

Single Tenant Investment Offering
\$7,200,000
Cap Rate: 6.5%

Freeman Decorating Services, Inc.

3845 PIONEER WAY
LAS VEGAS, NEVADA 89102

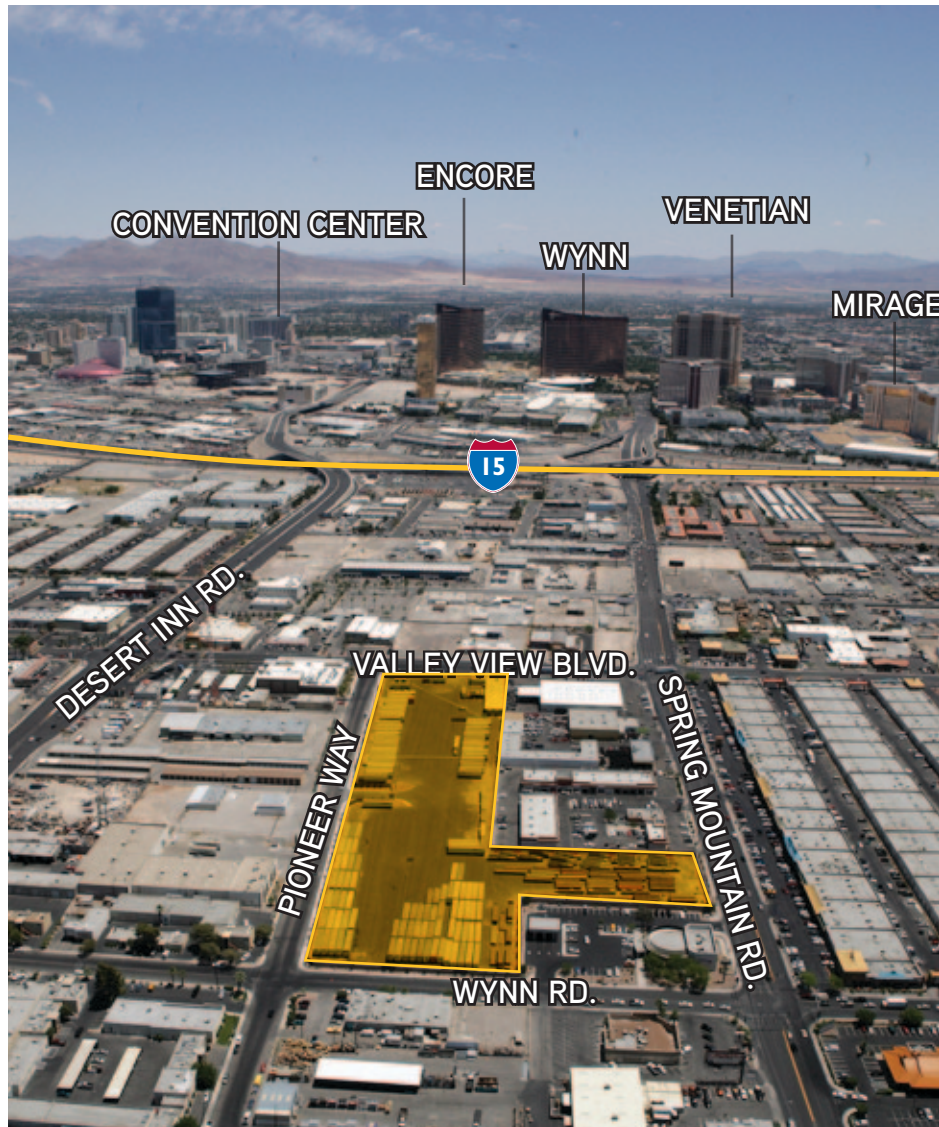
CALL FOR OFFERS: FRIDAY, SEPTEMBER 14 AT 5:00 PM PST



PRESENTED BY:
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Executive Summary



THE OFFERING

Pat Marsh, SIOR, of Colliers International, is proud to present 3845 Pioneer Way, a fully improved 9.43 net acre single-tenant marshalling yard facility leased to Freeman Decorating Services, Inc. (Freeman). Freeman is a privately owned convention services company. Today they are considered the global leader of convention services ranging from exhibit design, rental and transportation, to audio visual and electronic services worldwide.

Freeman has leased the property on a NNN basis for a term of twenty (20) years, which commences on May 1, 2012. The lease has a corporate guarantee. There are base rental adjustments on the first month of the 6th year and the 11th year of the lease term. The tenant pays for all expenses and maintenance. Both the landlord and tenant have a one-time option to terminate the lease after ten (10) years with nine (9) months written notice.

INVESTMENT HIGHLIGHTS

- Located in the heart of Las Vegas' southwest industrial submarket
- "A" credit tenant with long history in Las Vegas
- Property secured by a new 8' to 10' high perimeter block wall and an electric entry gate
- Existing 12,790 sf office/warehouse facility improved and brought to current Clark County codes and new paint, flooring, restroom improvements, and cosmetic upgrades

Investment Summary

3845 PIONEER WAY, LAS VEGAS, NEVADA 89102

List Price	\$7,200,000
Lease Type	NNN
NOI (May 1, 2012 - Apr. 30, 2017)	\$467,940
Lease Term	20 Years
Acreage	±9.43
Price Per Square Foot of Land	\$17.52
Actual Cap Rate (Year 1)	6.50 %
Ownership	Fee Simple
Occupancy	100%