

10130 S RAINBOW BLVD

roam'n stop

LAS VEGAS, NV 89139



[CLICK HERE TO WATCH PROPERTY VIDEO](#)

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Owner and Bang Realty-Nevada, Inc expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Bang Realty-Nevada, Inc or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE Bang Realty-Nevada, Inc 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.

EXCLUSIVELY PRESENTED BY



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

We are pleased to present the opportunity to own a high performing roam 'n stop located in Las Vegas, Nevada. The property is encumbered with a 20-year Absolute NNN lease, leaving the landlord with zero responsibilities.

There are currently 19+ years remaining on the current lease with Four, 5-year options left. The lease features 10% rental increases every 5 years, which continue through each option, to help hedge against inflation.

This roam 'n stop is highly visible as it is strategically positioned in Las Vegas, Nevada. Las Vegas is the 25th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. With over 2.9 million visitors as of 2019, Las Vegas is the sixth-most visited city in the U.S., after New York City, Miami, Los Angeles, Orlando, and San Francisco. It is a top-three destination in the U.S. for business conventions and a global leader in the hospitality industry.

The site takes advantage of high daily traffic counts of nearly 25,000 vehicles per day from S Rainbow Blvd and Mountain Edge Pkwy. Nationally recognized tenants such as Walmart, Meineke, Tractor Supply Co. AutoZone, Planet Fitness, Orangetheory, Albertsons, Pet Supplies Plus, McDonald's, Starbucks, Burger King, Taco Bell, and Domino's, all surround the Property, further driving consumers to the area.

At roam 'n stop we believe that travel should not simply be measured by steps from your front door, but rather by the experience of the journey. It is about embracing the spirit of curiosity and discovery wherever it may be. Whether you just roam around the corner or roam across the country, we are here to fulfill all your travel needs.

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address 10130 S Rainbow Blvd
Las Vegas, NV 89139

Land Area 1.7 Acres

Year Built 2021

Ownership Type Fee Simple

PRICING INFORMATION

Offering Price \$5,416,667

Net Operating Income \$325,000

Cap Rate 6.00%

Price Per Square Feet \$1,805.56

Tenant MEQ C&G, LLC

Guarantor Personal

Term Remaining 19+ years

Lease Type Absolute NNN

Landlord Responsibilities None



COMPLETE HIGHLIGHTS



| LOCATION INFORMATION | |
|----------------------|----------------------|
| Building Name | Roam 'n Stop |
| Street Address | 10130 S Rainbow Blvd |
| City, State, Zip | Las Vegas, NV 89139 |
| County | Clark |

| BUILDING INFORMATION | |
|----------------------|--------------|
| NOI | \$325,000.00 |
| Cap Rate | 6.0% |
| Occupancy % | 100.0% |
| Tenancy | Single |
| Year Built | 2021 |

PROPERTY HIGHLIGHTS

- **LONG TERM LEASE** - 19+ years remaining on the initial term of the lease, 10% rent increases every 5 years, followed by Four, 5-year options, also featuring rent increases.
- **BONUS DEPRECIATION** - Fee simple ownership of a Gas Station provides the landlord the opportunity to use accelerated Bonus depreciation model (see Page 7). Consulting your Accountant or Tax Attorney is advised.
- **EXCELLENT LOCATION** - Well-located asset within the growing Las Vegas MSA. High visibility and great site design to maximize tenant exposure. Positioned near more than 70 major neighboring National Retailers including Walmart, Smith's, Public Storage, Subway, McDonald's, Smoothie King, Denny's, and Walgreens.
- **TAX-FREE STATE** - Nevada is one of nine states with no state income tax.
- **EXCELLENT DEMOGRAPHICS** - Surrounding density of over 200,000 residents within a 5-mile radius and projected 5-year population growth of 12.4%.
- **STRONG GUARANTEE** - Personal guarantor with net worth ±\$70M.
- **RECENTLY BUILT** - Newly constructed property in 2021.
- **ABSOLUTE NNN LEASE** - Zero Landlord Responsibilities. Ideal for Investors not Local to the Market or looking for a "hands off" investment.

DEPRECIATION OVERVIEW

BONUS DEPRECIATION

| | ROAM ' N STOP |
|---------------------------------------|--------------------|
| Property Type | Gas Station |
| Ownership | Fee Simple |
| Rent | \$325,000 |
| Cap Rate | 6.00% |
| Purchase Price | \$5,416,667 |
| Depreciable Basis (Improvements Only) | 80.00% |
| Useful Life | 1 |
| Federal Tax Rate | 37.00% |
| Year 1 Depreciation | \$3,900,000 |
| POTENTIAL TAX SAVINGS | \$1,443,000 |

ACCELERATED DEPRECIATION

| | ROAM ' N STOP |
|---------------------------------------|------------------|
| Property Type | Gas Station |
| Ownership | Fee Simple |
| Rent | \$325,000 |
| Cap Rate | 6.00% |
| Purchase Price | \$5,416,667 |
| Depreciable Basis (Improvements Only) | 80.00% |
| Useful Life | 15 |
| Federal Tax Rate | 37.00% |
| Year 1 Depreciation | \$260,000 |
| POTENTIAL TAX SAVINGS | \$96,200 |

STANDARD DEPRECIATION

| | OTHER RETAIL |
|---------------------------------------|------------------|
| Property Type | Retail |
| Ownership | Fee Simple |
| Rent | \$325,000 |
| Cap Rate | 6.00% |
| Purchase Price | \$5,416,667 |
| Depreciable Basis (Improvements Only) | 80.00% |
| Useful Life | 39 |
| Federal Tax Rate | 37.00% |
| Year 1 Depreciation | \$100,000 |
| POTENTIAL TAX SAVINGS | \$37,000 |

GROUND LEASE

| | OTHER RETAIL |
|---------------------------------------|--------------|
| Property Type | Retail |
| Ownership | Ground Only |
| Rent | \$325,000 |
| Cap Rate | 6.00% |
| Purchase Price | \$5,416,667 |
| Depreciable Basis (Improvements Only) | 0.00% |
| Useful Life | 0 |
| Federal Tax Rate | 37.00% |
| Year 1 Depreciation | \$0 |
| POTENTIAL TAX SAVINGS | \$0 |

FINANCIALS

| TENANT | SQUARE FOOTAGE | TERM REMAINING | TERM | | RENTAL INCREASE | MONTHLY RENT | MONTHLY RENT PER SF | ANNUAL RENT | ANNUAL RENT PER SF |
|--------------|----------------|----------------|------------|------------|-----------------|--------------|---------------------|-------------|--------------------|
| MEQ C&G, LLC | 3,000 | 19+ years | Current | 12/31/2042 | | \$27,083 | \$9.03 | \$325,000 | \$108.33 |
| | | | 01/01/2028 | 12/31/2032 | 10% | \$29,791 | \$9.93 | \$357,500 | \$119.17 |
| | | | 01/01/2033 | 12/31/2037 | 10% | \$32,770 | \$10.92 | \$393,250 | \$131.08 |
| | | | 01/01/2038 | 12/31/2042 | 10% | \$36,047 | \$12.02 | \$432,575 | \$144.19 |
| | | Option 1 | 01/01/2043 | 12/31/2047 | 10% | \$39,652 | \$13.22 | \$475,833 | \$158.61 |
| | | Option 2 | 01/01/2048 | 12/31/2052 | 10% | \$43,618 | \$14.54 | \$523,416 | \$174.47 |
| | | Option 3 | 01/01/2053 | 12/31/2057 | 10% | \$47,979 | \$15.99 | \$575,757 | \$191.92 |
| | | Option 4 | 01/01/2058 | 12/31/2062 | 10% | \$52,777 | \$17.59 | \$633,333 | \$211.11 |

| TERM COMMENCEMENT | TERM EXPIRATION | RENEWAL OPTIONS | RENTAL INCREASES | LANDLORD RESPONSIBILITIES | TENANT RESPONSIBILITIES | GUARANTEE | RIGHT OF FIRST REFUSAL |
|-------------------|-----------------|----------------------|------------------|---------------------------|-------------------------|-----------|------------------------|
| 12/22/2022 | 12/31/2042 | Four, 5-year options | Yes | None | Absolute NNN | Personal | Yes, 30 Days |

TENANT SUMMARY

Principals involved in **\$14+ billion of transactions** since 1990.

Cumulative results at MEQ include:

- **30+ million SF Leasing**
- **\$500+ million of completed Capital Projects**

The Tenant, MEQ C&G, is a budding C&G operating platform established by Mass Equities, a boutique private-equity firm focused on the commercial real estate sector as well as brand-driven operating platforms. MEQ’s diversified investment philosophy has been honed from our principals’ 100+ years of combined investment experience in both private and public companies and advanced through many economic cycles.

Combining this philosophy with MEQ’s entrepreneurial spirit, relentless focus on execution, and the utilization of the principals’ institutional backgrounds and process will create the best results possible for their investors and for themselves.

MEQ’s diverse strategy includes investment in multiple operating platforms that provide quality products and services to local communities. These platforms include nationally recognized franchises such as Travel Centers of America (TA) and Conoco as well as Take 5 Oil Change.

MEQ C&G is actively transforming the basic truck stop and convenience store into the next generation of customer-centric service centers. Both the C&G locations and the TA franchise locations reflect the growing trend of clean, family friendly environments that provide the full menu of products and services expected from today’s customers – from Gas and electric charging to specialty coffee, hot grab-to-go food selections as well as full service in-store quick service restaurant (QSR) offerings. The MEQ team has partnered with some of the most recognized names in the industry, including Don Tortaco, Krispy Krunchy Chicken, Chester’s Chicken, Noble Roman’s Pizza, Subway, Quiznos.

MEQ’s Las Vegas development platform has over 30 neighborhood retail developments delivered over the past five years and has delivered C&G projects to blue-chip operators such as 7/11, Terrible Herbst and Las Vegas Petro.



| | |
|-----------------------|--|
| WEBSITE | www.masseq.com |
| FOUNDED | 2016 |
| HEADQUARTERS | Santa Monica, CA |
| INVESTMENTS | Mixed-use/multifamily, Retail, Creative Office, Industrial, Medical Office |
| IN DEVELOPMENT | Mass EQ Over 1000 units & 1MM SF |

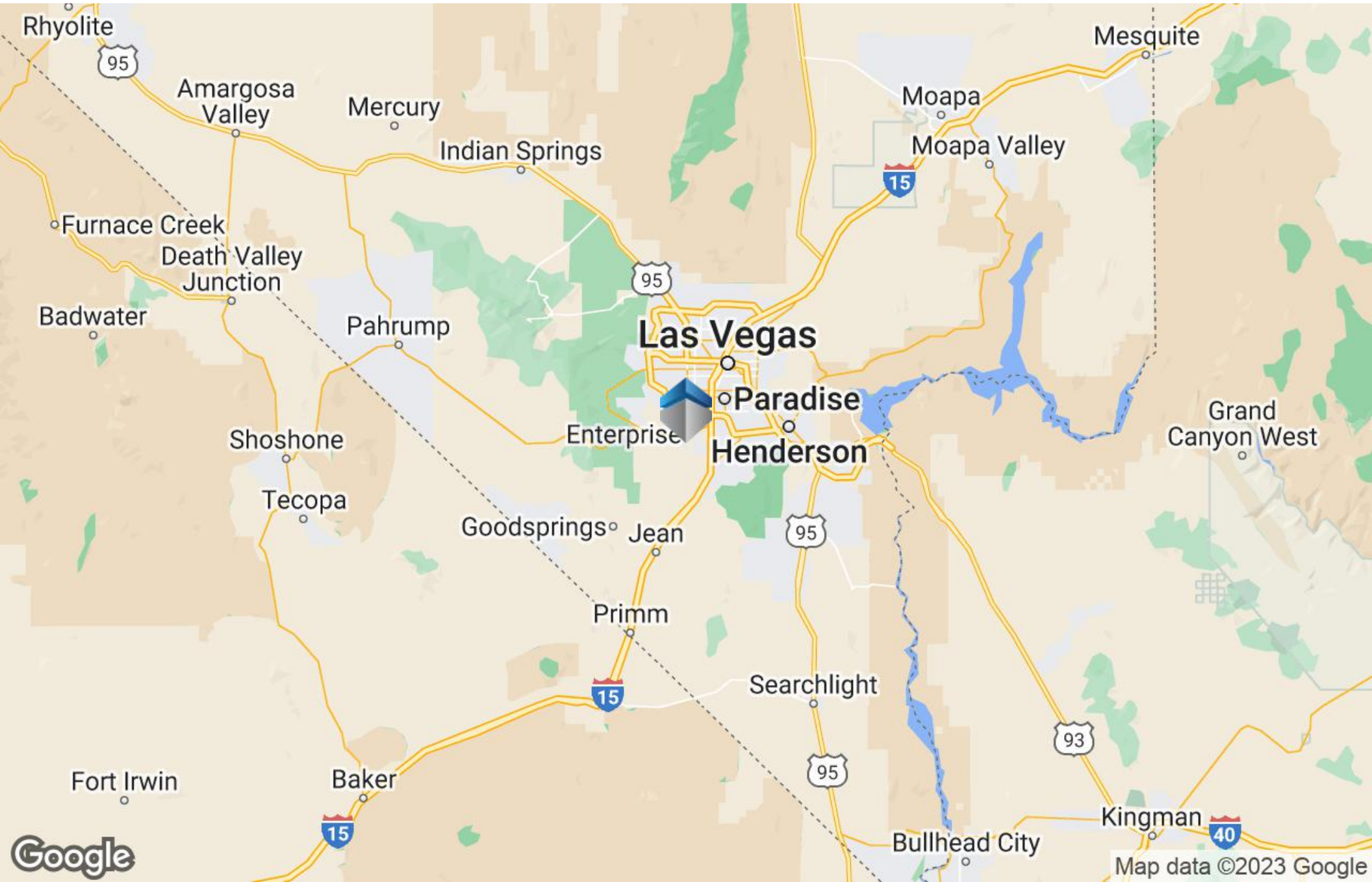
ADDITIONAL PHOTOS



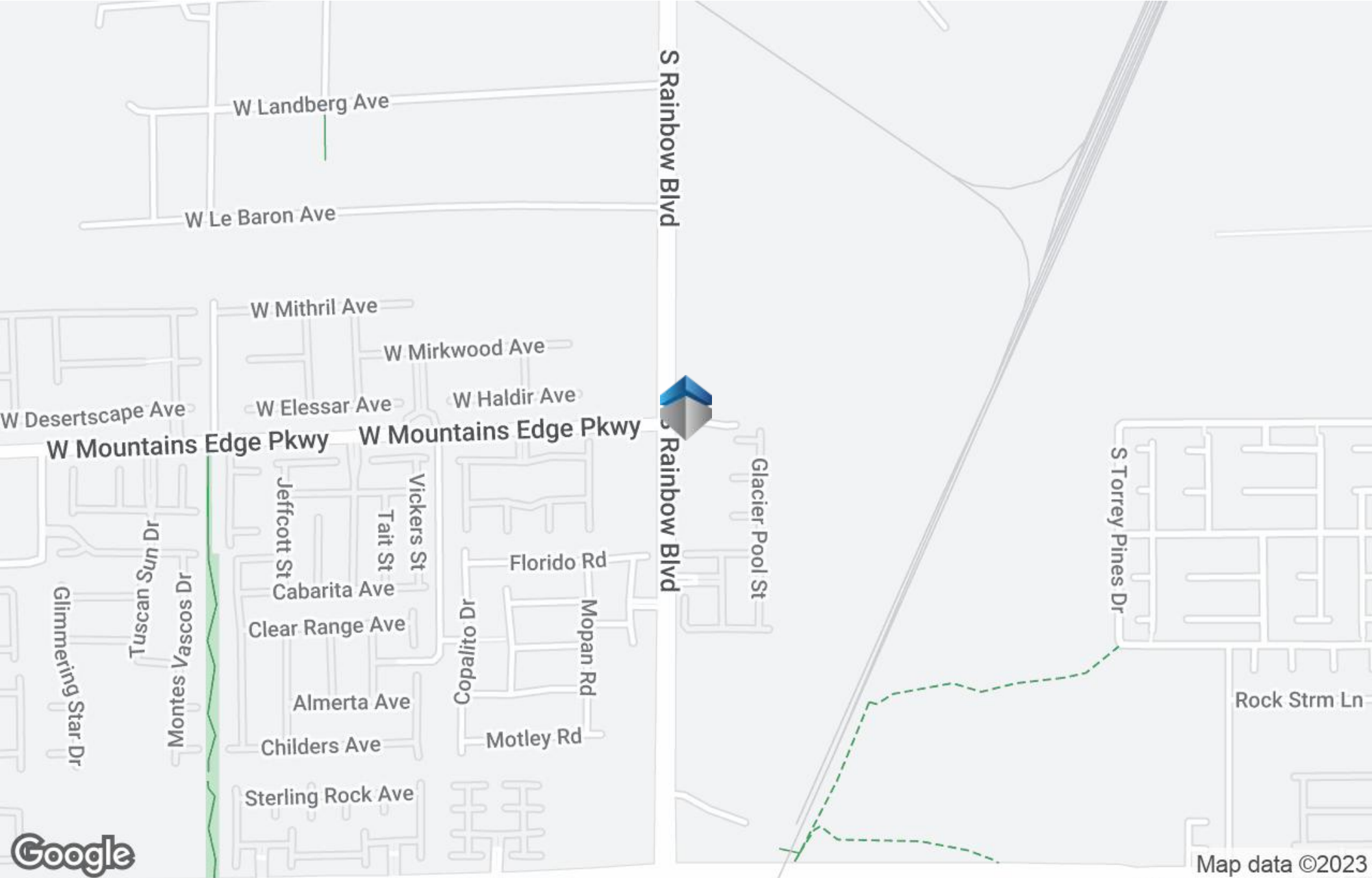
ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET OVERVIEW

Las Vegas, NV founded in 1905 and incorporated in 1911, is located in the southern part of the state. The City currently occupies a land area of 133.2 square miles and. The City of Las Vegas is the largest city in Nevada with a population of 656,503 as of July 1, 2023.

Las Vegas' pioneering spirit, enterprising nature and can-do attitude are helping pave the road to economic recovery in Southern Nevada. Currently, gaming, tourism and educational instruction remain the leading areas of employment for Southern Nevadans. Las Vegas offers a market area of more than 51 million people within one day's drive. It is a convenient Western U.S. location near other key high-tech markets such as Denver, Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco.

It is home to Switch, the world's largest and most powerful data center and technology ecosystem. Switch clients include Cisco, Dell, and eBay, Fox, MGM, Pixar and Sony. Switch recently unveiled plans to invest \$2 billion in new infrastructure that will bolster the state's growing tech industry, bridging Southern and Northern Nevada.

Las Vegas' McCarran International Airport is the seventh busiest airport in North America, according to Airports Council International. With more than 30 air carriers, McCarran provides nonstop service to domestic and worldwide destinations, helping quickly meet business needs. The primary drivers of the Las Vegas economy are tourism, gaming and conventions, which in turn feed the retail and restaurant industries. Las Vegas has 68 parks. The city owns the land for, but does not operate, four golf courses: Angel Park Golf Club, Desert Pines Golf Club, Durango Hills Golf Club and the Las Vegas Municipal Golf Course. It is also responsible for 123 playgrounds, 23 softball fields, 10 football fields, 44 soccer fields, 10 dog parks, six community centers, four senior centers, 109 skate parks, six swimming pools and more.



DEMOGRAPHICS

KEY FACTS



11,489
POPULATION



34.3
AVERAGE AGE



\$338,392
MEDIAN HOUSEHOLD VALUE

BUSINESSES



77
BUSINESSES



455
EMPLOYEES

INCOME



\$104,948
MEDIAN HH INCOME



\$126,056
AVERAGE HH INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Population | 11,489 | 214,296 | 782,836 |
| 2010 Population | 5,305 | 143,437 | 622,028 |
| 2028 Population | 12,614 | 227,945 | 816,511 |
| Employees | 455 | 54,124 | 490,731 |
| Total Businesses | 77 | 4,746 | 40,270 |
| Average Household Income | \$126,056 | \$109,054 | \$97,168 |
| Median Household Income | \$104,948 | \$87,461 | \$71,457 |
| Average Age | 34.3 | 35.6 | 39.3 |
| Households | 3,342 | 76,806 | 323,344 |
| Average Housing Unit Value | \$338,392 | \$325,529 | \$292,093 |

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