

Valley Vista Masterplan

Decatur Boulevard & Elkhorn Road
North Las Vegas, Nevada

FOR SALE > ±346 ACRES

OFFERING MEMORANDUM



SUMMERLIN

RED ROCK

215 CENTENNIAL BOWL



ELKHORN ROAD

DECATUR BOULEVARD

AVIARY WAY

GRAND TETON ROAD

ALIANTE PARKWAY

PRESENTED BY:

Michael Stuart
Senior Vice President
TEL +1 702 836 3739
EMAIL michael.stuart@colliers.com

Colliers
INTERNATIONAL

Executive Summary

Valley Vista Masterplan

PROPERTY INFORMATION

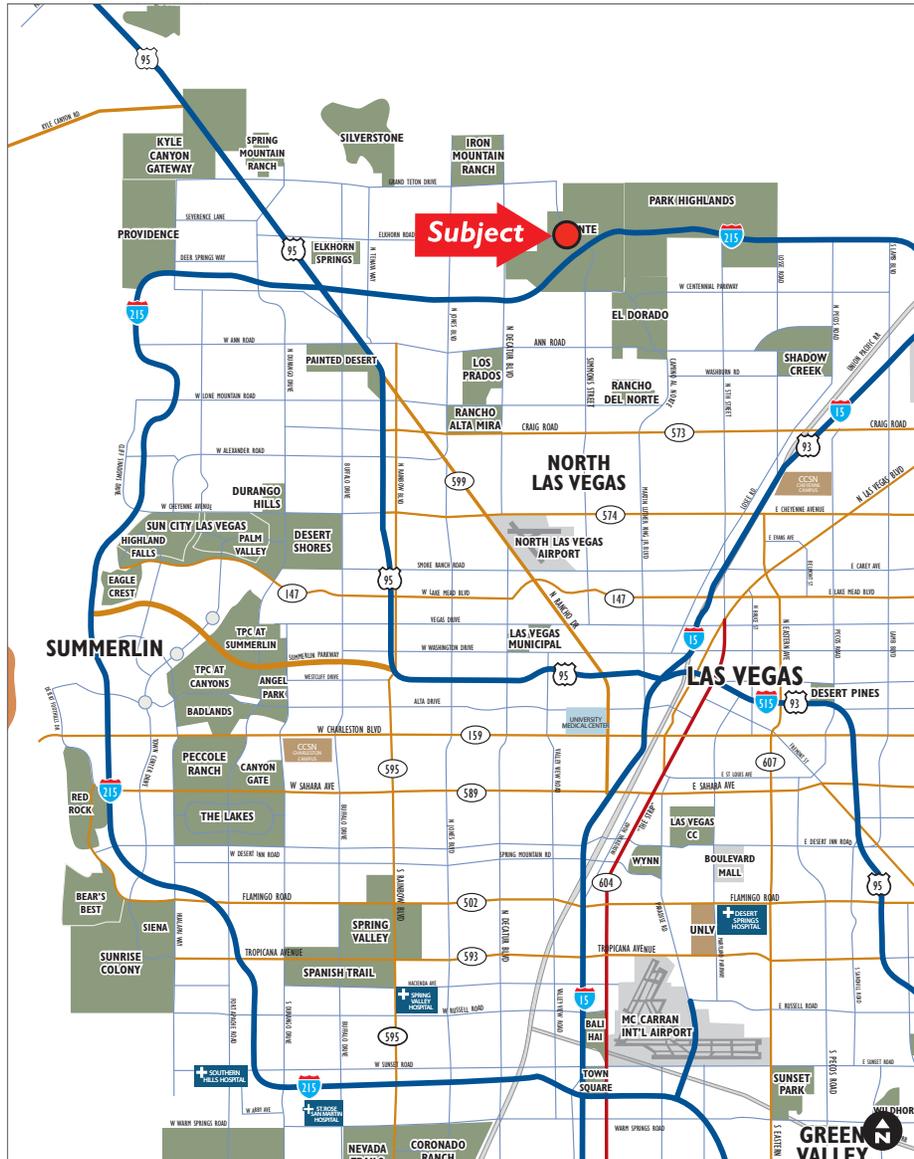
The ±346 acres are located on Decatur Boulevard & Elkhorn Road just north of the US 215 in North Las Vegas, Nevada. The parcels are part of the newly renamed Valley Vista Masterplan previously referred to as Park Highlands West. Valley Vista Masterplan is comprised of over 600 acres in total, with 3 parks, a school site & over 3,500 units at full build-out.

- Size: ±346 Acres
- Address: Decatur Boulevard & Elkhorn Road
- APN: 124-18-401-002, 124-18-816-001, 124-18-816-002, 124-18-110-002, 124-18-510-003, 124-18-510-004, 124-18-201-001, 124-18-210-002, 124-18-310-001, 124-18-310-003, 124-18-714-001, 124-18-714-002, 124-18-510-002
- Zoning: Master Plan Residential
- Land Use: Medium Low, Medium & High Density Residential
- Utilities: See Utility Plan, page 10
- Jurisdiction: North Las Vegas, Nevada
- SID: Ownership group is entering into a Development Funding Agreement (DFA) with the City of North Las Vegas. This should be completed by the end of Q4 2016.
- HOA: Draft CC&R's & Assessment budget available
- Engineering: Technical Drainage Study, Soils Report, Phase 1 Environmental Report, Development Agreement, Park & Trails Agreement
- Access: The subject property has multiple points of access from US 215 at Decatur Boulevard & Aliante Parkway interchanges.
- Price: SUBMIT ALL OFFERS

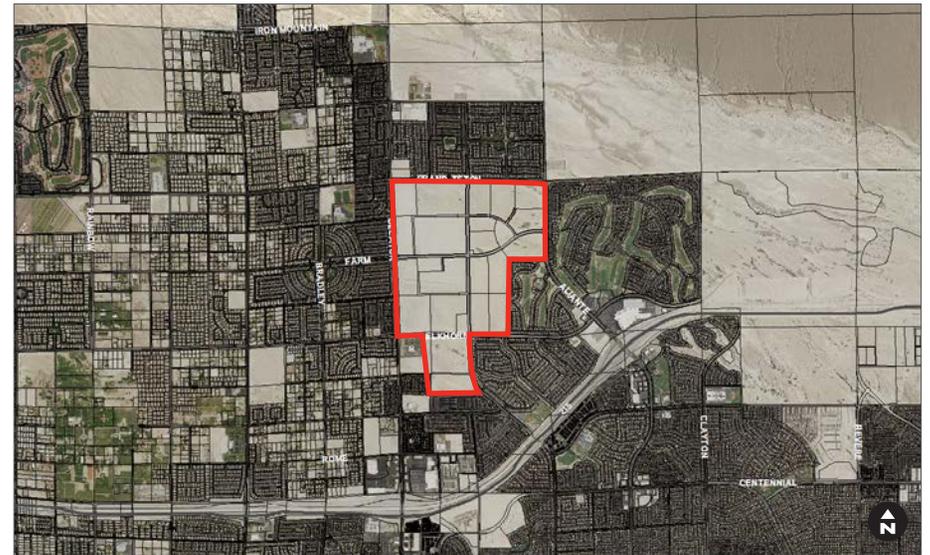
Property Information

Valley Vista Masterplan - Aerials

LOCAL MAP



AERIAL



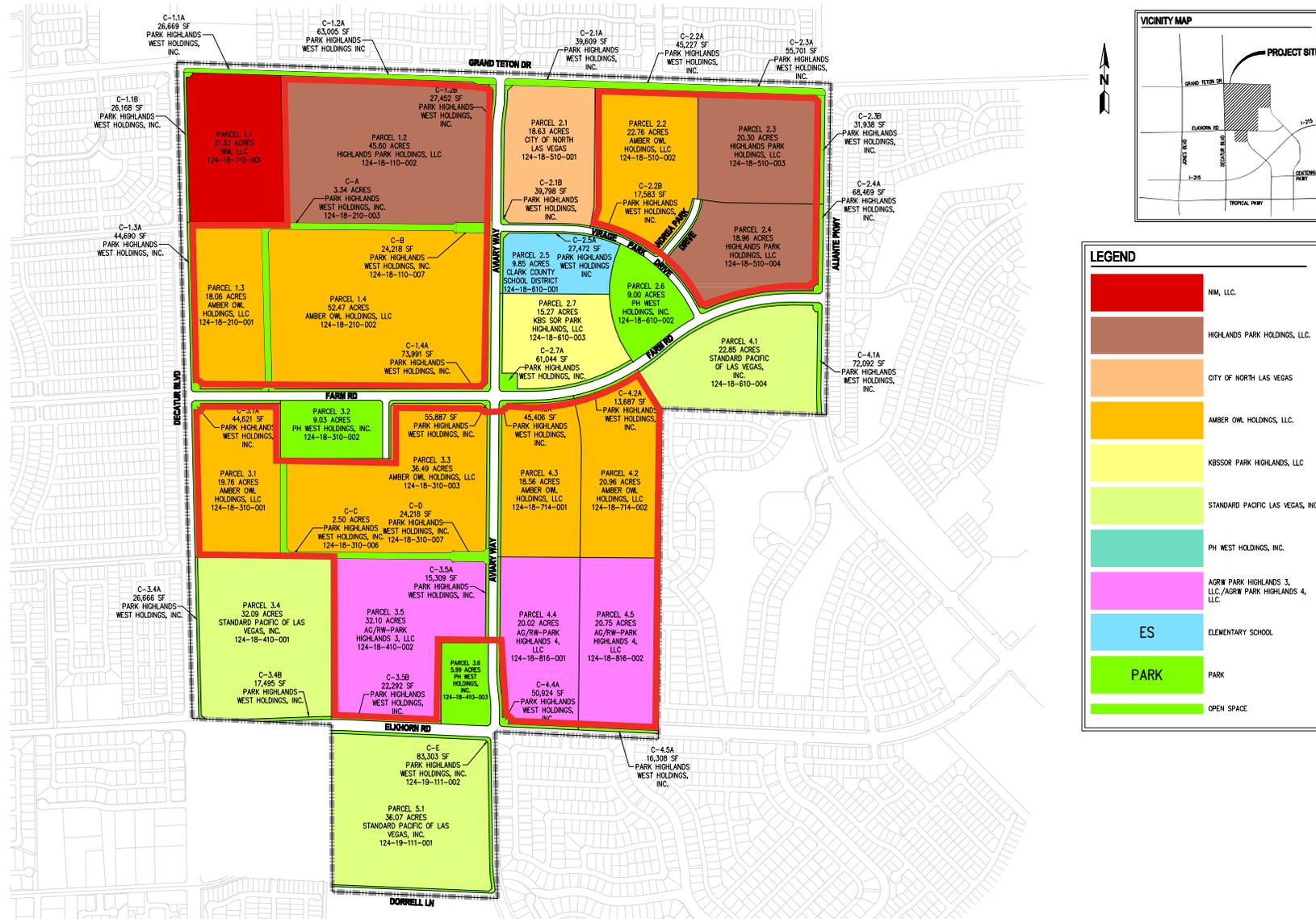
AERIAL CLOSE UP



Valley Vista Masterplan - Aerials



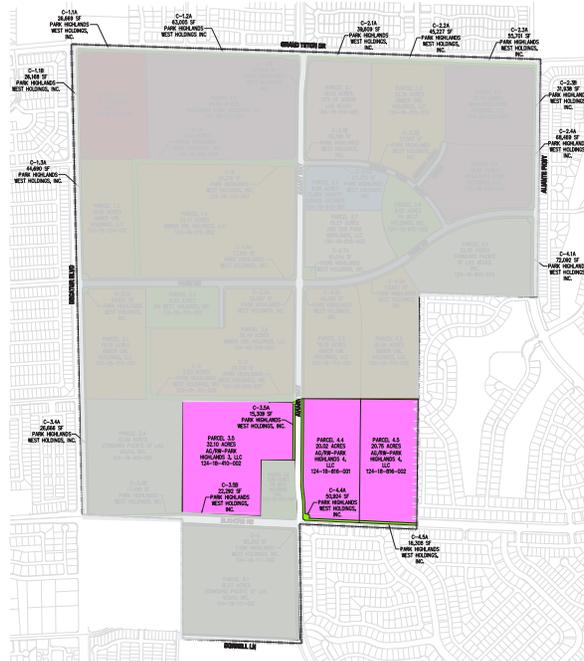
Valley Vista Masterplan - Ownership Exhibit



Valley Vista Masterplan - Ownership Exhibit

While there are ±346 acres in this offering, 3 individual ownership groups collectively own the subject parcels. Properties can be purchased independently.

AGRW PARK HIGHLANDS (ANGELO GORDON)



| OWNER | PARCEL NUMBER | NET ACRES |
|---------------------|----------------|--------------|
| AGRW PARK HIGHLANDS | 124-18-401-002 | 32.10 |
| | 124-18-816-001 | 20.02 |
| | 124-18-816-002 | 20.75 |
| TOTAL | | 72.87 |

AMBER OWL HOLDINGS (SUNCAL)



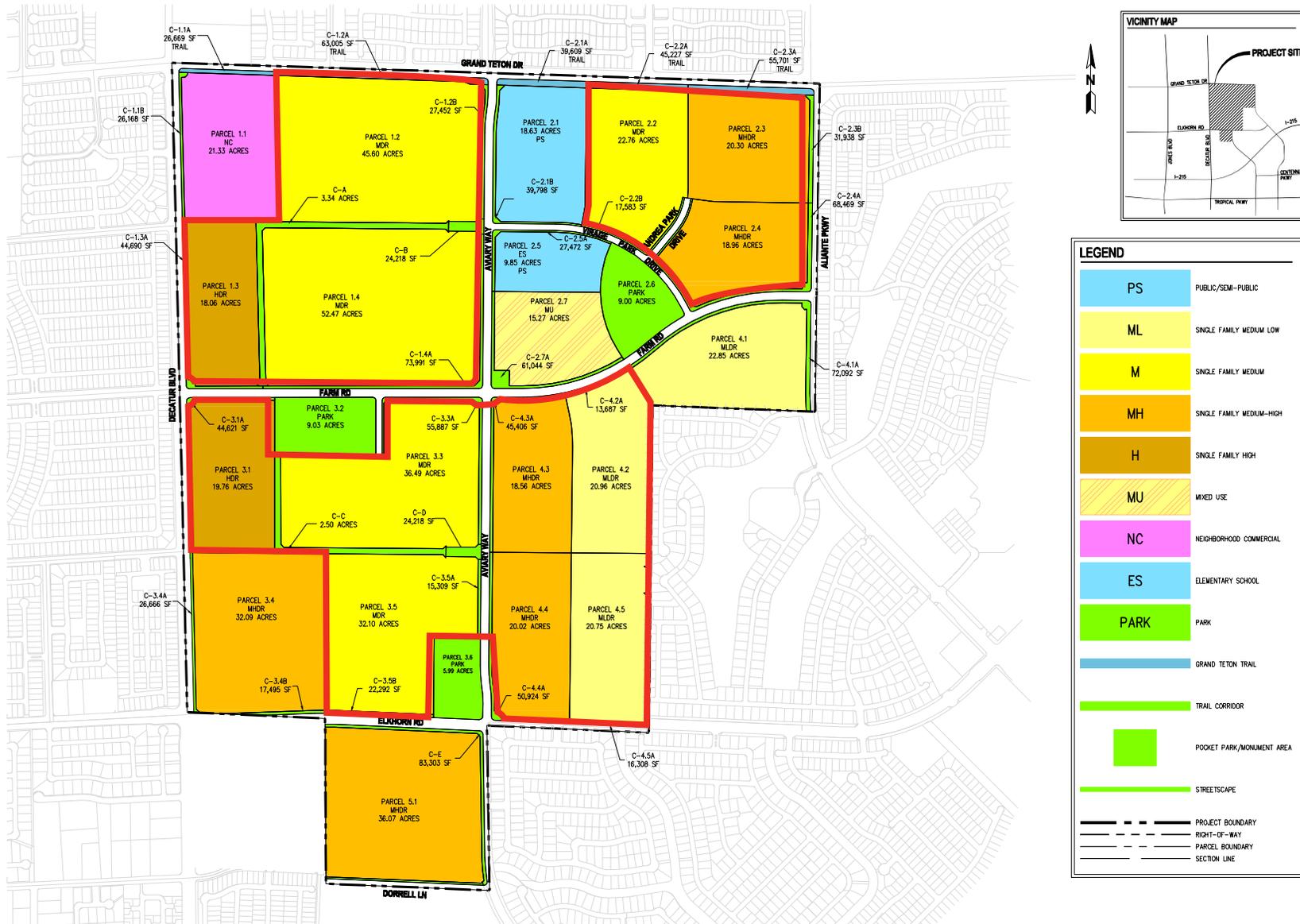
| OWNER | PARCEL NUMBER | NET ACRES |
|--------------|----------------|---------------|
| AMBER OWL | 124-18-201-001 | 18.06 |
| | 124-18-210-002 | 52.47 |
| | 124-18-310-001 | 19.76 |
| | 124-18-310-003 | 36.49 |
| | 124-18-714-001 | 18.56 |
| | 124-18-714-002 | 20.96 |
| | 124-18-510-002 | 22.76 |
| TOTAL | | 189.06 |

HIGHLAND PARK HOLDINGS (LIGHTSTONE)



| OWNER | PARCEL NUMBER | NET ACRES |
|------------------------|----------------|--------------|
| HIGHLAND PARK HOLDINGS | 124-18-110-002 | 45.60 |
| | 124-18-510-003 | 20.30 |
| | 124-18-510-004 | 18.96 |
| TOTAL | | 84.86 |

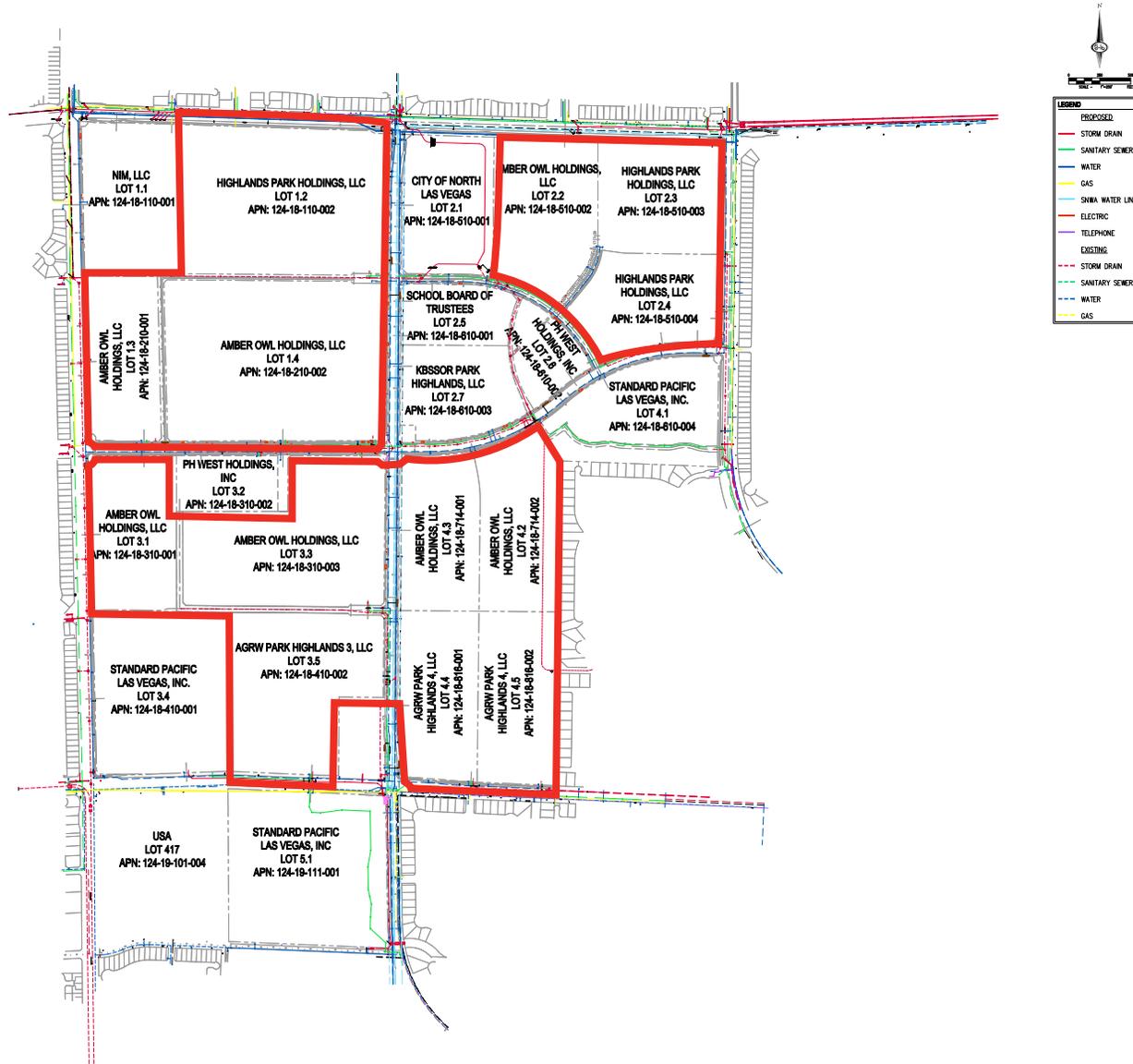
Valley Vista Masterplan - Land Use



Valley Vista Masterplan - Park Plan



Valley Vista Masterplan - Utility Exhibit



Valley Vista Masterplan - Area Developments

Aliante Casino & Hotel

The \$662-million Aliante Station project was first announced on December 20, 2005 by Station Casinos. The casino was a joint venture between Station Casinos & the Greenspun Corporation, who had previously partnered in developing Green Valley Ranch. Greenspun contributed the 40-acre site, part of its Aliante planned community. The target market was expected to include the 6,500 households in Aliante & visitors to the Las Vegas Motor Speedway, among other locals & travelers. In September 2016, Boyd Gaming purchased the Aliante for \$380 million.

Crossroads Towne Center

Crossroads Towne Center is a 148,791 square foot neighborhood retail center located on 16.34 acres that services an affluent & dense trade areas in North Las Vegas with a population of nearly 300,000 within five miles of the property. Anchored by Walmart Supercenter, Crossroads Towne Center has a strong mix of national & regional tenants including Bed Bath & Beyond, Bank of America, Bath & Body Works, Starbucks, GNC, Payless Shoesource & Mattress Firm.

Centennial Hills Medical Center

Centennial Hills Hospital for-profit hospital is owned & operated by Universal Health Services. This 171 bed, 354,000 square foot hospital is located in Las Vegas, Nevada at 6900 N Durango Drive off of US 95 near the Bruce Woodbury Beltway. The hospital campus is planned to include two medical office buildings. The hospital opened its eight story tower on January 21, 2008.



Offer Submittals

Offer Submittals & Terms

OFFER SUBMITTALS

Colliers International (“Colliers”) has been retained for the disposition of certain land & real property assets & improvements (hereafter “Property or Properties”). The Properties will be sold “AS IS / WHERE IS”.

To qualify for review, ALL OFFERS must follow the provisions, requirements, terms, & conditions as outlined below.

The offers should be addressed to the attention of:

Colliers International
Michael Stuart
RE: Valley Vista / Park Highlands
3960 Howard Hughes Parkway, #150
Las Vegas, NV 89169
702-836-3739
michael.stuart@colliers.com

Buyer may offer on the entire ±346 acres or portions thereof. There is no bid date deadline.

PRICE

- SUBMIT ALL OFFERS

TERMS

- Earnest money deposit shall be equal to 2% of total purchase price
- At the end of the feasibility period, deposit shall be increased to 5% of the purchase price & shall be non-refundable.
- Buyer must provide source of equity & capacity to close escrow
- Buyer & Seller to split closing costs as is customary in the marketplace for the subject product type
- Principles Only. Buyer shall pay any Buyer’s Broker’s fee