



1397 South Loop Road | Pahrump, Nevada 89048

First Class Medical Facility
Single - Tenant Net Leased

AVAILABLE
For Sale



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03

Executive Summary

+ Property Details



Property Overview

MDL Group is pleased to present 1397 S. Loop Rd. (The “Property”), a ±57,021 SF ultra-modern, state of the art medical facility that was completed in September of 2017. The facility was created to bring a higher level of efficiency, convenience, and medical care services for the local community. The facility is laid out with multiple pods separating various specialties. The new building serves as a one-stop shop, providing primary, specialty, and urgent care, as well as imaging inclusive of X-ray, MRI, CT, ultrasound, and nuclear medicine services, all under one roof which is offered seven days a week.

Area Overview

Pahrump is an unincorporated town located at the southernmost tip of Nye County, Nevada, and lies adjacent to the Nevada–California border, is 1-hour west of Las Vegas, and 1-hour east of Death Valley National Park. Pahrump truly is the heart of the desert and the perfect place to enjoy the best of southern Nevada.

Modern day Pahrump is one of the fastest growing communities in the west. Its new urban features are visible from Highway 160 – with numerous casinos, the Pahrump Valley and Sanders Family Wineries, and the Pahrump Valley Speedway and Spring Mountain Motor Resort & Country Club. The beautiful wild countryside is a hotspot for RV rallies, outdoor enthusiasts, and avid golfers with the addition of Mountain Falls Golf Club and Lake View Executive Golf Course. From ATV and OHV (all-terrain vehicles and off highway vehicles) to cultural festivals and spectacular events, visitors will be blown away by how much Pahrump has to offer.



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Investment Snapshot

Contact Broker

Sale Price

±57,021 SF

Building Square Footage

±7.26 Acres

Lot Size

\$1,795,943.71

2027 NOI

Contact Broker

Lease Expiration





1397 South Loop Road, Pahrump, NV 89048

+ Parcel Number	035-571-30
-----------------	------------

+ Intersection	Nevada State Rd. & Loop Rd.
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+ Building Size	±57,021 SF
-----------------	------------

+ Land Size	±7.26 AC
-------------	----------

+ Year Built	2017
--------------	------

+ Parking:	354 Asphalt parking spaces
------------	----------------------------

+ Zoning	General Commercial
----------	--------------------

+ Traffic Counts	±23,600 Vehicles per day NV-160
------------------	---------------------------------

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Financial Overview

- + Investment Highlights
- + Lease Summary
- + Rent Schedule
- + Option Schedule

Rent Roll with Sale Analysis

Contact Broker for More Information

02

Maps & Plans

- + Demographic Profile
- + Area Map
- + Site Plan
- + Floor Plans

Fast Facts



28,792

Daytime Population



853

Number of Businesses



74.8%

Employees Drive to Work



50.2%

White Collar Employees



1.89%

2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	1,030	10,782	21,095
2020 Population	1,282	13,317	27,007
2025 Population	1,324	14,054	29,049
2030 Population	1,428	15,256	31,905
2010-2020 Annual Rate	2.21%	2.13%	2.50%
2020-2024 Annual Rate	0.62%	1.03%	1.40%
2025-2030 Annual Rate	1.52%	1.65%	1.89%
2025 Median Age	53.2	54.5	55.2

Households	1 mile	3 miles	5 miles
2010 Households	421	4,540	8,758
2020 Households	575	5,823	11,508
2025 Total Households	604	6,223	12,627
2030 Total Households	658	6,825	14,038
2010-2020 Annual Rate	3.17%	2.52%	2.77%
2020-2024 Annual Rate	0.94%	1.27%	1.78%
2025-2030 Annual Rate	1.73%	1.86%	2.14%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$68,110	\$74,185	\$74,337
2030 Average Household Income	\$74,185	\$81,798	\$81,850
2025-2030 Annual Rate	2.33%	2.10%	1.81%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	522	5,382	10,490
2020 Total Housing Units	641	6,384	13,035
2025 Total Housing Units	652	6,739	14,161
2025 Owner Occupied Housing Units	301	4,222	9,560
2025 Renter Occupied Housing Units	303	2,001	3,067
2025 Vacant Housing Units	48	516	1,534
2030 Total Housing Units	702	7,300	15,561
2030 Owner Occupied Housing Units	339	4,743	10,856
2030 Renter Occupied Housing Units	319	2,081	3,182
2030 Vacant Housing Units	44	475	1,523

Source: ESRI



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Maps & Plans: Aerial



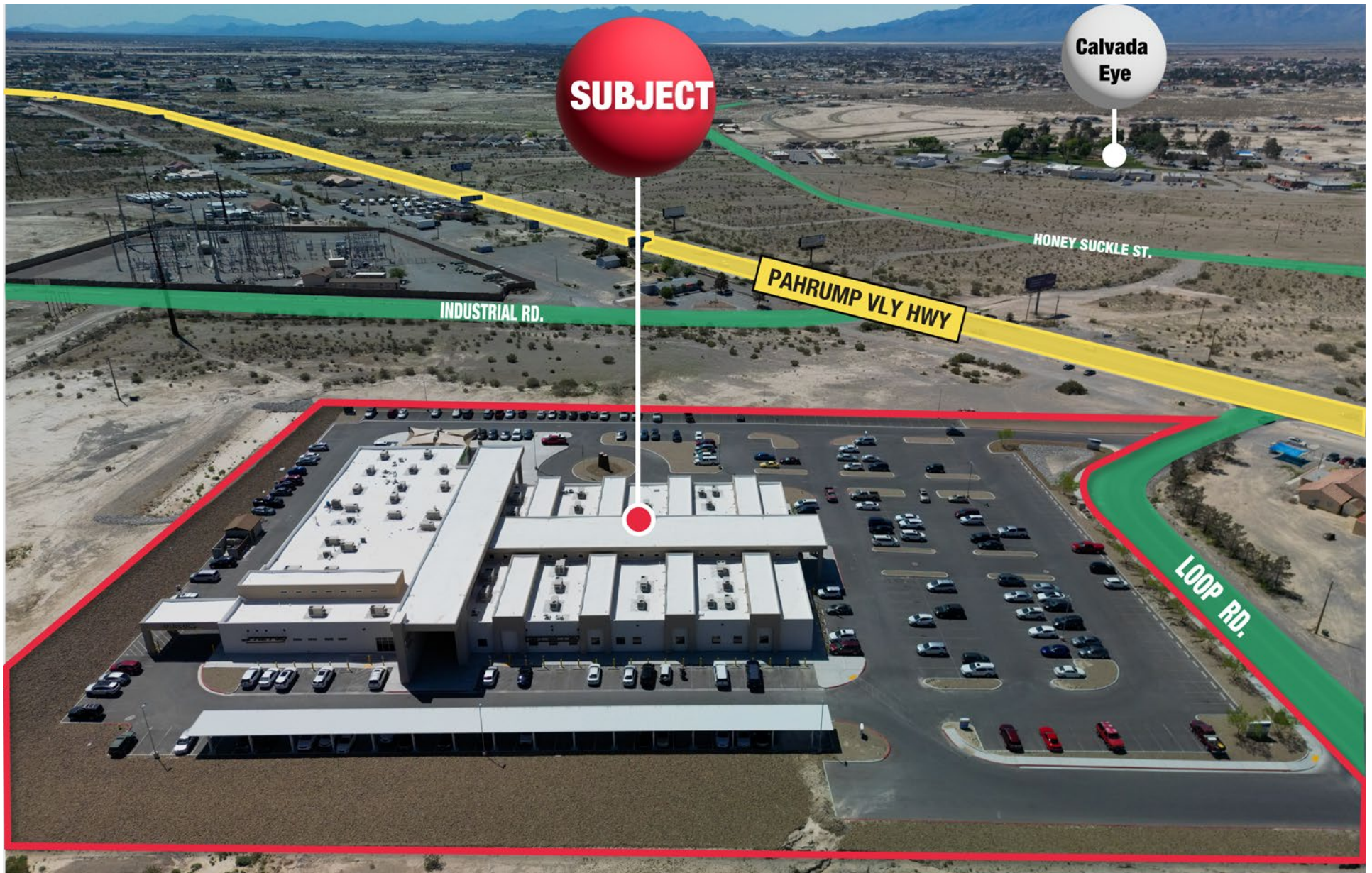
Spring Mountain Motor Sports has expanded to ±890 acres with plans for luxury homes, a hotel, restaurants, theaters, and car washes.

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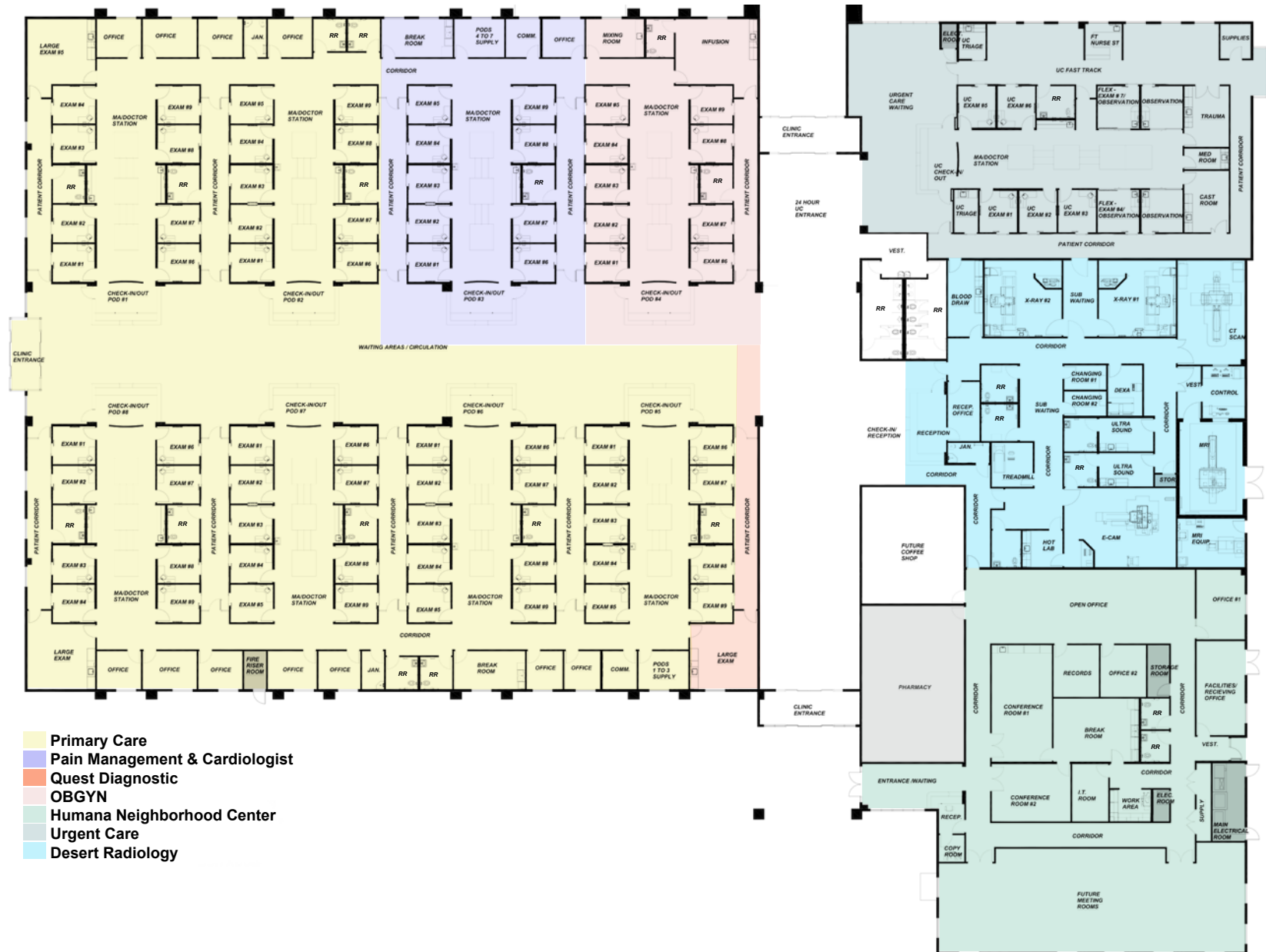
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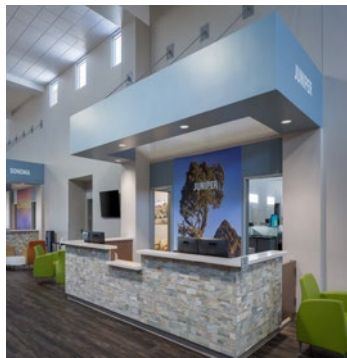
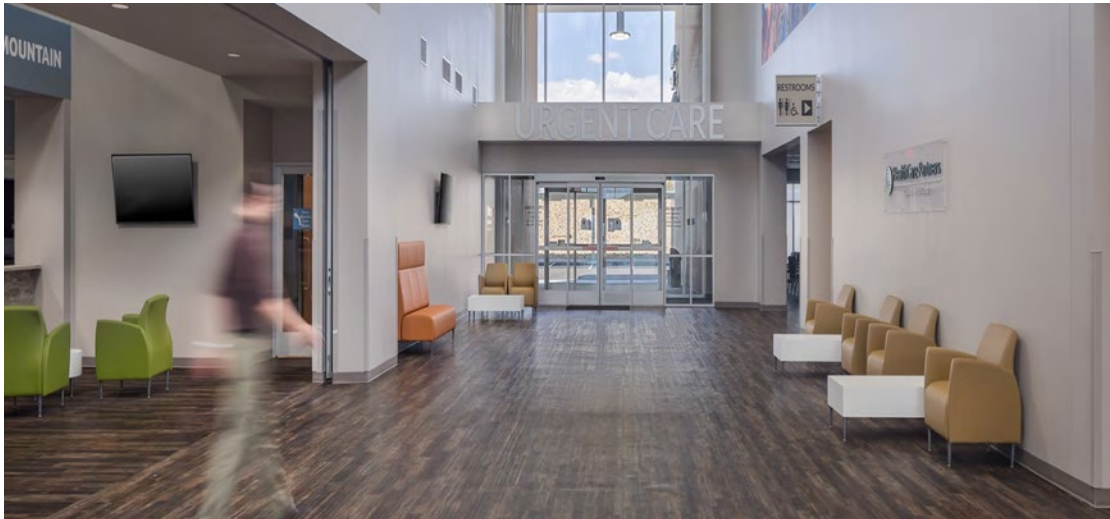
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Maps & Plans: Floor Plan



Maps & Aerials: Property Photos



Maps & Aerials: Property Photos





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Tenant Summary

- + Tenant Profile
- + Tenant Credit Information



Tenant Overview

In 2019, HealthCare Partners Nevada merged with Intermountain Health. Today, we are Intermountain Health—a nonprofit system of 34 hospitals, 400+ clinics, medical groups with 10,000+ employed physicians and advanced practice providers, a health plans division called SelectHealth with more than one million members, and other health services.

Intermountain has locations in seven states and additional operations across the western U.S. Intermountain Health is committed to improving community health and is a widely recognized leader in transforming healthcare by using evidence-based practices to constantly deliver high-quality health outcomes at sustainable costs.

Intermountain Healthcare is a Utah-based, nonprofit system and is widely recognized as a leader in transforming healthcare by using evidence-based best practices to consistently deliver high-quality outcomes at sustainable cost.

Awards & Recognition



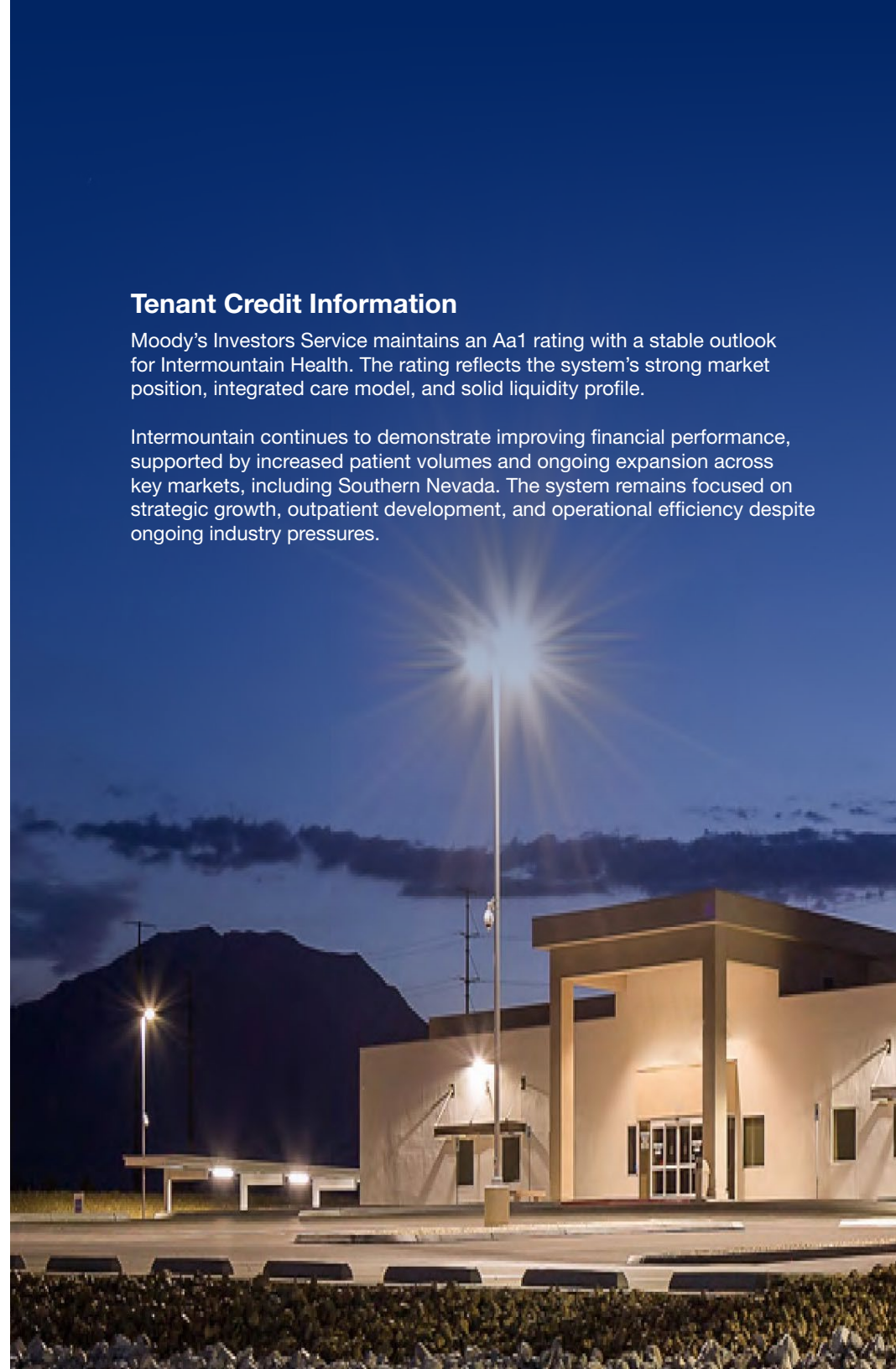
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Tenant Credit Information

Moody's Investors Service maintains an Aa1 rating with a stable outlook for Intermountain Health. The rating reflects the system's strong market position, integrated care model, and solid liquidity profile.

Intermountain continues to demonstrate improving financial performance, supported by increased patient volumes and ongoing expansion across key markets, including Southern Nevada. The system remains focused on strategic growth, outpatient development, and operational efficiency despite ongoing industry pressures.



Ratings Rationale

Moody's Investors Service rates Intermountain Health Aa1 with a stable outlook, reflecting the system's strong credit profile, leading market position across the Mountain West, and diversified, integrated care delivery platform.

The rating is supported by Intermountain's disciplined financial management, robust liquidity, and continued focus on operational efficiency and value-based care. Following the integration of SCL Health in 2022, the system has expanded its geographic footprint and strengthened its presence in high-growth markets, including Colorado, Montana, Nevada, and Idaho.

While operating margins have faced industry-wide pressure from elevated labor costs and reimbursement constraints, Intermountain is expected to demonstrate gradual stabilization through cost management initiatives, care model optimization, and continued growth in outpatient and ambulatory services.

The system benefits from favorable demographic trends and population growth across its service areas. However, ongoing challenges include capital investment needs, competitive pressures in key markets, and exposure to government reimbursement programs.

Rating Outlook

The stable outlook reflects Moody's expectation that Intermountain will maintain solid operating performance and strong balance sheet metrics, supported by its scale, integrated model, and continued execution of strategic initiatives. Cash flow is expected to improve modestly as labor pressures ease and efficiency initiatives take hold. Despite continued capital spending on outpatient expansion, technology, and infrastructure, Intermountain is expected to maintain strong liquidity and debt metrics consistent with its high-grade rating.

Intermountain Health Care Profile

Intermountain Health is a leading nonprofit, integrated healthcare system headquartered in Salt Lake City, Utah, serving communities across the Mountain West, including Utah, Idaho, Nevada, Colorado, Montana, Wyoming, and Kansas. The system operates 34 hospitals and more than 400 outpatient clinics, supported by a network of 10,000+ physicians and advanced practice providers. Intermountain employs approximately 68,000 caregivers, reflecting continued growth following its 2022 integration with SCL Health. In addition to its care delivery platform, Intermountain operates Select Health, a health insurance division covering over one million members, reinforcing its vertically integrated, value-based care model. Intermountain's scale, regional diversification, and focus on outpatient growth and population health position the system as a dominant provider across the Mountain West.

**Sources: Intermountain Health (2025), Moody's Investors Service.
Moody's does not express an opinion on the system's ability to fund unremarketed tenders on its self-liquidity backed variable rate debt.*



±10,000+

Employed Physicians & Advanced
Practice Providers



±400+

Clinics



34

Hospitals
(including virtual hospitals)



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Comparables

+ Sold Comparables



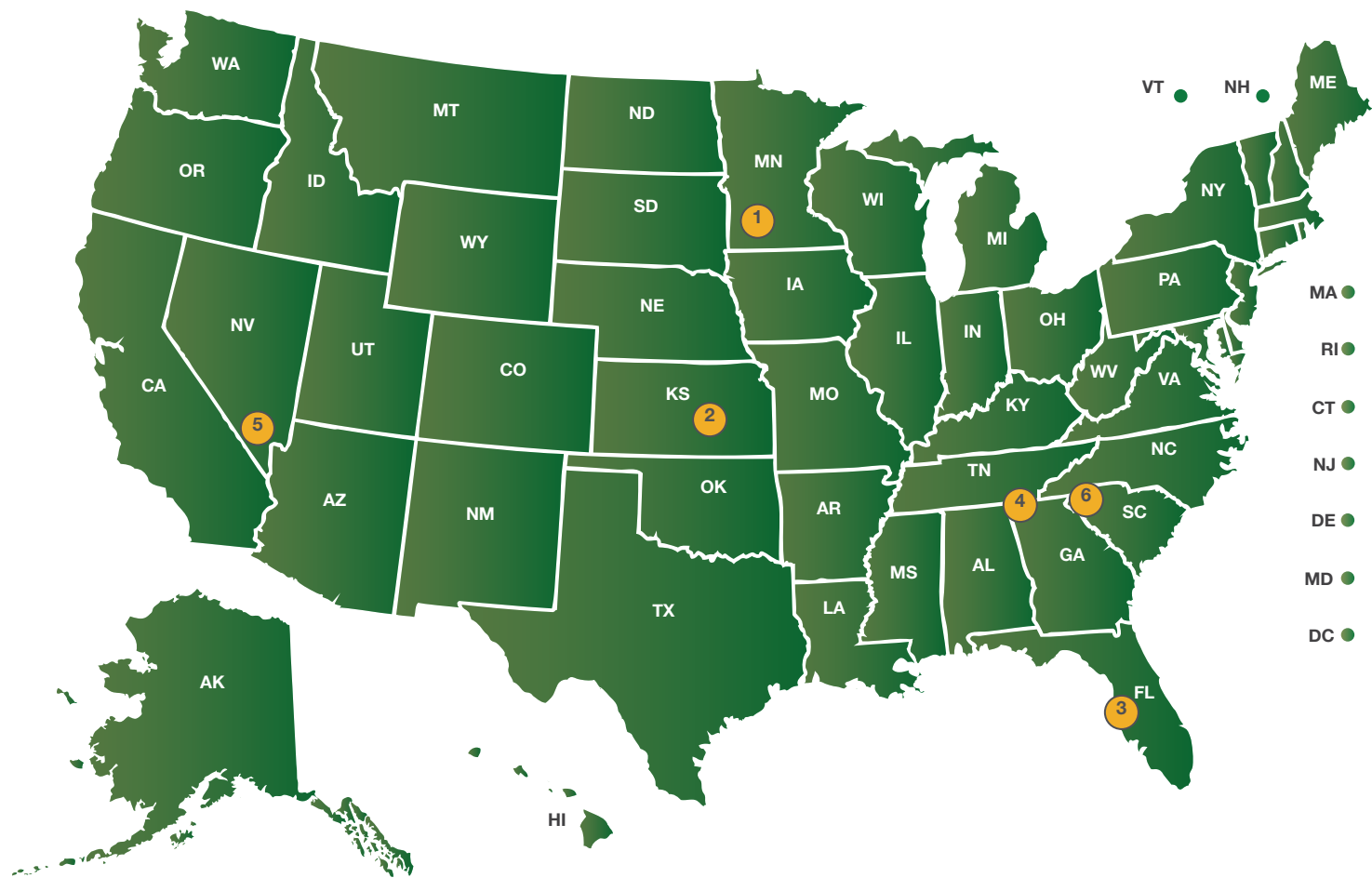
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Comparables: Sold Comparables



Comparables: Sold Comparables

	Property	Sold Price	PSF	Total GLA (SF)	Cap Rate	Sale Date	
1	Avera McKennan Hospital 2020 Hospital Dr. Windom, MN	\$5,375,000	\$428.59	±12,541	6.75%	03/2026	
2	Epic Heart & Surgery 3555 N Webb Rd. Wichita, KS	\$18,655,000	\$444.05	±42,011	6.02%	12/2025	
3	6920 N Dale Mabry Hwy Tampa, FL	\$9,700,000	\$451.50	±21,484	6.00%	05/2025	
4	Battlefield Parkway Professional Center 4616 Battlefield Pkwy. Ringgold, GA	\$5,127,674	\$512.77	±10,000	6.45%	05/2025	
5	Ambulatory Surgery Center 10195 W Twain Ave. Las Vegas, NV	\$7,098,888	\$597.95	±11,872	6.24%	09/2025	
6	Parkside Pediatrics 559 Harrison Bridge Rd. Simpsonville, SC	\$7,680,000	\$661.78	±11,605	6.00%	04/2026	

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Market Overview

Nye County Nevada

Synopsis

As of the 2020 census, the population of Nye County was 51,591, with an estimated population of approximately 56,000 in 2024. The majority of residents live in communities such as Pahrump, which serves as the county's primary population center, while the rest of the county remains largely rural and sparsely populated. Nye County is the third-largest county in Nevada by population and the largest by land area, covering more than 18,000 square miles.

Spanning a vast portion of southern and central Nevada, Nye County offers a unique blend of small-town living and wide-open space. Known for its expansive desert landscapes, proximity to Death Valley National Park, and access to outdoor recreation, the county provides a quieter alternative to nearby urban centers while still being within driving distance of Las Vegas. Its mix of rural communities and growing residential areas makes it an appealing option for those seeking space, affordability, and a connection to Nevada's natural surroundings.

Pahrump is the largest community in Nye County and home to the majority of its population. It is also the fastest-growing area within one of Nevada's fastest-growing counties, driven by its affordability and proximity to Las Vegas.

Quick Facts



±18,181

Land Area
(Square Miles)



51,591

Population



2.8

Pop. Density
(Per Square Mile)

Sources: nyecountynv.gov, data.census.gov



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City of Las Vegas

Roughly 55 Miles from Pahrump

Synopsis

The City has continued to invest in transformative projects that benefit the community. A major milestone was the opening of Circa Resort & Casino, downtown's first newly built hotel-casino since the 1980s, featuring a 459-foot tower, 777 rooms, and a premier sports and entertainment experience. The Fremont Street Experience has been enhanced with a \$32 million canopy upgrade, while nearby properties like Downtown Grand have expanded, further energizing the area. The Expo at World Market Center is now fully operational, adding approximately 350,000 square feet of event space. Downtown Las Vegas continues to see strong residential growth, with Symphony Park evolving into a vibrant mixed-use district and ongoing development in the 18b Arts District, including workforce housing initiatives like Share Downtown.

Quick Facts

 **±141.8**
Size (Sq. Mi.)

 **641,903**
Population

 **4,526**
Pop. Density (Per Sq. Mi.)

The City continues to attract new technologies and industry to Las Vegas.

This growth is supported by an increasing focus on innovation, smart city initiatives, and economic diversification. Downtown has emerged as a hub for both emerging and established companies, driven by ongoing public and private investment in modern infrastructure, business development, and innovation-focused spaces.



Pahrump has a diverse selection of wineries and meaderies, all with picturesque mountain views.

Wineries & Meaderies

Pahrump's emerging cluster of wineries and meaderies has become one of the area's most distinctive lifestyle and tourism drivers, offering a unique contrast to the surrounding Mojave Desert landscape. Despite its arid climate, a small but innovative group of producers has successfully cultivated vineyards and crafted award-winning wines, establishing Pahrump as a surprising niche within Nevada's growing wine industry. Local destinations such as Artesian Cellars, Charleston Peak Winery, and Sanders Family Winery anchor this scene, each offering tasting rooms, events, and hospitality-driven experiences that draw visitors from Las Vegas and beyond.

Beyond traditional wine production, the area also features craft meads, ciders, and other small-batch beverages, adding diversity to the tasting experience and appealing to a broader audience. These venues emphasize more than just production—they create immersive, social environments with live entertainment, food pairings, and scenic mountain backdrops, positioning them as destination-oriented gathering spaces rather than simple retail outlets.

Located approximately one hour from Las Vegas, Pahrump's wineries provide a convenient day-trip alternative to the Strip, attracting both tourists and local residents seeking a quieter, experience-driven escape. As this cluster continues to grow, it supports regional tourism, contributes to the local economy, and reinforces Pahrump's identity as an emerging destination for curated, lifestyle-oriented experiences in Southern Nevada.

Spring Mountain Motor Resort & Country Club

Synopsis

Spring Mountain Motor Resort and Country Club is one of the finest motorsports facilities in the world with over 9 miles of track. Currently the longest race track in North America, further expansion has already begun in order to provide even more track for motorsports enthusiasts. Just a short drive west of Las Vegas Strip and surrounded by stunning desert mountain ranges, Spring Mountain is truly the ultimate driver's paradise and is a destination the entire family can enjoy.

Source: <https://www.racespringmountain.com>

The longest road course race track in North America!



Sprawling New Development in Pahrump

Pahrump Valley continues to emerge as a growing commercial market in Southern Nevada, driven by population growth, increased tourism traffic, and limited regional competition. As of 2026, the area has seen sustained development activity, with numerous commercial projects delivered, under construction, or in planning across the valley.

Highway 160 remains the primary retail and service corridor, with national and regional tenants establishing a stronger presence and driving increased consumer traffic. The corridor continues to attract quick-service restaurants, automotive users, and service-based retailers, reinforcing its role as Pahrump's dominant commercial spine.

Planned large-scale developments, including the proposed Silverton Casino project near Spring Mountain Motor Resort, represent significant long-term upside for the market. While dependent on infrastructure improvements, such projects highlight continued investor and developer interest in expanding Pahrump's hospitality and entertainment offerings.

Spring Mountain Motor Resort & Country Club has expanded its facilities and track capacity, further solidifying its position as a premier destination that draws consistent regional and out-of-state visitors—supporting local retail, lodging, and service demand.

Industrial and storage sectors have also experienced notable growth. Increased demand has led to the development and expansion of warehouse, self-storage, and RV storage facilities throughout the valley, supporting both local businesses and seasonal retail activity.

Additionally, Pahrump has seen continued growth in professional services, medical uses, and locally owned businesses, contributing to a more diversified and stable economic base.

Overall, Pahrump's commercial market is transitioning from a historically underserved trade area to a more established and investable submarket, offering opportunities for retail, industrial, and service-oriented users seeking growth in Southern Nevada.





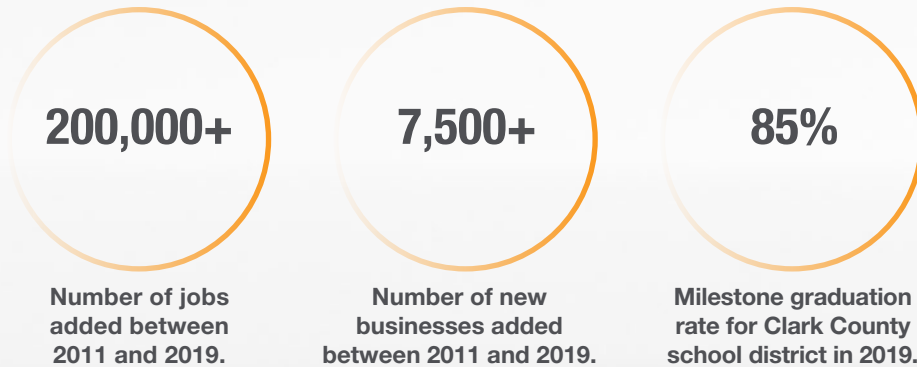
January 18, 2025 – The Pahrump Regional Planning Commission unanimously approved a Conditional Use Permit for Majestic Pahrump Holdings, LLC's 125-room hotel/casino located at 4867 S. Nevada Hwy. 160 in Pahrump. The Silverton Ranch Casino and Hotel will consist of five stories, with the fifth being a parapet.

Source: nevbex.com



Conceptual rendering only. This image is for illustrative purposes and does not represent an existing, approved, or guaranteed development. All aspects are subject to change.

Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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Nevada Tax Advantages

NEVADA

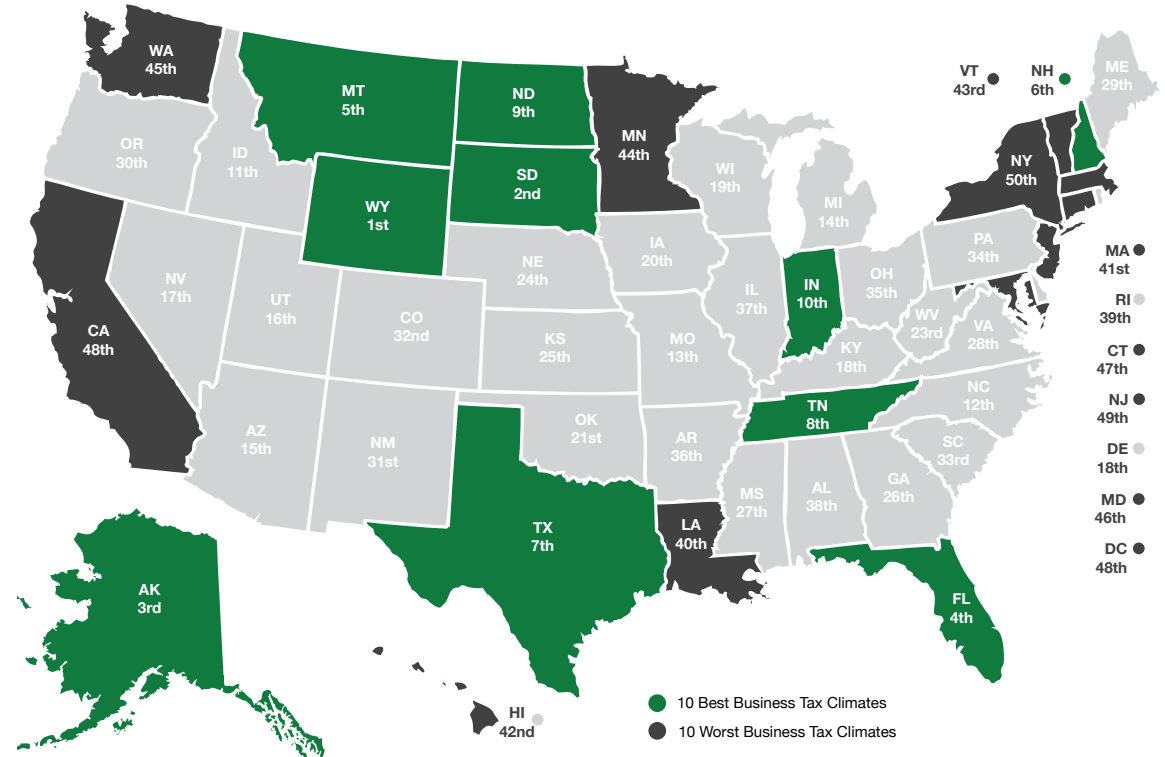
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 15th,
Idaho 11th, Oregon 30th and Utah
16th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 17th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Property Management

Our team sets the industry standard for professional commercial real estate property management services in Las Vegas, Nevada.

MDL Group has been recognized by Vegas Inc. as #1 Third Party Management Company in the Las Vegas market in 2013, 2014, 2015, and 2017. We are dedicated to exceeding clients' expectations everyday with an above-and-beyond service delivery approach.

Why Choose MDL Group?

Responsive

- 24/7 live response
- Direct tenant interactions
- Superior in-place staff and proven structure
- Local on-site accounting

Proactive

- Weekly property inspections
- Mid-year / year-end CAM reconciliations & budgeting
- Regular tenant check-ins
- Preemptive approach in avoiding issues

Experienced

- Over 35 years of experience
- Long-term vendor relationships
- Average employee retention rate of 8.08 years
- Effective and efficient systems

Interested in receiving a Property Management Proposal?

Scan the QR Code, complete the short form, and we'll be happy to assist you with your property.





Jarrad Katz, SIOR, CCIM
President | Broker | Principal

Jarrad is the President and Principal of MDL Group. Jarrad specializes in sales and leasing of industrial, office and investment properties.

Jarrad has been practicing commercial real estate since graduating from the University of Nevada Las Vegas with a BS in Business Administration Marketing. Jarrad obtained his Certified Commercial Investment Member (CCIM) designation, as well as, his Society of Industrial and Officer Realtors (SIOR) designation.



Galit Kimerling-Moreau, SIOR
Senior Vice President

Galit is a Senior Vice President at MDL Group, teamed with Jarrad Katz. Her focus is sales & leasing of industrial and office properties, as well as investment property sales. She is a former attorney earning a law degree from Warwick University, England. Galit practiced corporate law at Haim Zadok & Co, one of Israel's top law firms. Thereafter, she was head of US market expansion for AV- El Ltd, an international communication company. Galit has obtained her Society of Industrial and Officer Realtors (SIOR) designation.



Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker

Hayim Mizrachi is the CEO, Principal, and Broker of MDL Group, a leading commercial real estate firm in Las Vegas. A UNLV graduate and Las Vegas native, he holds both CCIM and SIOR designations.

He is a respected industry leader, having served as president of multiple organizations including NAIOP Southern Nevada, where he was named National President of the Year. He also co-created a leadership development program that received national recognition.

Outside of work, Hayim is active in the Las Vegas community and shares insights through his Takeaways blog and podcast.

Our Support Team



Francis Garcia
Design & Marketing



Rebecca Idolor
Brokerage Services Coordinator



Megan Benedict
Team Marketing & Operations Manager

Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Investment Sales Team

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