OFFERING MEMOMRANDUM

Dovetail at Decatur Townhomes

COLDWELL BANKER PREMIER REALTY DEVELOPER SERVICES

COLDWELL BANKER COMMERCIAL PREMIER

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

SUMMARY

PROPERTY DESCRIPTION

Rare 4-Bedroom townhomes with private backyards and a convenient central location

PROPERTY HIGHLIGHTS

- Energy efficient new construction
- Minutes from Hwy 11
- Walk-in closets in all bedrooms

Property Street Address	Sq. Ft.	Stories	Bed/Bath	Garage	Price
4926 Sweet Vesper Ct	1,539	2	4/2.5	2	$386,490

COMPARABLE LEASES

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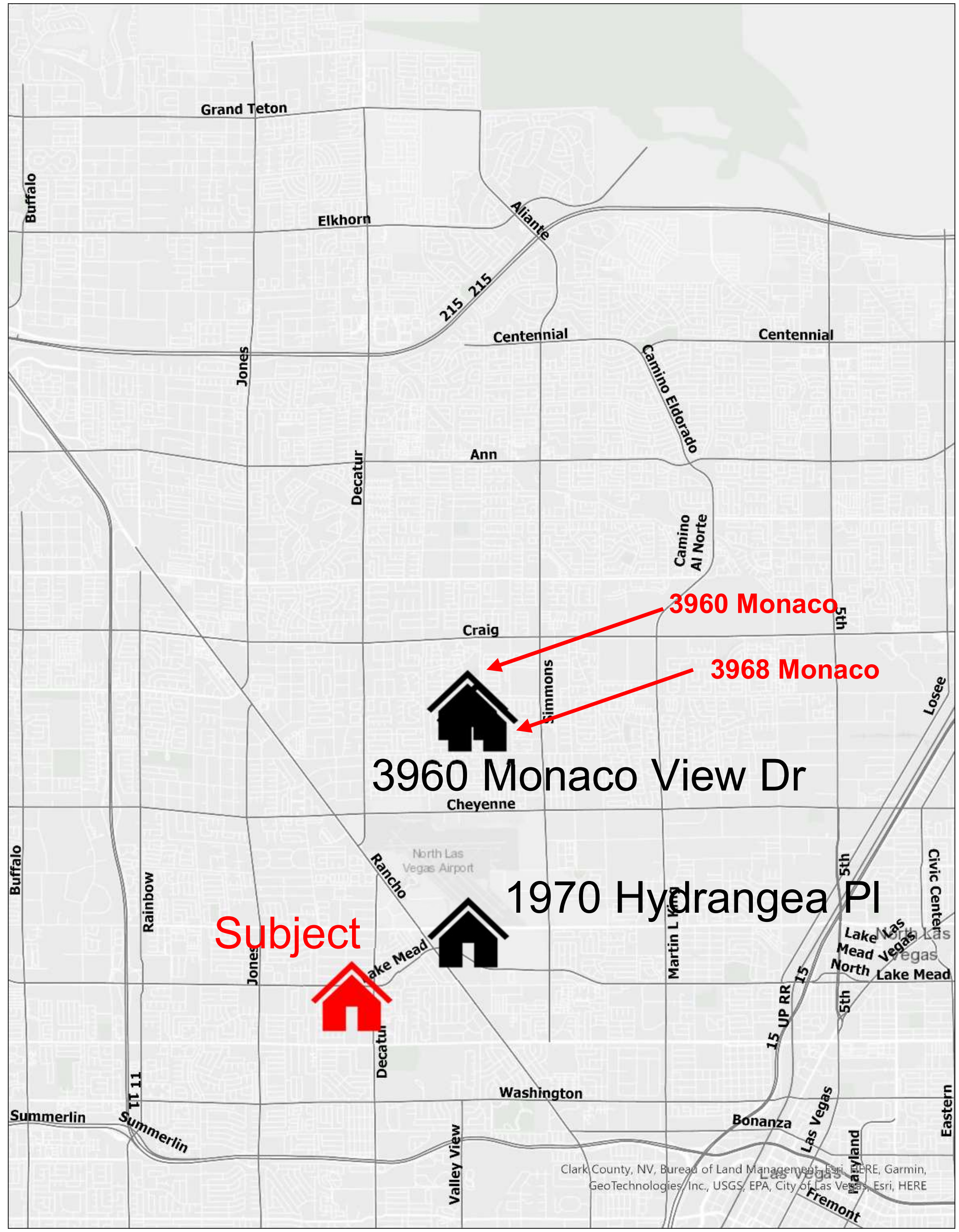
Address	1970 Hydrangea Pl
Rent	$2,300
Sq.Ft.	1,851
$/Sq.Ft.	$1.24

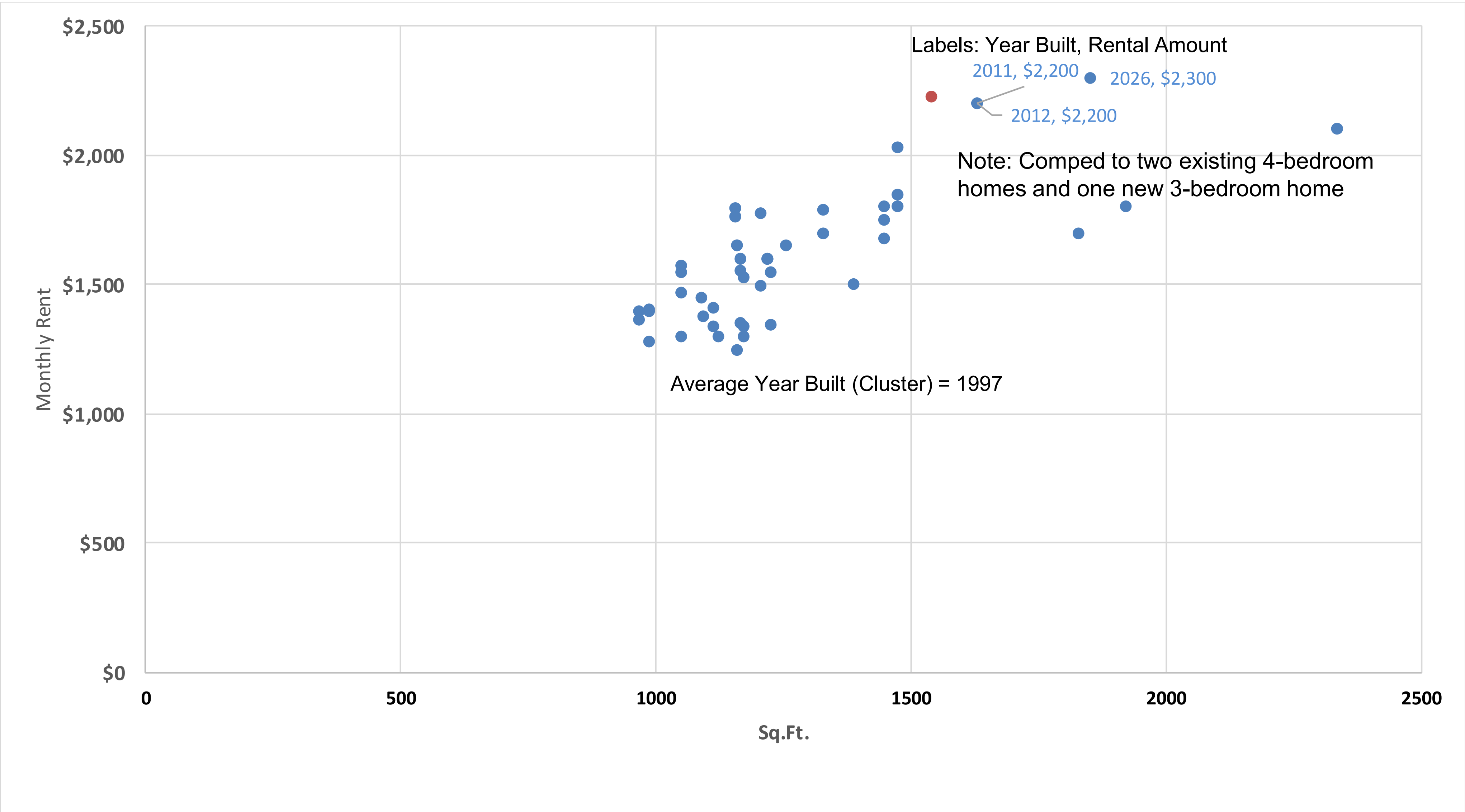
Address	3968 Monaco View Dr
Rent	$2,200
Sq.Ft.	1,630
$/Sq.Ft.	$1.35

Address	3960 Monaco View Dr
Rent	$2,200
Sq.Ft.	1,630
$/Sq.Ft.	$1.35



RELATIVE LEASE RATES

RELATIVE LEASE RATES WITHIN A 6-Mile RADIUS OF SUBJECT
1 Year, Unfurnished Leases



Source: LVR.

PRO FORMA

Actual Rent Comps

Property Street Address	Sq.Ft.	Stories	Bed/Bath	Garage	Monthly Rent	$/SF
1970 Hydrangea PL	1,851	2	3/3	2	$2,300	$1.24
3968 Monaco View DR	1,630	2	4/3	2	$2,200	$1.35
3960 Monaco View DR	1,630	2	4/3	2	$2,200	$1.35

Projected Rents – Dovetail

Property Street Address	Sq.Ft.	Stories	Bed/Bath	Garage	Monthly Rent	$/SF
Dovetail at Decatur/Interior Unit	1,539	2	4/2.5	2	$2,230	$1.45
Dovetail at Decatur/End Unit	1,539	2	4/2.5	2	$2,280	$1.48

Operating Details

(Interior Unit)

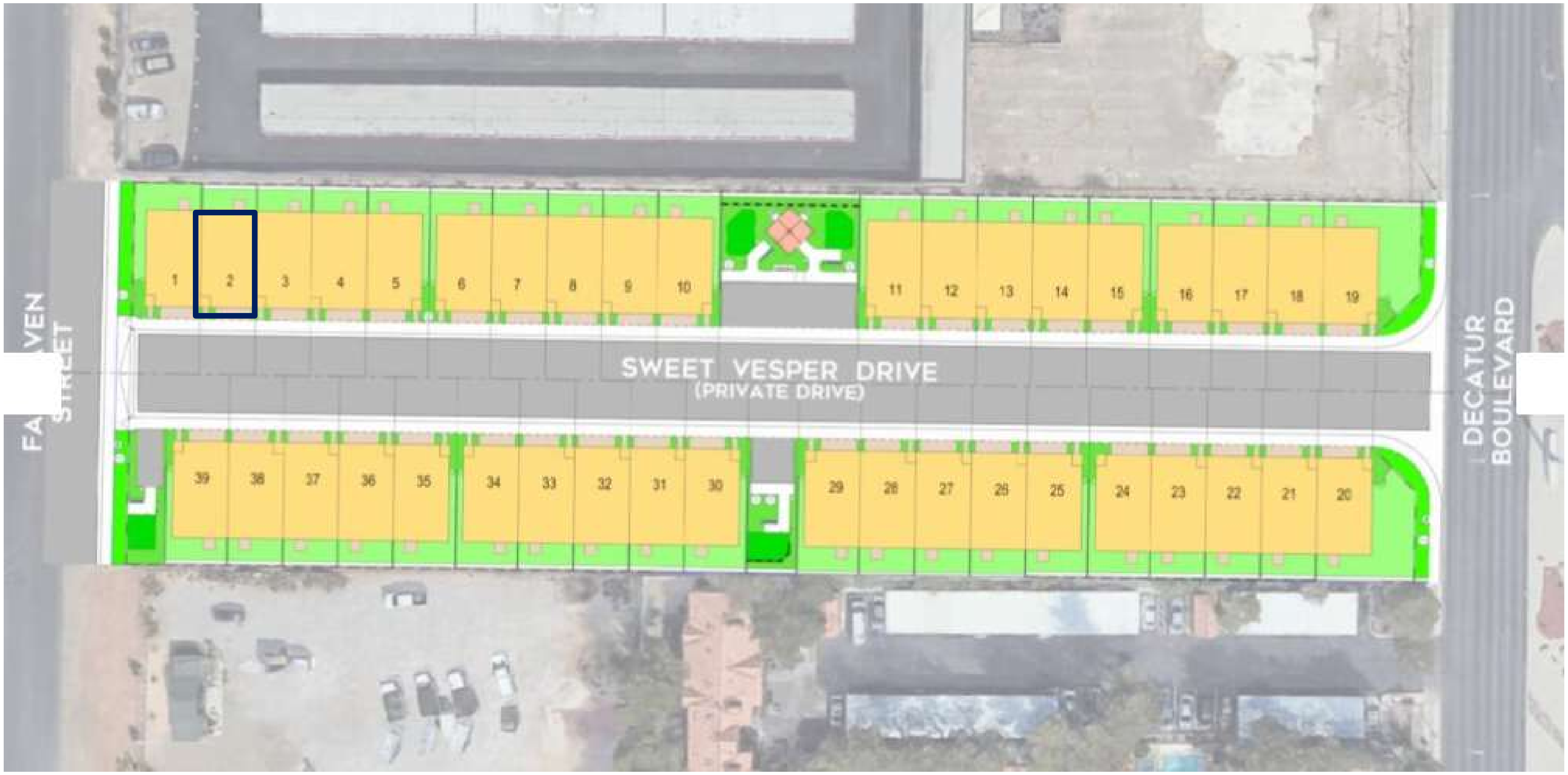
INCOME	**Potential Gross Income**	**$26,760**
	Less Vacancy 5%	1,338
	Effective Gross Income	**25,422**
EXPENSES	Tax	3,092
	Assoc	2,040
	Masterplan Fee	-
	SID	-
	Prop Mgt	-
	Annual Maint	401
	Turnover	268
	Utilities	400
	Insurance	616
	Total Expense	**6,817**
	Net Operating Income	18,605
	Price	$386,490
	Cap Rate	4.8%

5% vacancy derived from portfolio performance (Q2 2026) of public SFR-REIT Las Vegas performance.

Assumes self-managed.

NEIGHBORHOOD

LOCATION WITHIN PROJECT

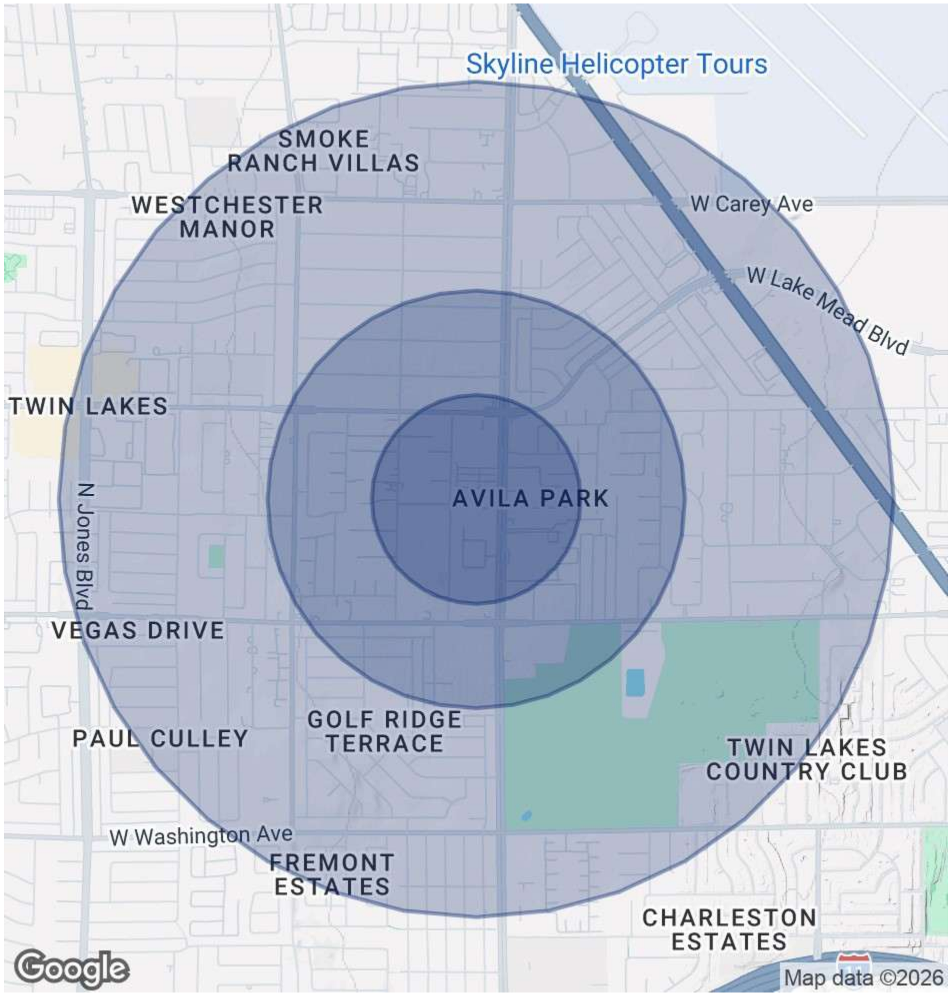


DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,845	6,499	23,803
Average Age	37.1	35.7	33.8
Average Age (Male)	39	36.6	34.7
Average Age (Female)	33.7	34	33.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	799	2,378	7,827
# of Persons per HH	2.3	2.7	3
Average HH Income	$46,226	$56,743	$65,935

2023 American Community Survey (ACS)



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