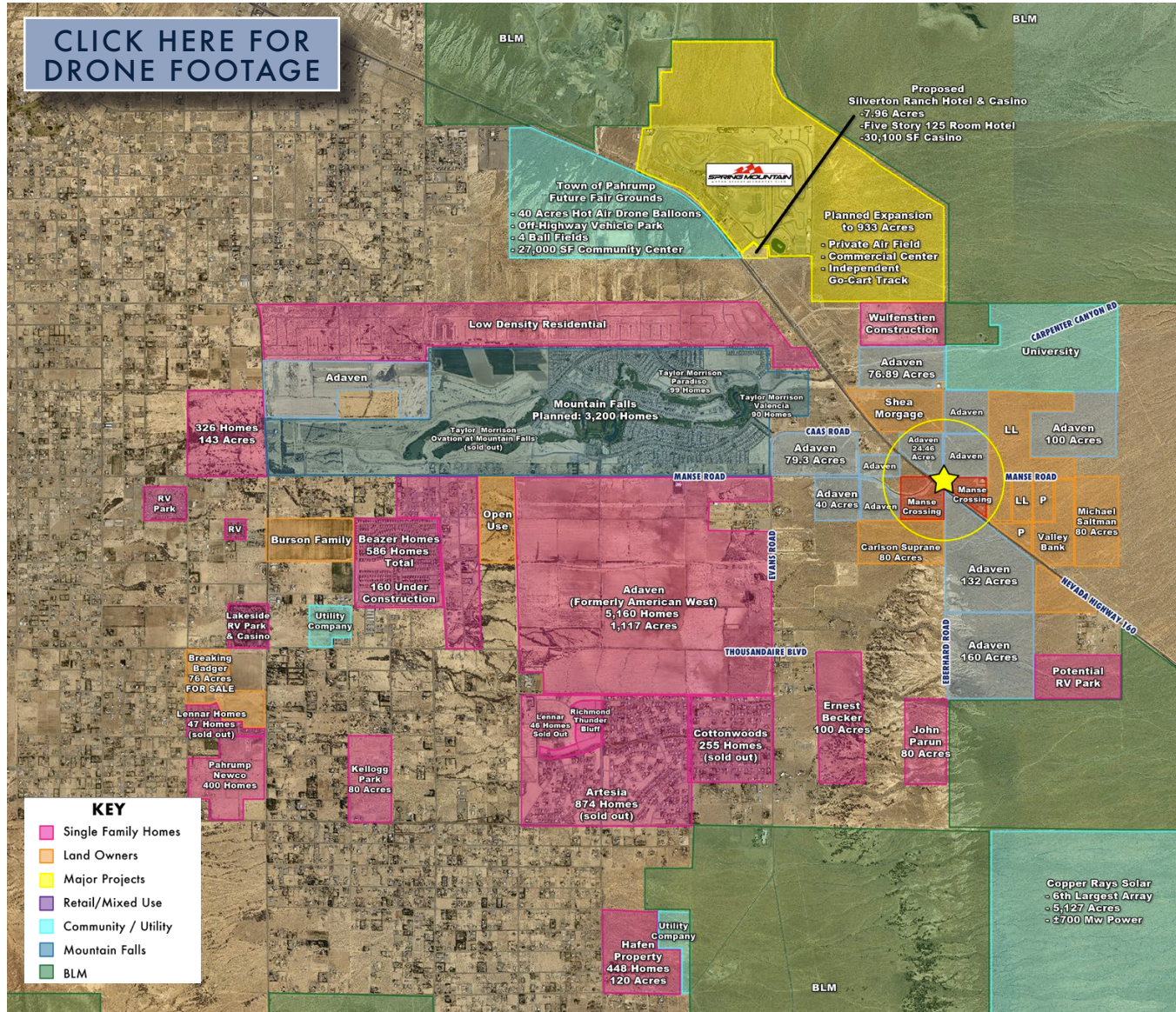


MANSE CROSSING, PAHRUMP NEVADA

SWC & SEC Manse Road & State Route 160 | Pahrump, NV 89061



PROPERTY HIGHLIGHTS

- 2020-2021 saw a doubling in number of residential permits being issued and new builders
- The Manse Road Submarket has over 1,200+ Acres of homebuilder owned properties within the immediate area
- 2021-2022 broke records for new commercial development within the area
- Two major national utilities are planning 100+ acre solar projects in the Southern area
- Nevada Department of Transportation reported a 16.7% YoY increase in traffic into and out of Vegas Via 160 after the HWY 160 widening project
- Spring Mountain Motor Resort and Country Club has completed its 933 acre land annexation, a two-minute drive from site
- Two Miles from Mountain Falls Golf Club
- *Adavan Formerly American West*

AREA AMENITIES

- Water Rights
- Utility Service
- Entry to Pahrump Valley

2022 DEMOGRAPHIC SNAPSHOT



Population: **5,097**
3-mile radius



Average HH Income: **\$53,009**



Traffic Counts: **11,200 vpd**



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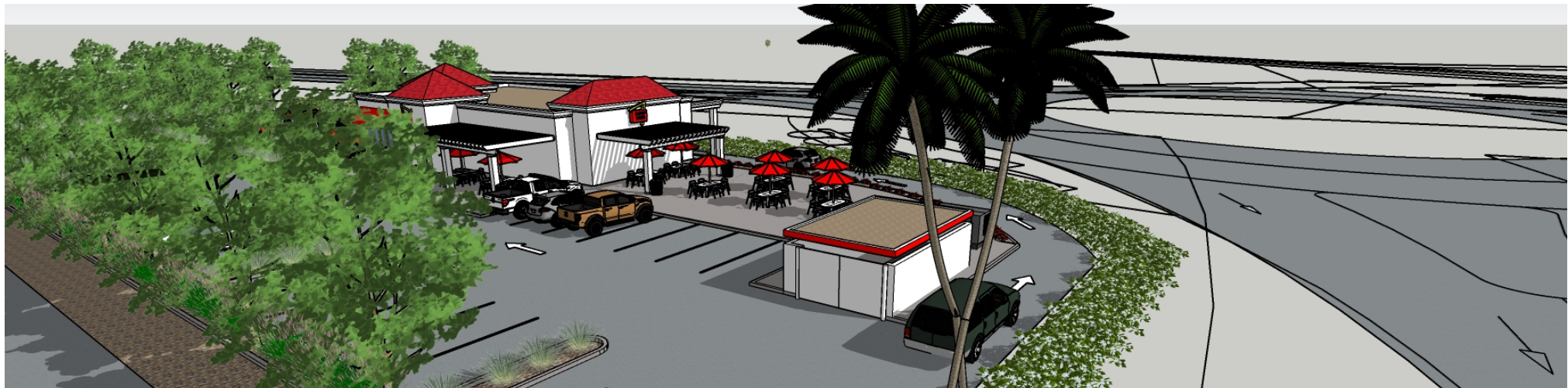


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GATEWAY TO PAHRUMP

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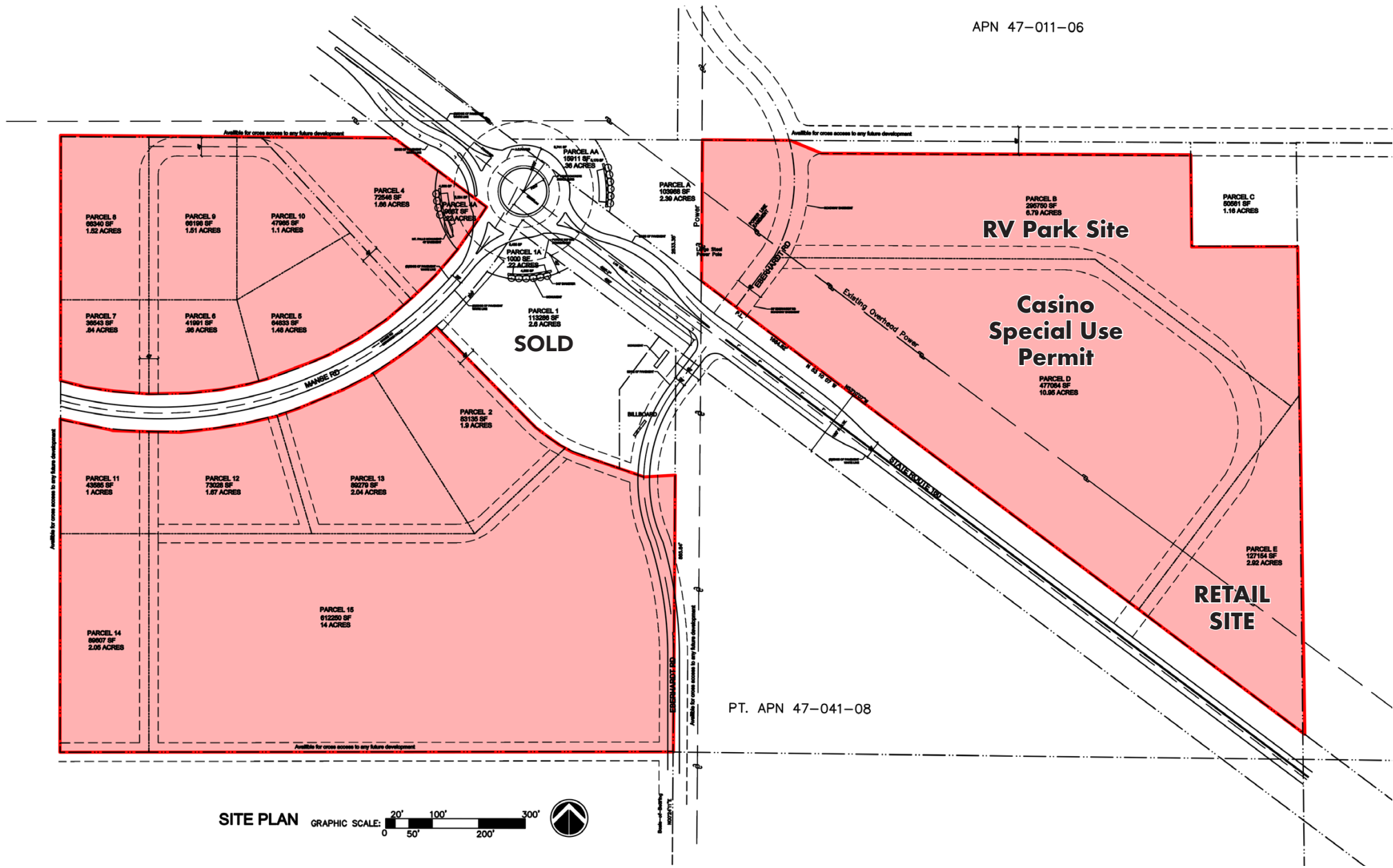
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MANSE CROSSING, PAHRUMP NEVADA

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AREA HOMEBUILDERS

- Beazer Homes
- WM Lyon Homes
- Greystone Nevada
- Lennar
- Serenity Homes
- Nevada Homes
- Demi & D LLC
- Avco Builders

AREA HIGHLIGHTS

- The Wine Country of Nevada
- Death Valley National Park
- Lake Spring Mountain
- Year Round Events:
 - September - Fall Festival
 - October - The Stompapalooza Grape Stomp
 - November - Social Pow Wow
 - March - Annual Silver State Chili Cook-off
 - April - Pahrump Balloon Fest

MAJOR CITY PROJECTS

- Highway study underway for four additional lanes into Pahrump
- HWY 160: \$100 Million in Roadway Improvements Completed - 16.7% growth of daily traffic flow after its completion according to NDOT Data
- Eastern Gateway Roundabout: \$18.5 million invested in the roundabout
- 370 S Bannavitch St, Pahrump, NV 89048: 100-Acre Solar Project
- ConEdison: Basin Solar Project: \$100 Million Dollar Project
- Mountain Springs Raceway: 125-room hotel, a casino with restaurant and a Starbucks (Concepts)

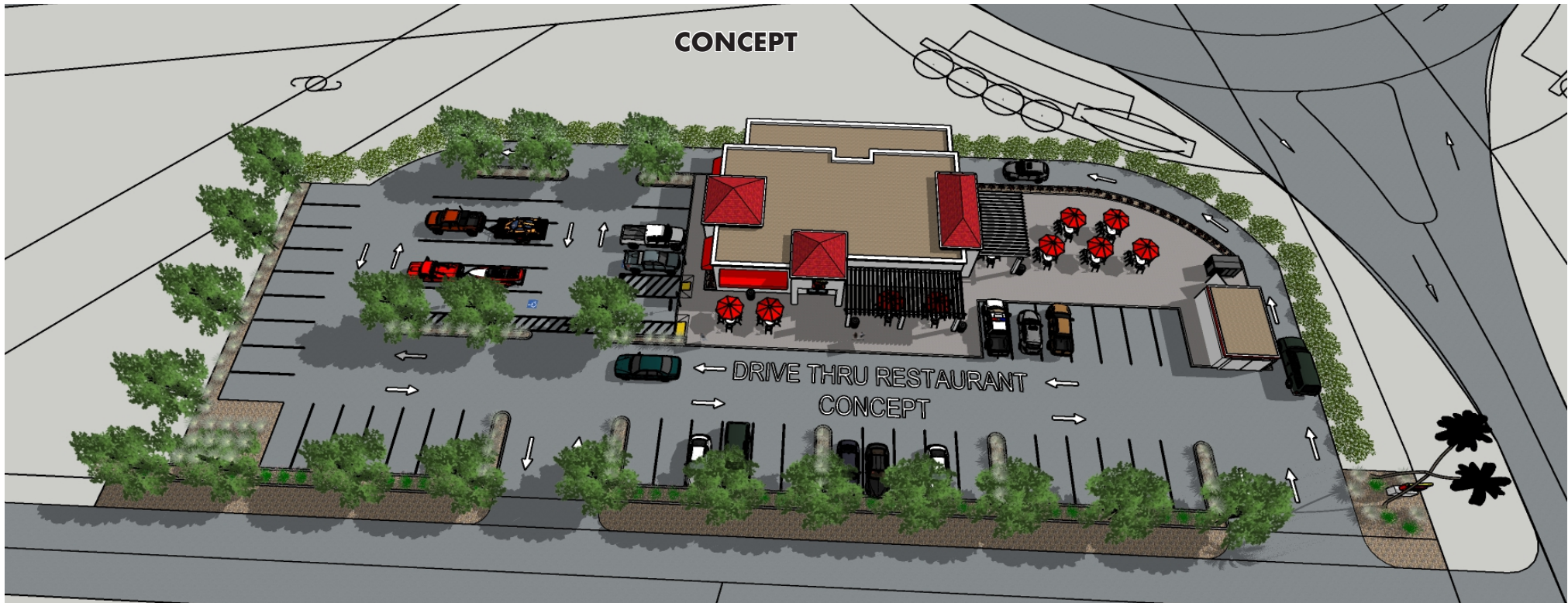


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**Roundabout Planned at
HWY 160**



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DEMOGRAPHICS

SWC & SEC Manse Road & State Route 160 | Pahrump, NV 89061

2022 ESTIMATED DEMOGRAPHICS



Population

3-Mile	5,097
5-Mile	13,391
Pahrump MSA	54,348



Average Household Income

3-Mile	\$53,009
5-Mile	\$48,905
Pahrump MSA	\$54,403



Number of Households

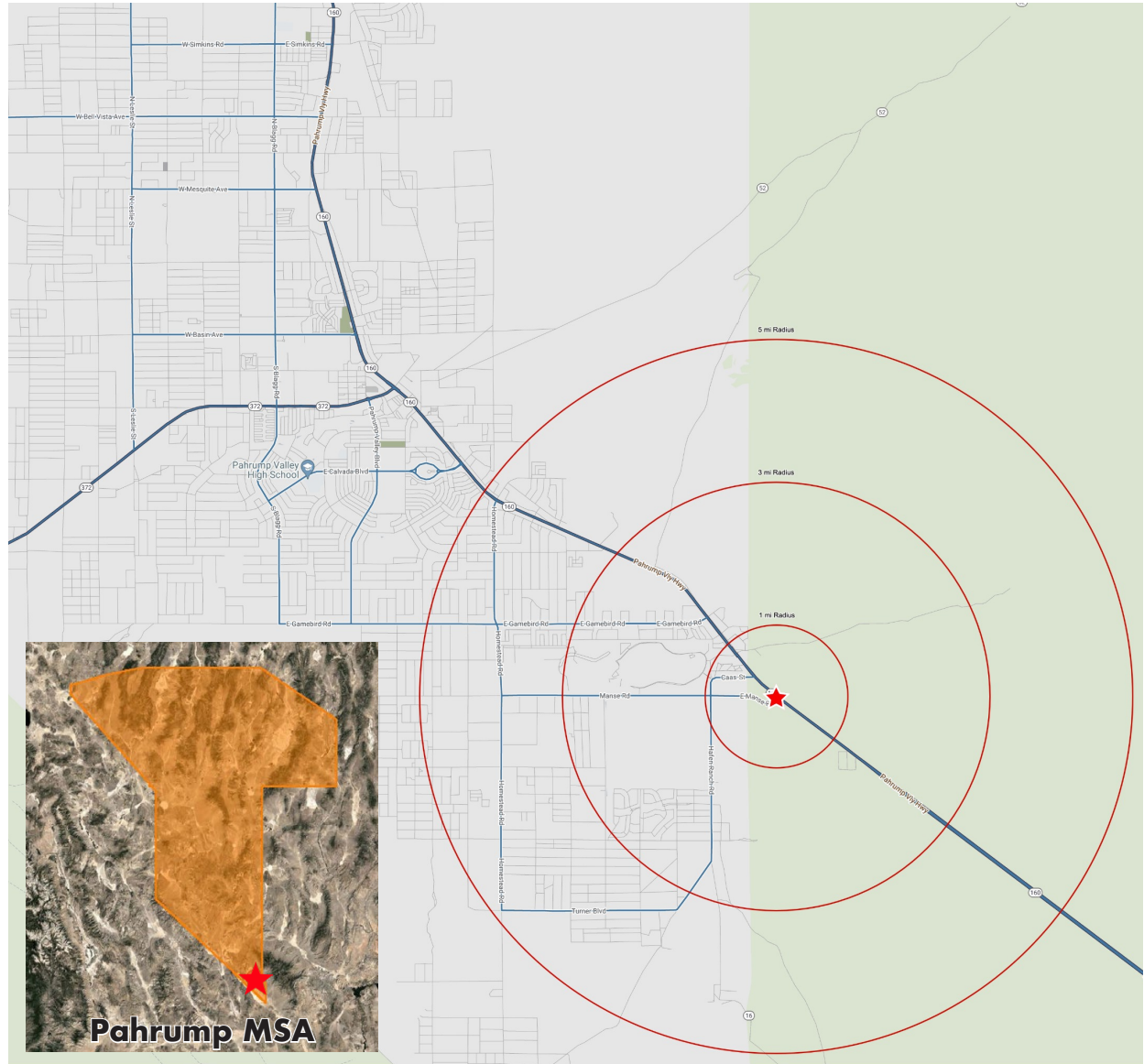
3-Mile	2,169
5-Mile	5,664
Pahrump MSA	22,981



Daytime Population (Employees)

3-Mile	210
5-Mile	1,029
Pahrump MSA	6,632

PAHRUMP, NEVADA



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



CHAINLINKS
RETAIL ADVISORS

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