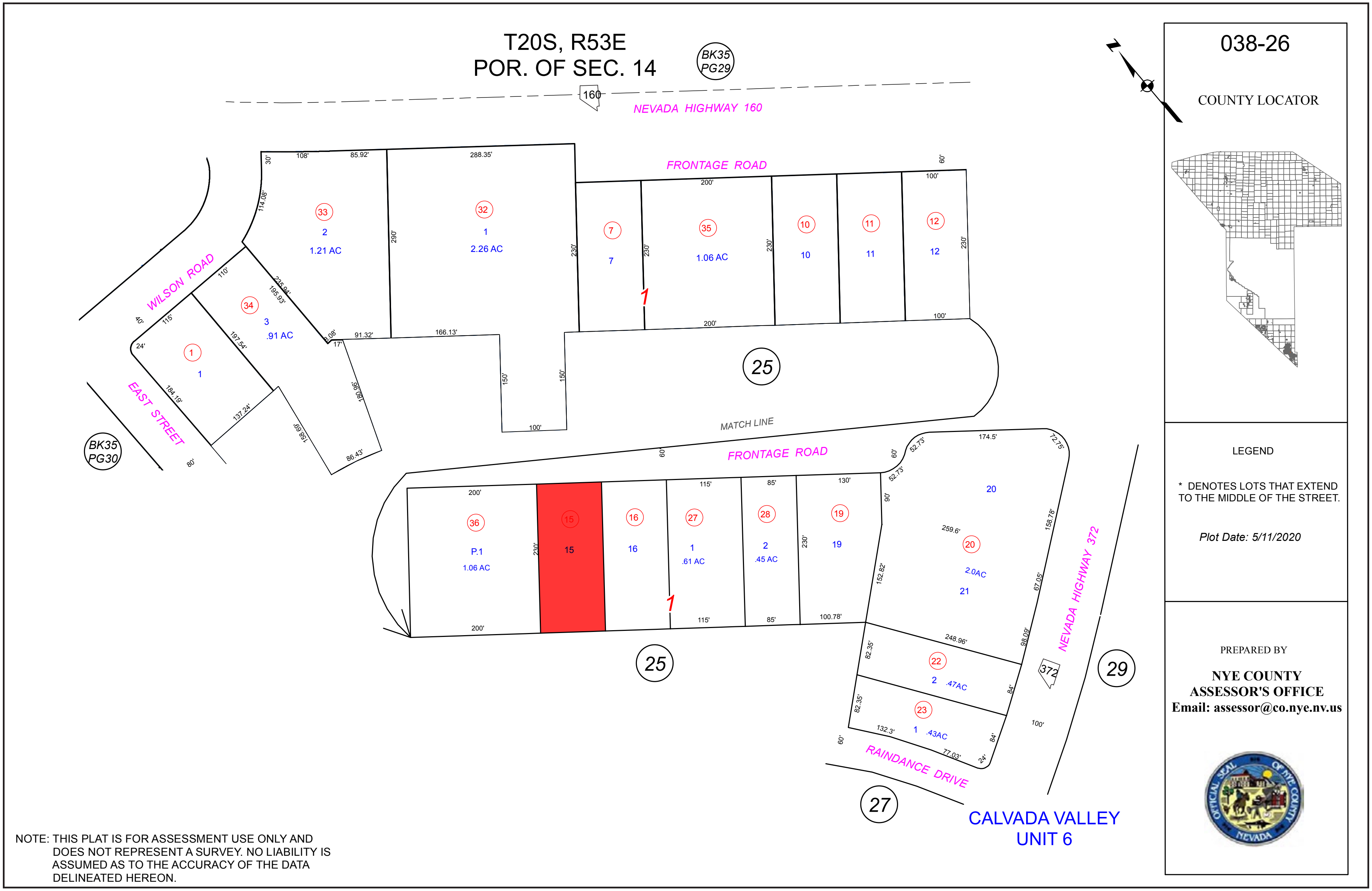
| Founded | Locations | Parent | Headquaters |
|---|---|---|---|
| 2023 | 20 (2025) | Sun Auto Tire & Service | Las Vegas, NV |

# Site Plan



NAP
Arby's
TIRE WORKS Total Car Care
TIRE WORKS Total Car Care
Jack in the box
S Frontage Rd
NV-160

# Parcel Map




NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

# Property Demographics

| | 1-Mile | 3-Miles | 5-Miles |
|---|---|---|---|
| Area Population (2023) | 1,833 | 13,666 | 28,680 |
| Total Households (2023) | 805 | 5,881 | 12,062 |
| Average Household Income (2023) | $65,202 | $72,953 | $76,099 |

# Property Demographics

## Population

In 2024, the population in your selected geography is 28,680. The population has changed by 26.34 percent since 2010. It is estimated that the population in your area will be 28,500 five years from now, which represents a change of -0.6 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 53.0, compared with the U.S. average, which is 39.0. The population density in your area is 365 people per square mile.

## Households

There are currently 12,062 households in your selected geography. The number of households has changed by 30.98 percent since 2010. It is estimated that the number of households in your area will be 12,198 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.2 people.

## Income

In 2024, the median household income for your selected geography is $62,550, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 49.57 percent since 2010. It is estimated that the median household income in your area will be $70,158 five years from now, which represents a change of 12.2 percent from the current year.

The current year per capita income in your area is $32,335, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $76,099, compared with the U.S. average, which is $101,307.

## Employment

In 2024, 8,667 people in your selected area were employed. The 2010 Census revealed that 46.8 percent of employees are in white-collar occupations in this geography, and 28.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 31.00 minutes.

## Housing

The median housing value in your area was $305,143 in 2024, compared with the U.S. median of $321,016. In 2010, there were 6,594.00 owner-occupied housing units and 2,619.00 renter-occupied housing units in your area..

## Education

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. Only 12.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.5 percent, and 10.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 18.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 42.9 percent in the selected area compared with the 19.7 percent in the U.S.

# Property Photos

# Property Photos

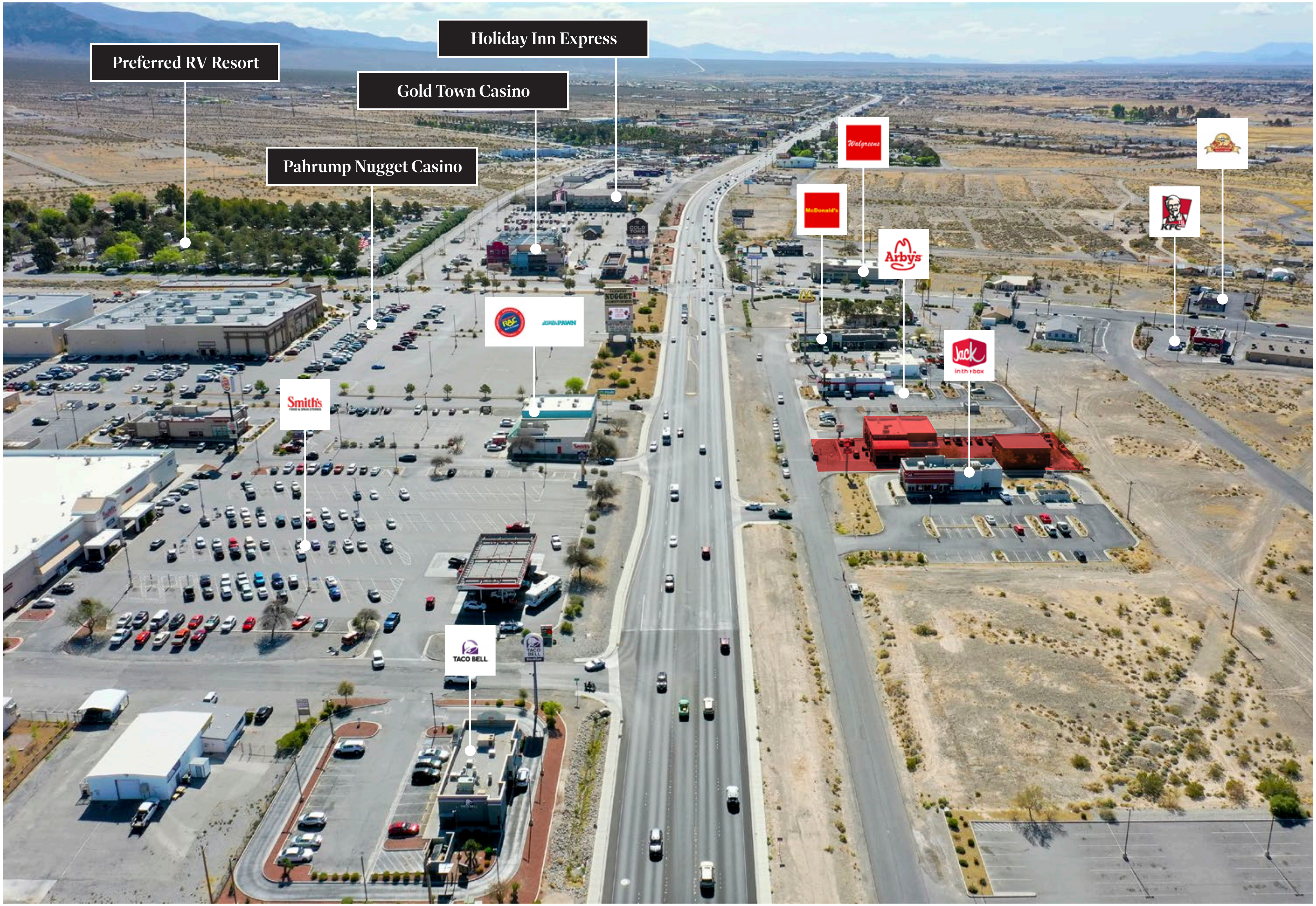
# Property Photos

# Property Photos

# Property Photos


Preferred RV Resort
Pahrump Nugget Casino
Smith's
76
McDonald's
Arby's
Jack in the box
TACO BELL

# Property Photos

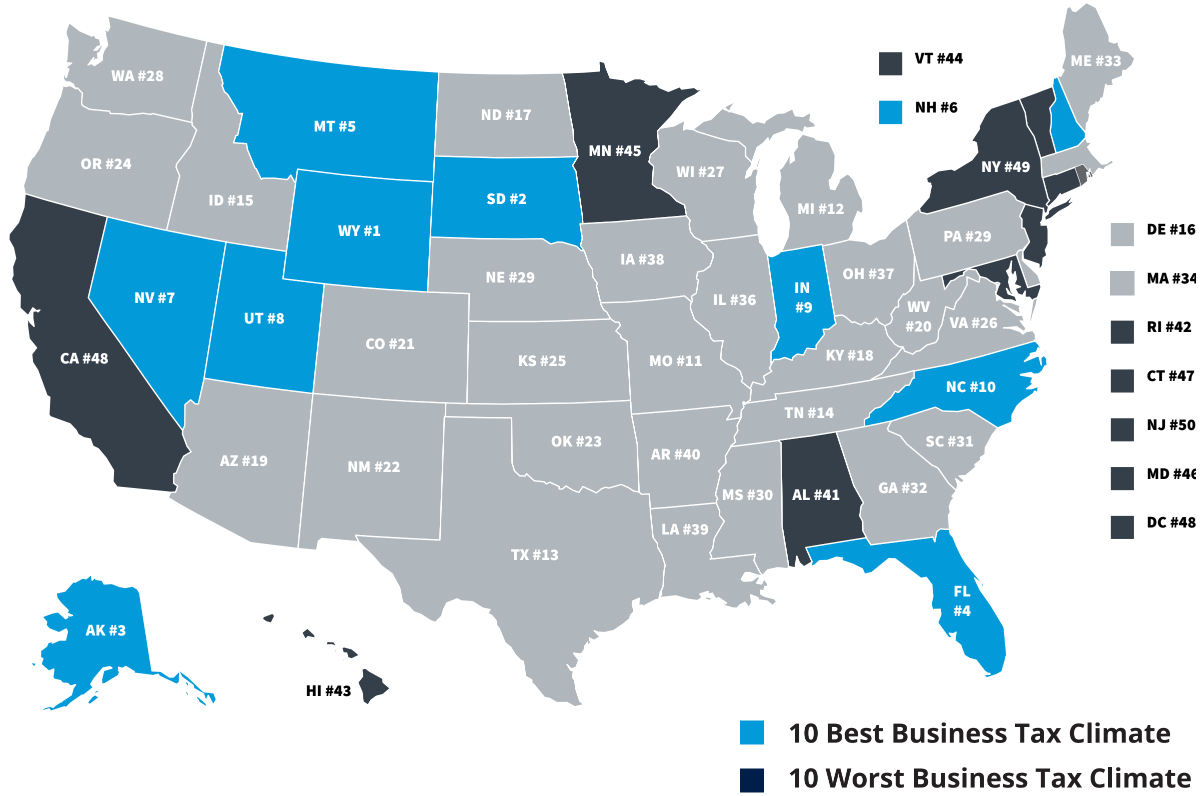



McDonald's
McDonald's
Arby's
SUBWAY
Jack in the box
Smith's
TACO BELL
PAWN
NUGGET

# Nevada's
# Tax Advantage

Nevada is a tax-friendly state with no personal or corporate income tax, allowing residents and businesses to keep more of their money. There are also no taxes on capital gains, inheritance, or estate transfers. This makes Nevada attractive for investors, entrepreneurs, and anyone looking to reduce their tax burden.

Businesses benefit further from no inventory tax and possible exemptions on certain purchases, like manufacturing equipment. The state also offers strong privacy protections for business owners. With low taxes and a pro-business environment, Nevada is a great place to live, invest, and grow a company.




*Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024). Source: Tax Foundation.*

## The Nation's 7th Most Business Friendly State

- No Corporate Income Tax
- No Taxes on Corporate Shares
- No Franchise Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- No Personal Income Tax
- Nominal Annual Fees
- No Franchise Tax on Income
- Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

# Las Vegas
# 2024 Tourism Metrics

Clark County, home to the iconic Las Vegas Strip, boasts a population of over **3.19 million residents**. Hosting the 7th busiest airport in the U.S., Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors each year**. From the dazzling neon lights and world-class casinos to the natural beauty of Red Rock Canyon and Lake Mead, Clark County offers a unique blend of excitement and outdoor adventure for everyone.

| Visitor Volume | Gaming Revenue | Weekend Occupancy |
|---|---|---|
| **41.7 Million** | **$13.4 Billion** | **83.6%** |

| Convention Attendence | Harry Reid Int Passangers | Tourism Economic Impact |
|---|---|---|
| **6.0 Million** | **58.4 Millon** | **$85.2 Billion** |

# The New Epicenter for Sports

### Las Vegas Golden Knights

The city's first major professional sports team, founded in 2017. They won the Stanley Cup in 2023 and have quickly built a passionate fanbase at T-Mobile Arena.

### Las Vegas Raiders

Relocated from Oakland in 2020, the NFL team plays at the state-of-the-art Allegiant Stadium, hosting both Raiders games and major events like the Super Bowl and concerts.

### Las Vegas Aces

The WNBA team has become a dynasty, winning back-to-back championships in 2022 and 2023. They play at Michelob ULTRA Arena and boast star players like A'ja Wilson

### Formula 1

The Las Vegas Grand Prix debuted in 2023, featuring a stunning 3.8-mile track weaving through the Strip. The race has become one of the sport's most anticipated annual events, generating over $934 Million for the city of Las Vegas in 2024.

### Las Vegas Lights FC

A USL Championship soccer team known for its high-energy matches, unique promotions (like cash drops and llamas), and a devoted local fanbase.

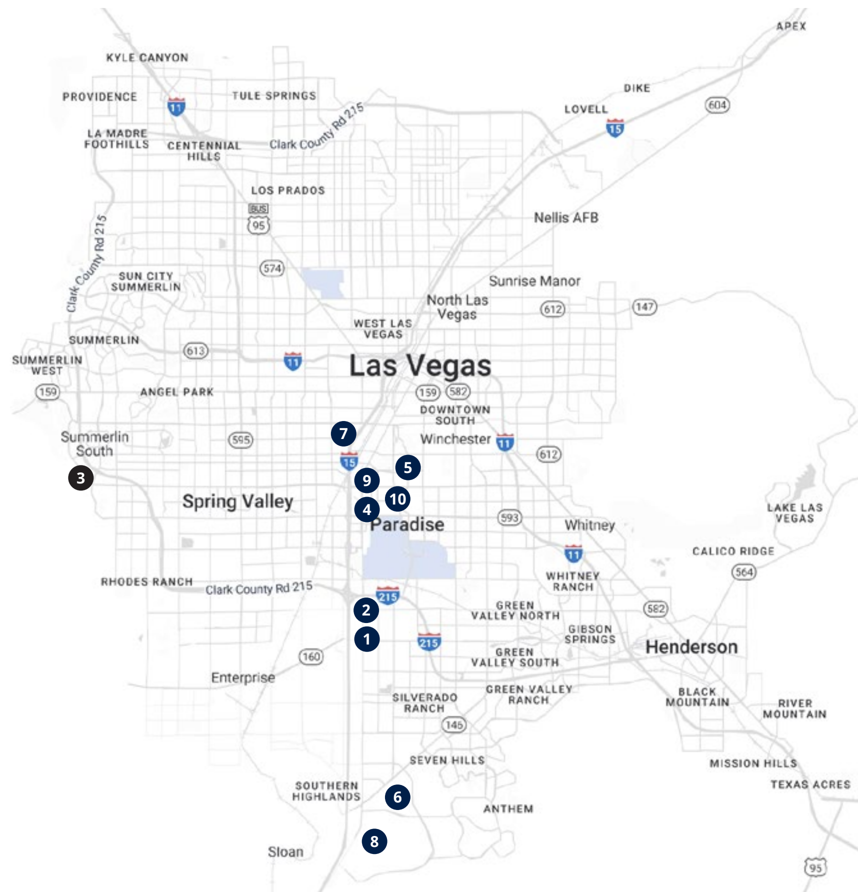
### University of Nevada, Las Vegas

UNLV is known for its historic basketball program, which won the 1990 NCAA Championship. The Rebel football program was a Top 25 ranked team in 2024.

# Future Development Projects in Las Vegas

Projects under construction & planned between 2024-2028.

| # | Project | Cost | Status | Est. |
|---|---|---|---|---|
| 1 | **Oak View Group Arena & Hotel-Casino**<br>850,000 SF arena, casino, and hotel | $10B | Planned | 2026 |
| 2 | **Brightline High Speed Rail**<br>High speed rail from Las Vegas to SoCal | $2B | Planned | 2027 |
| 3 | **Sony/Howard Hughes Project**<br>Movie studio and mixed-used development on 30-acre in Summerlin South | $1.B | Planned | TBD |
| 4 | **Tropicana/A's Stadium**<br>30,000 seat ballpark on the Tropicana Site | $1.5B | Planned | 2028 |
| 5 | **LV Convetion Center Renovations**<br>Tech upgrades, new parking lot, outdoor plaza, and indoor lobby at South Hall | $600MM | Under Construction | 2025 |
| 6 | **UHS Henderson Hospital**<br>840 AC medical campus, 400,000 SF medical Campus with 150 hospital beds. | $385MM | Under Construction | 2024 |
| 7 | **Universal Studios - Horror Unleashed**<br>Next to Area 15. 110,000 SF, 20 AC expansion | N/A | Under Construction | TBD |
| 8 | **Station Casino's Inspirada**<br>80,000 SF Casino, 600 Hotel Rooms, 4 Restaurants, 11 unit food hall, bowling alley, and movie theatre. | N/A | Under Construction | 2025 |
| 9 | **Fertitta Entertainment Casion/Hotel Project**<br>43-Story 2,420 room project Southeast corner of LVB & Harmon. | N/A | Under Construction | 2025 |
| 10 | **Oak View Group Arena & Hotel-Casino**<br>850,000 SF arena, casino, and hotel | N/A | Planned | TBD |




**N/A:** Not Available


# Las Vegas Market Overview

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

## Metro Highlights

### Well-Paying Jobs

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.

### Strong Population Gains

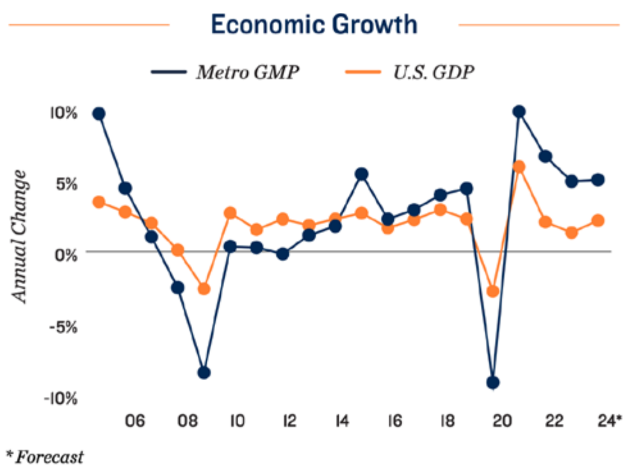
The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.

### Vast Tourism Industry

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.

# The Economy

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies like Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTechand Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and features a new underground people mover.




## Share of 2023 Employment

| | |
|---|---|
| Manufacturing | 3% |
| Professional | 15% |
| Government | 10% |
| Hospitality & Leisure | 26% |
| Financial Services | 5% |
| Trade, Trans, Utilities | 20% |
| Construction | 7% |
| Education & Healthcare | 11% |
| Information Technology | 1% |
| Other Services | 3% |

## City Demographics

The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.

The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market.

Roughly 23 percent of the population ages 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

## Quality of Life

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos.

Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs. The metro is also home to the NFL's Raiders, who play at the recently constructed Allegiant Stadium.

## Population by Age (2023)

| | |
|---|---|
| **0-4 Years** | 6% |
| **5-19 Years** | 19% |
| **20-24 Years** | 6% |
| **25-44 Years** | 29% |
| **45-64 Years** | 25% |
| **65+ Years** | 15% |

## City Demographics & Projections

| | | |
|---|---|---|
| **2023 Population** | 2.3MM | 5.9% Growth (2021-2026)* |
| **2023 Households** | 875K | 6.4% Growth |
| **2023 Median Age** | 38.1 Years | U.S. Median: 38.7 |
| **2023 Median Household Income** | $61,800 | U.S. Median: $68,500 |

**Forecast* *Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Forbes; Fortune; Las Vegas Convention and Visitors Authority; Moody's Analytics; U.S. Census Bureau*

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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, providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## SINGLE TENANT NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.
Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

## SPECIAL COVID-19 NOTICE

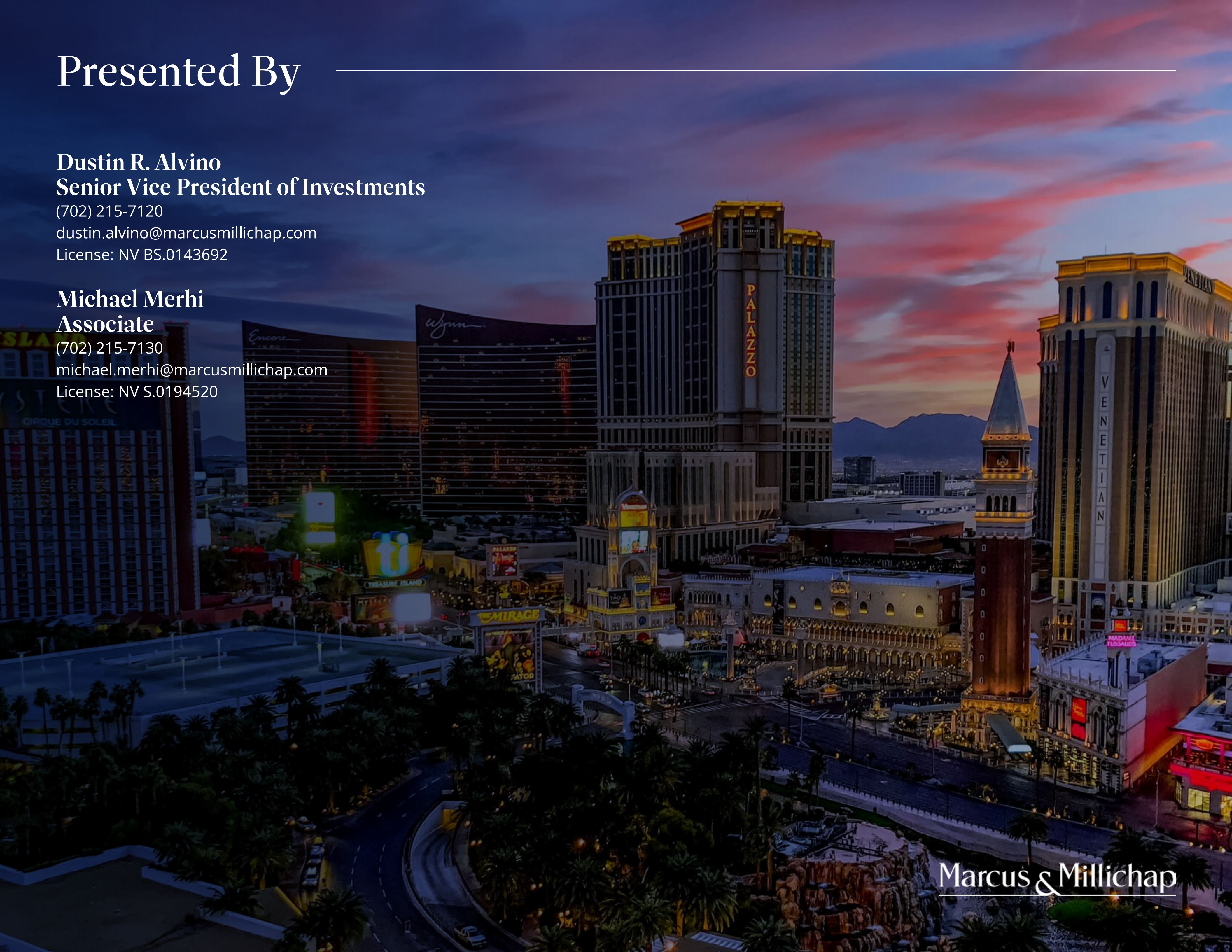
All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Marcus & Millichap

# Presented By


**Dustin R. Alvino**
**Senior Vice President of Investments**
(702) 215-7120
dustin.alvino@marcusmillichap.com
License: NV BS.0143692

**Michael Merhi**
**Associate**
(702) 215-7130
michael.merhi@marcusmillichap.com
License: NV S.0194520


Marcus & Millichap