

±66 ACRES M1 INDUSTRIAL LAND



NATIONAL
GUARD

UNION PACIFIC RAILROAD



CALL FOR OFFERS

±66 ACRES M1 INDUSTRIAL ON LAS
VEGAS BLVD NEAR SPEEDWAY

LAS VEGAS
SPEEDWAY

HOLLYWOOD BLVD

LAS VEGAS BLVD

NELLIS AIR
FORCE BASE

SUBJECT

NELLIS AIR
FORCE BASE

VINCE SCHETTTLER
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SITE A

APN: 123-34-601-001

ACRES: ±57 ACRES

ZONING: M-1 (LIGHT INDUSTRIAL USE)

SALE PRICE: \$8,500,000

SITE B

APN: 123-34-701-001

ACRES: ±9.87 ACRES

ZONING: M-1 (LIGHT INDUSTRIAL USE)

SALE PRICE: \$1,600,000

OFFERS REQUESTED BY DECEMBER 15, 2016

EACH PROPERTY IS FOR SALE BY SEPARATE OWNERS AND CAN BE SOLD TOGETHER OR INDIVIDUALLY

SITE A

Located near Las Vegas Motor Speedway with ±1,910 feet of frontage along Las Vegas Blvd. While the parcel is currently zoned M-1 for Light Industrial Use, rezoning may allow for higher M-2 use. Plans for a nearby off ramp for the CC-215 will allow easier access to I-15 and the Beltway. This parcel is being sold under the approval and direction of the courts of California and is subject to an overbid process. See attached page 3 for more details.

SITE B

Located near the Las Vegas Motor Speedway with approximately ±1,325 feet of frontage along Las Vegas Boulevard. While the parcel is currently zoned M-1 for Light Industrial Use, rezoning may allow for higher M-2 use. Plans for a nearby off ramp for the CC-215 will allow easier access to I-15 and the Beltway. This parcel is NOT subject to any court proceedings.

NOTE:

Each site may be combined with the available adjacent parcel (via a separate seller) for a combined total of ±66.87 Acres.

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Hollywood Partners, et. al
SEC v. Louis V. Schooler, et. al
United States District Court, Southern District of California, San Diego
Case No. 3:12-cv-02164-GPC-JMA

Orderly Sale Process

Purchase Terms: The Property is being offered as a receivership sale by a court-appointed receiver (the “Receiver”), on an “as-is, where-is” basis, with no representations or warranties.

Court Approval: Prior to closing the transaction, the Receiver must obtain a Court Order approving the specific sale terms agreed upon in the proposed contract of sale.

Offering Timeline & Details: The sale is subject to a public auction procedure. Once a PSA is signed, and all contingencies have been removed (other than Court approval), the Receiver will file a noticed motion seeking approval of the sale, overbid procedures and broker’s commissions. The property will continue to be marketed throughout this process to attempt to locate other Qualified Bidders to purchase the Property. Once the noticed motion is filed, the Receiver will publish notice of the sale for four consecutive weeks prior to the sale in the Las Vegas Review Journal. To be considered a Qualified Bidder, the buyer must:

- Sign a PSA on the same terms as the buyer’s PSA
- Conclude or waive due diligence
- Bid \$50,000 higher than the current sale price
- Provide a deposit 10% higher than the current sale price

If a qualified overbid is received, the Receiver will conduct an auction outside the Courthouse (333 W. Broadway, #420, San Diego, CA 92010) at the date and time specified in the published notice and request that the Court approve the sale to the highest and best bidder. Bidders must be present to bid. If no qualified overbid is received, the Receiver will request approval of the sale to the buyer.

Seller Disclaimer: No liability is assumed by and none shall be asserted against the receiver because any statements, descriptions, information, projections, or estimates contained herein or omitted here from. The Receiver reserves the right at his sole discretion to reject any or all offers to acquire the Property and/or to terminate discussions with any prospective purchaser at any time, with or without notice.

AREA ACTIVITY



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SITE B

