

SINGLE TENANT OFFICE INVESTMENT

5955 Edmond Street

Las Vegas, NV 89118

FOR MORE INFORMATION,
PLEASE CONTACT:

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HIGHLIGHTS

- Sale Price: \$4,437,053.00
- Cap Rate: 6.8%
- Tenant: Technovation Solutions, LLC
<http://www.technovationsolutions.com>

Confidentiality Agreement



This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in 5955 Edmond Street (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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Investment Summary

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List Price	\$4,437,053.00 (\$234.29 PSF)
Lease Type	NNN
NOI (June 1, 2017 - May 31, 2018)	\$335,244.00
Leaseable Square Footage	±18,938
Actual Cap Rate	6.8%
Occupancy	100%
Year Built	2003

THE OFFERING

This property is the headquarters for Technovation Solutions, LLC., a hospitality technology company. The property has been featured and utilized for previous headquarters for S & S Unlimited Development, a prominent residential developer in the Las Vegas area.

Technovation Solutions, LLC, initial lease term expires May 31, 2019 and has one three (3) year option to renew. Each year of the lease term and options have annual increases to the Base Rent as well as the Operating Costs.

INVESTMENT HIGHLIGHTS

Lease Term:	Initial Lease term expires 5/31/19 with one three (3) year option
Annual Increases:	Three (3%) per annum for the Base Rent and Operating Costs
Lease Guaranty:	Personal Guarantor (high net worth individual) Guaranty for the first three years of the lease w a Buyer's option to extend Guaranty for the fourth year of the initial lease term.
Quality Product:	The property is located in the Oquendo Business Park with interior finishes that are second to none (see photos for details).

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TECHNOVATION SOLUTIONS, LLC

About Technovation Solutions, LLC

The only place where you can see technology in action and experience it for real.

As a partner - showcase your technologies to domestic and international brands, and collaborate with other partners on projects to create truly unique solutions.

As a client - experience what your guests might - see the technology you need functioning in its intended environment.

Technovation Solutions is a customer experience innovator providing both clients and partners with the capability to showcase and use technologies that provide solutions to the industry. Their key focus is building immersive customer experiences and providing staff enablement tools necessary to execute against those experiences cost effectively.

Technovation emulates guest experiences in a simulated VIP Suite, hotel lobby, casino floor, restaurant and meeting areas. From digital way-finding and in-room guest controls to complex supply chain management software and everything in between, we help partners and clients meet their objectives.

Specializing in hospitality and travel verticals, and expanding into healthcare and retail, the Technovation Center showcases a broad range of technologies in their "user environments" allowing clients to see, feel, touch and experience what their guests will.

As a client - share your challenges, needs and priorities - we will work with you to define collaborative and innovative solutions to meet your needs.

As a partner - participate with other Center partners in collaborations - be at the forefront of solving client needs.

www.technovationsolutions.com

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PROPERTY DESCRIPTION

General

- An ±18,938 SF Freestanding Two Story Office Building
- Construction via Concrete Tilt Walls and Steel Frame
- Zoning: CP – (Commercial Professional- Clark County)
- Located in Oquendo Business Park, A Professionally Maintained Office Development
- Southwest submarket location with easy access to I-215, I-15, Las Vegas Boulevard and McCarran International Airport
- Multiple metering - Multiple Tenant Lease Options

Finishes

- Two Story Atrium Entrance
- Built in Reception Desk
- Multiple Executive Offices, two (2) with Separate Wet Bars
- Two (2) Extensive Conference Rooms with Telecommunication Capabilities and Wet Bar Facility - Custom Conference Table and Chairs Included
- Granite Counter Tops On Work Space Locations
- Multiple Restrooms (Two On Each Floor With 1st Having Multi Stall Restrooms)
- Custom Glass Separating Walls Throughout
- Plans Room/Copy Rooms
- Custom Wood Work Throughout
- Two (2) Kitchens/Break Areas - Appliances Included
- Multiple Balconies
- 26 Covered Parking Spaces Included
- Executive Office Furniture Included Throughout

Technology

- Fiber Telecommunications Available
- Multiple IT Rooms, Each With Separate HVAC Cooling Systems
- Energy Control System In Place
- Elevator
- Satellite TV in Place
- Music System in Place

Security

- Single Entry Point Into Business Park
- Rear Entry Access
- Surveillance System In Place
- Interior Roof Access
- Multiple Alarmed Locations

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Building Information

5955 Edmond Street, Las Vegas, NV 89118

Price	\$4,307,770.00
Price per Square Foot	\$227.47
Monthly NOI	\$27,937.00
Yearly NOI	\$3,352,440.00
Vacancy/Reserve Deduction 10%	(\$33,524.40)
NOI with Deduction	\$301,719.60
CAP Rate	6.8%
Monthly Base Rent	\$27,937.00 (\$1.47 PSF NNN)
2016 Monthly Operating Costs	\$5,852.00 (\$0.31 PSF NNN)

RENT ROLL

Tenant:	Technovation Solutions, LLC
Lease Commence:	June 1, 2014
Lease End:	June 30, 2019
Building Share:	100%
Annual Rent:	\$3,352,440.00
Annual Rent (PSF):	\$17.70
Monthly Rent:	\$27,937.00
Monthly Rent (PSF):	\$27,937.00

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LAS VEGAS "STRIP"

MCCARRAN
INTERNATIONAL AIRPORT

RUSSELL ROAD

DECATUR BLVD

OQUENDO ROAD

SITE

5955 EDMOND STREET

EDMOND STREET

OQUENDO BUSINESS PARK




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