



NEWMARK
KNIGHT FRANK

MULTIFAMILY
CAPITAL MARKETS

BROWNSTONE
APARTMENTS
OFFERING MEMORANDUM



2021 BUILT | 143 UNITS

7531 TULE SPRINGS RD | LAS VEGAS, NV 89131



BROWNSTONE
APARTMENTS

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NEWMARK





BROWNSTONE
APARTMENTS



INVESTMENT SUMMARY

01



INVESTMENT HIGHLIGHTS

BROWNSTONE APARTMENTS



143
Units



121,771 SF
Net Rentable Area



91%
Current Occupancy



2021
Year Built



\$1762
Avg In-Place Rent



\$2.07/SF
Avg In-Place Rent



**Parks &
Recreation**



\$108,000
Household Income



9 to 14
Foot Ceilings



Convenient
Access to US-95 & I-215



Value-Add
Opportunity



Walkable
Retail & Dining



INVESTMENT HIGHLIGHTS

The Brownstone Apartments are part of a true mixed-use community called The Village of Centennial Springs. The Village offers residents several benefits all within walking distance to The Brownstone Apartments. The most notable amenity for residents is Pop Squire Park, a two-acre park that includes a tot lot, playground, barbecue stations, and exercise equipment. Few communities offer the abundance of shade trees with actual green grass that create the relaxed and cool atmosphere of Pop Squire Park, owned and operated by the City of Las Vegas, but in the middle of The Brownstone Apartment Community.

As part of The Village of Centennial Springs, residents of The Brownstone Apartments are within walking distance to all the neighborhood services you would expect, such as four local restaurants / bars, a bike shop, dog grooming, dental practice, math tutoring and much more.

When you combine the in-house amenities of The Brownstone Apartments with adjacent amenities of the 2-acre park and neighborhood services, you have a truly unique real estate investment.



BROWNSTONE
APARTMENTS



02 THE PROPERTY



PROPERTY SUMMARY



RESIDENTIAL BUILDINGS	9
STORIES	3
NUMBER OF UNITS	143
AVG UNIT SIZE	852 sf
POOL	1
ROOFS	Tile/Pitched
ACRES	5.62
DENSITY (UNITS/ACRE)	25
PLUMBING	Poly/Copper
HVAC	Roof-top
SURFACE PARKING	107
COMMERCIAL SHARED PARKING	400
GARAGES	103
TOTAL PARKING	600
PARKING RATIO	4.26
APN	125-17-720-002



THE PROPERTY: FLOORPLANS

BROWNSTONE
APARTMENTS

A5

1 BED 1 BATH
700 SF | 67 UNITS



A7

1 BED 1.5 BATH
833 SF | 7 UNITS



B2

2 BED 2 BATH
903 SF | 16 UNITS



B3

2 BED 2 BATH
915 SF | 4 UNITS





BROWNSTONE
APARTMENTS



THE PROPERTY: FLOORPLANS

B4

2 BED 1 BATH
933 SF | 4 UNITS



B5

2 BED 2 BATH
973 SF | 6 UNITS



B6

2 BED 2 BATH
977 SF | 3 UNITS



B7

2 BED 2 BATH
999 SF | 18 UNITS





THE PROPERTY: FLOORPLANS

BROWNSTONE
APARTMENTS

B8
2 BED 2 BATH
1023 SF | 11 UNITS



B9
2 BED 2 BATH
878 SF | 1 UNITS



C1
3 BED 2 BATH
1175 SF | 4 UNITS



C3
3 BED 2 BATH
1233 SF | 2 UNITS





THE PROPERTY: UNIT FEATURES

BROWNSTONE
APARTMENTS

- Cox High Speed Internet Package
- Decorative Pendant Kitchen Lighting
- Dark Walnut Contemporary Cabinets
- Energy Efficient Windows and Lighting
- Energy Star Stainless Steel Appliances
- Full Size Washer & Dryer in Every Home
- Large Balconies and Patios
- LED Backlit Vanity Mirror
- Natural Stone Granite Countertops
- Spacious Walk-in Closets
- Wood Look Vinyl Plank Flooring





THE PROPERTY: COMMUNITY FEATURES

BROWNSTONE
APARTMENTS

- Adjacent to Pop Squires Park
- 24-Hour Fitness Center
- Outdoor BBQ Areas
- Cox High Speed Internet
- Unique Mixed-use Community
- Resident Clubhouse Lounge
- Resort-Style Swimming Pool
- Package Concierge Service
- Pet-Friendly
- Private Garages Available
- Smoke-Free Buildings





BROWNSTONE
APARTMENTS



03

FINANCIAL ANALYSIS

BROWNSTONE

APARTMENTS

UNIT TYPES	COUNT	VACANT UNITS	NON-REV UNITS	SF	IN-PLACE RENTS	\$/SF	CURRENT RENT ROLL GPR	\$/SF	YEAR 1	\$/SF
112A1 1BED-1BATH	10	0	0	680	\$1,469	\$2.16	\$1,559	\$2.29	\$1,621	\$2.38
112A2 1BED-1BATH	2	0	0	693	\$1,593	\$2.30	\$1,593	\$2.30	\$1,657	\$2.39
112A3 1BED-1BATH	6	0	0	697	\$1,528	\$2.19	\$1,513	\$2.17	\$1,574	\$2.26
112A4 1BED-1BATH	10	0	0	700	\$1,546	\$2.21	\$1,548	\$2.21	\$1,610	\$2.30
112A5 1BED-1BATH	22	1	0	705	\$1,577	\$2.24	\$1,685	\$2.39	\$1,752	\$2.49
112A5.1 1BED-1BATH	2	0	0	705	\$1,648	\$2.34	\$1,648	\$2.34	\$1,714	\$2.43
112A5.2 1BED-1BATH	9	0	0	705	\$1,564	\$2.22	\$1,527	\$2.17	\$1,588	\$2.25
112A6 1BED-1BATH	2	0	0	764	\$1,500	\$1.96	\$1,500	\$1.96	\$1,560	\$2.04
112A6.1 1BED-1BATH	4	0	0	764	\$1,542	\$2.02	\$1,562	\$2.04	\$1,624	\$2.13
112A7 1BED-1.5BATH	7	0	0	883	\$1,720	\$1.95	\$1,790	\$2.03	\$1,862	\$2.11
112B1 2BED-2BATH	1	0	0	878	\$1,905	\$2.17	\$1,905	\$2.17	\$1,981	\$2.26
112B2 2BED-2BATH	3	0	0	903	\$1,920	\$2.13	\$1,920	\$2.13	\$1,997	\$2.21
112B3 2BED-2BATH	4	2	0	915	\$1,915	\$2.09	\$1,915	\$2.09	\$1,992	\$2.18
112B4 2BED-1BATH	7	1	0	933	\$1,936	\$2.07	\$1,925	\$2.06	\$2,002	\$2.15
112B4.1 2BED-1BATH	3	0	0	933	\$1,965	\$2.11	\$1,965	\$2.11	\$2,044	\$2.19
112B4.2 2BED-1BATH	6	1	0	933	\$1,933	\$2.07	\$2,008	\$2.15	\$2,088	\$2.24
112B5 2BED-1BATH	6	1	0	973	\$2,010	\$2.07	\$1,988	\$2.04	\$2,068	\$2.12
112B6 2BED-2BATH	3	0	0	977	\$1,933	\$1.98	\$1,933	\$1.98	\$2,010	\$2.06
112B7 2BED-2BATH	11	4	0	999	\$1,979	\$1.98	\$1,900	\$1.90	\$1,976	\$1.98
112B7.1 2BED-2BATH	7	0	0	999	\$2,021	\$2.02	\$2,055	\$2.06	\$2,137	\$2.14
112B8 2BED-2BATH	11	1	0	1,023	\$1,972	\$1.93	\$1,910	\$1.87	\$1,986	\$1.94
112B9 2BED-2BATH	1	0	0	1,028	\$2,030	\$1.97	\$2,030	\$1.97	\$2,111	\$2.05
112C1 3BED-2BATH	4	1	0	1,175	\$2,187	\$1.86	\$2,187	\$1.86	\$2,274	\$1.94
112C2 3BED-2BATH	2	1	0	1,233	\$1,755	\$1.42	\$1,755	\$1.42	\$1,825	\$1.48
TOTAL/AVERAGE	143	13	0	852	\$1,762	\$2.07	\$1,778	\$2.09	\$1,849	\$2.17

INCOME	% GPR	IN-PLACE	\$/UNIT	CURRENT RENT ROLL GPR	\$/UNIT	% GPR	YEAR 1	\$/UNIT
GROSS POTENTIAL RENT		\$3,022,895	\$21,139	\$3,051,288	\$21,338		\$3,112,314	\$21,764
VACANCY LOSS	-9.09%	(\$274,809)	(\$1,922)	(\$154,342)	(\$1,079)	-4.00%	(\$155,995)	(\$1,091)
CONCESSIONS	0.00%	\$0	\$0	\$0	\$0	-0.69%	\$0	\$0
BAD DEBT	-0.16%	(\$4,735)	(\$33)	(\$4,835)	(\$34)	-0.04%	(\$4,887)	(\$34)
NET RENTAL INCOME		\$2,743,351	\$19,184	\$2,892,111	\$20,225		\$2,951,432	\$20,639
RUBS	4.15%	\$125,442	\$877	\$126,697	\$886	4.07%	\$126,697	\$886
PROPERTY CHARGES	7.35%	\$222,240	\$1,554	\$224,462	\$1,570	7.21%	\$224,462	\$1,570
MISCELLANEOUS INCOME	3.23%	\$97,682	\$683	\$98,659	\$690	3.17%	\$98,659	\$690
TOTAL OTHER INCOME		\$445,364	\$3,114	\$449,818	\$3,146		\$449,818	\$3,146
EFFECTIVE GROSS INCOME		\$3,188,716	\$22,299	\$3,341,929	\$23,370		\$3,401,250	\$23,785
EXPENSES	% EGI					% EGI		
ON-SITE SALARIES	8.80%	\$280,513	\$1,962	\$294,538	\$2,060	8.66%	\$294,538	\$2,060
REPAIR & MAINTENANCE	1.01%	\$32,317	\$226	\$33,933	\$237	1.00%	\$33,933	\$237
GROUNDS	0.53%	\$16,963	\$119	\$17,811	\$125	0.52%	\$17,811	\$125
TURNOVER	1.01%	\$32,175	\$225	\$32,890	\$230	0.97%	\$32,890	\$230
CONTRACT SERVICES	3.09%	\$98,598	\$689	\$103,528	\$724	3.04%	\$103,528	\$724
ADMINISTRATIVE	1.25%	\$39,897	\$279	\$41,892	\$293	1.23%	\$41,892	\$293
MARKETING	2.82%	\$89,947	\$629	\$94,444	\$660	2.78%	\$94,444	\$660
UTILITIES	3.25%	\$103,592	\$724	\$108,771	\$761	3.20%	\$108,771	\$761
TOTAL VARIABLE EXPENSES		\$694,001	\$4,853	\$727,807	\$5,090		\$727,807	\$5,090
PROPERTY TAXES	9.18%	\$292,579	\$2,046	\$304,282	\$2,128	8.95%	\$304,282	\$2,128
INSURANCE	2.95%	\$93,945	\$657	\$98,643	\$690	2.90%	\$98,643	\$690
MANAGEMENT FEE	3.00%	\$95,661	\$669	\$100,258	\$701	3.00%	\$102,038	\$714
CAPITAL RESERVES	0.67%	\$21,450	\$150	\$21,450	\$150	0.63%	\$21,450	\$150
TOTAL FIXED EXPENSES		\$503,636	\$3,522	\$524,633	\$3,669		\$526,412	\$3,681
TOTAL OPERATING EXPENSES		\$1,197,637	\$8,375	\$1,252,440	\$8,758		\$1,254,220	\$8,771
NET OPERATING INCOME		\$1,991,079	\$13,924	\$2,089,489	\$14,612		\$2,147,030	\$15,014
LOSS TO LEASE				(\$61,026)	(\$427)			

NOTE: IN-PLACE IS CALCULATED BASED ON THE FOLLOWING:

- (1) GROSS POTENTIAL RENT AND VACANCY ARE CALCULATED ON A T1 BASIS
- (2) OTHER INCOME IS CALCULATED ON A T3 BASIS
- (3) EXPENSES ARE CALCULATED ON A T12 BASIS

BASED ON RECENTLY EXECUTED LEASES AS NOTED ON THE RENT ROLL DATED 03/28/2023

INCOME

GROSS POTENTIAL RENT

NOTE: Gross Potential Rent is calculated on a T1 Basis

- In-place rents are based on 03/28/2023 rent roll with an average of \$1,762 per unit or \$2.07 per sq. ft.
- Year 1 rents include a growth factor of 4% over recently signed leases. This results in an average of \$1,849 per unit or \$2.17 per sq. ft.

VACANCY LOSS/CONCESSIONS/BAD DEBT/

NOTE: In-place numbers are calculated on a T12 assumption. With the exception of Vacancy Loss, which is calculated on a T1 basis

Projected numbers are calculated by taking a combined 5.15% of GPR

OTHER INCOME

NOTE: Other income line items are calculated on a T3 Basis and are trended at 1% for year 1, and 3% for the following years.

RUBS

This includes: Water Bill Backs, Sewer Bill Backs, Gas Bill Backs, Electric Bill Backs, Trash Bill Backs, and Exterminating Bill Backs

PROPERTY CHARGES

This includes: Parking & Carport Income, Cable/Internet Income, and Monthly Pet Fee Income

MISCELLANEOUS INCOME

This includes: Forfeited Deposit, Interest Income, EV Charging Income, Renters Insurance Income, Late Fees, NSF Fees, NonRefund. Admin Fee, Application Fee Income, Pet Fee Income Initial, Tenant Damage Payment, Lease Termination Fee, Transfer Fee, Loss Garage Concession, Loss App Fee Concession, Loss Admin Fee Concession, Loss Service Animal, Loss Parking Concession

EXPENSES

NOTE: All expenses are based on T12 data and are trended at 5% for Year 1, 4% for Year 2, and 3% for the following years with the exception of Management Fees and Property Taxes.

ON-SITE SALARIES

This includes: Office Salaries, Maintenance Salaries, Admin. Salaries, and Payroll Related Expenses

REPAIRS & MAINTENANCE

This includes: Plumbing, Air Conditioning & Heating, Electrical, Pool, Appliances, Uniform & Work Clothes, Painting, Sprinkler Repair, Recreation & Party Room, General, Locks & Keys, Light Bulbs & Ballasts, Parking/Sidewalk/Street, Equipment Repair & Exp, Cleaning Supplies, Hardware & Tools, Interior Repairs, Exterior Repairs, Ceiling Fans/Lighting, Security Equipment, Vinyl Repairs, Supplier Rebates

GROUNDS

This includes: Yard Landscaping

TURNOVER

This includes: Redec-General Cleaning, Redec-Painting Supplies, Redec-Painting Contract, Redec-Drapes/Blinds, Redec-Carpet Repair, Redec-Carpet Cleaning, Redec-Vinyl Repair, Redec-Janitorial Contract

CONTRACT SERVICES

This includes: Bulk Internet/Cable Billing, Fire Ext/Smoke Alarms, Exterminating, Garbage Collection, Carpet Shampooing, Cable

ADMINISTRATIVE

This includes: Office Supplies, Postage, Professional Fees, Professional Dues/Lic., Telephone, Answering Service, General/Bank Charges, Credit Verification, Check Scanning Correction Cost, Employee Training, Office Uniforms, Federal Express & Other, Recruiting Expense, Admin. Mileage, Printing & Duplicating, Social & Recreational, Business License & City Fees, Dues & Subscriptions, Temporary Services, Leased Equip. & Supplies, Computer Software, Computer Supplies/Maint., Tenant Bill Back Collect. Fee, Parking & Towing

MARKETING

This includes: Advertising, Promotion, Resident Retention Expenses, Locater Fees, Marketing Leasing, Model Accessories & Labor, Signs, Internet, Media & Other Advertising, Referral Fees

UTILITIES

This includes: Electricity- Vacant Units, Gas- Vacant Units, Water, Electricity- Common Area, Gas- Common Area

PROPERTY TAXES

In-place property taxes are taken from the Clark County Treasurer's bill. Should a property sell, an assessor will not give any consideration to the sale price for future assessment. Property Taxes are trended at 4%.

INSURANCE

This includes: Insurance Premiums, and Uninsured Property Loss

MANAGEMENT FEE

Management Fee is calculated by taking 3% of Effective Gross Income

CAPITAL RESERVES

Capital reserves are calculated at \$150 per unit



BROWNSTONE
APARTMENTS



04






COMPARABLES



COMPARABLES: SALES

COMPARABLES: RENT

BROWNSTONE APARTMENTS

THE PROPERTY	SALE DATE	YEAR BUILT	PROPERTY CLASS	UNITS	RENTABLE SF	AVG UNIT SF	SALE \$	SALE \$/UNIT	SALE \$/SF
 THE ABODE AT RED ROCK APARTMENTS 9436-9450 W Hacienda Ave (Part of Portfolio)	Sep-22	2018	B	308	278,740	905	\$108,100,000	\$350,974	\$388
 ALICANTE 4370 S Grand Canyon Dr	Jul-22	2001	B	232	253,344	1,092	\$86,800,000	\$374,138	\$343
 MIRO AT THE PARC 1651 American Pacific Dr	May-22	2013	B	164	184,172	1,123	\$65,000,000	\$396,341	\$353
 SOUTH BEACH APARTMENTS 8920 W Russell Rd	Feb-22	2016	B	220	230,780	1,049	\$97,500,000	\$443,182	\$422
 FREMONT9 901 Fremont St	Feb-22	2018	A	232	150,568	649	\$80,000,000	\$344,828	\$531



BROWNSTONE APARTMENTS

Year Built: 2021
7531 Tule Springs Rd

TYPE	AVG SF	YEAR 1 RENTS	YEAR 1 RENT PSF
1BED-1BATH	680	\$1,621	\$2.51
1BED-1BATH	693	\$1,657	\$2.58
1BED-1BATH	697	\$1,574	\$2.01
1BED-1BATH	700	\$1,610	\$2.05
1BED-1BATH	705	\$1,752	\$1.96
1BED-1BATH	705	\$1,714	\$2.07
1BED-1BATH	705	\$1,588	\$1.84
1BED-1BATH	764	\$1,560	\$1.82
1BED-1BATH	764	\$1,624	\$1.82
1BED-1.5BATH	883	\$1,862	\$1.82
2BED-2BATH	878	\$1,981	\$1.82
2BED-2BATH	903	\$1,997	\$1.82
2BED-2BATH	915	\$1,992	\$1.82
2BED-1BATH	933	\$2,002	\$1.82
2BED-1BATH	933	\$2,044	\$1.82
2BED-1BATH	933	\$2,088	\$1.82
2BED-1BATH	973	\$2,068	\$1.82
2BED-2BATH	977	\$2,010	\$1.82
2BED-2BATH	999	\$1,976	\$1.82
2BED-2BATH	999	\$2,137	\$1.82
2BED-2BATH	1,023	\$1,986	\$1.82
2BED-2BATH	1,028	\$2,111	\$1.82
3BED-2BATH	1,175	\$2,274	\$1.82
3BED-2BATH	1,233	\$1,825	\$1.82
TOTAL/AVERAGE	852	\$1,849	\$1.93



ELYSIAN AT CENTENNIAL HILLS

Year Built: 2021
8360 Montecito Pointe Dr

TYPE	AVG SF	ASKING RENT	ASKING RENT/SF
Studio	625	\$1,454	\$2.33
1BR-1BA	854	\$1,663	\$1.95
2BR-2BA	1,191	\$1,832	\$1.54
3BR-2BA	1,533	\$2,520	\$1.64
TOTAL/AVERAGE	1,039	\$1,841	\$1.77



INSPIRE

Year Built: 2017
2656 N Buffalo Dr

TYPE	AVG SF	ASKING RENT	ASKING RENT/SF
Studio-1BA	403	\$1,225	\$3.04
1BR-1BA	803	\$1,658	\$2.06
2BR-2BA	1,369	\$2,372	\$1.73
TOTAL/AVERAGE	1,056	1,979	\$1.95



TANAGER

Year Built: 2019
2375 Spruce Goose St

TYPE	AVG SF	ASKING RENT	ASKING RENT/SF
1BR-1BA	800	\$2,169	\$2.71
2BR-2BA	1,151	\$2,683	\$2.33
TOTAL/AVERAGE	904	\$2,322	\$2.60



CONSTELLATION

Year Built: 2016
1350 Spruce Park Dr

TYPE	AVG SF	ASKING RENT	ASKING RENT/SF
1BR-1BA	993	\$2,402	\$2.21
2BR-2BA	1,207	\$2,863	\$1.57
TOTAL/AVERAGE	1,117	\$2,670	\$1.84



BROWNSTONE
APARTMENTS



05

& **LOCATION
LIFESTYLE**



BROWNSTONE APARTMENTS

LOCATION & LIFESTYLE

RED ROCK NATIONAL CONSERVATION AREA

KYLE CANYON ROAD

Toll Brothers
at Skye Canyon

Belterra at
Skye Canyon by
LENNAR

Sunstone by
LENNAR

Cantaro I at
Skye Canyon by
CENTURY
COMMUNITIES

Skye Mesa at
Skye Canyon by
CENTURY
COMMUNITIES

Smith's
Marketplace

Tulane Springs Village

95

LENNAR
at Titan Estates

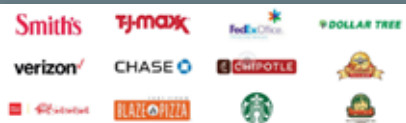


TULE SPRINGS

Roxbury at
Valley Vista by
LENNAR

Somerston Ranch
by
RICHMOND
AMERICAN HOMES

Montecito Marketplace



Montecito Landings by
kb

Elkhorn Grove by
Toll Brothers

Granbury at
Valley Vista by
LENNAR

BEAZER
HOMES
at Skye Hills

Valridge at
Skye Hills by
Pulte
HOMES

Marbella by
RICHMOND
AMERICAN HOMES

Centennial Hills Hospital
MEDICAL CENTER

elysian

LENNAR
at Winslow

LENNAR
at Bradley Estates

215

BROWNSTONE
APARTMENTS



1. SHADOW CREEK GOLF COURSE
Shadow Creek is an 18-hole golf course in North Las Vegas, Nevada. Owned by MGM Resorts International.



2. ALIANTE GOLF CLUB
Located in Las Vegas, NV, Aliante is an exciting and challenging 14-hole course that stretches more than 7,000 yards from the back tees. The course is highlighted by two water features, generous landing areas, and strategic use of trees such as Pear and Purple Locust trees.



3. THE ARROYO GOLF CLUB
Designed by Arnold Palmer, and located at the Red Rock Country Club, this well-kept course is open to the public and offers a tranquil environment including breathtaking views of the Red Rock Canyons to golf enthusiasts.



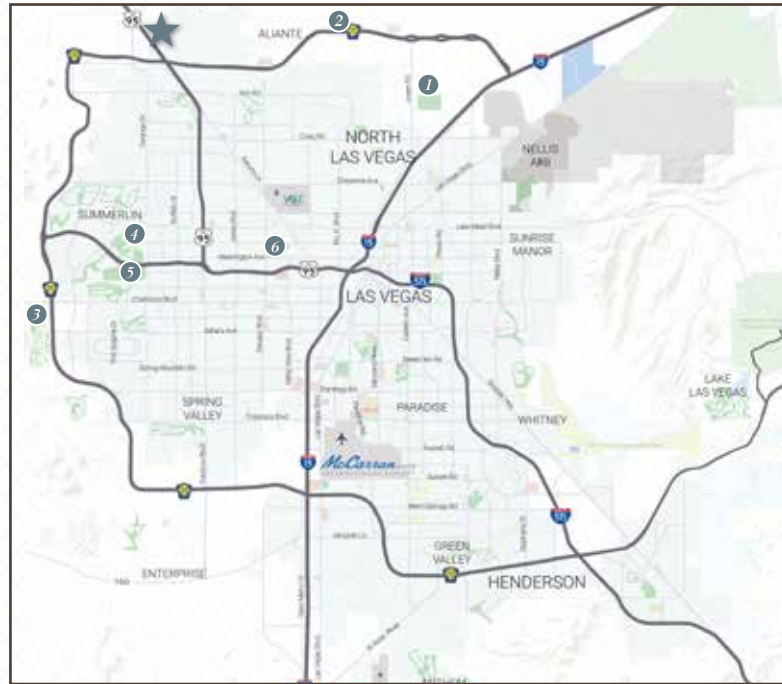
4. DURANGO HILLS GOLF CLUB
Opened in 2002 and immediately honored as the City's best executive length course by Las Vegas Review Journal Readers and readers of Vegas Golfer Magazine. Scenic views of Red Rock, Snow and Sheep mountain ranges provide a stunning backdrop.



5. ANGEL PARK GOLF CLUB
An icon in Vegas golf for more than 3 decades, Angel Park stands the test of time for playability, location and service. It has a new renovated restaurant, updated menu, and fun events such as live music, themed dinners and more.



6. LAS VEGAS GOLF CLUB
Situated not far from the glitz and glamour of the Strip, Las Vegas Golf Club offers upscale amenities and superlative guest service, earning it recognition among the city's best and most affordable daily fee golf properties.



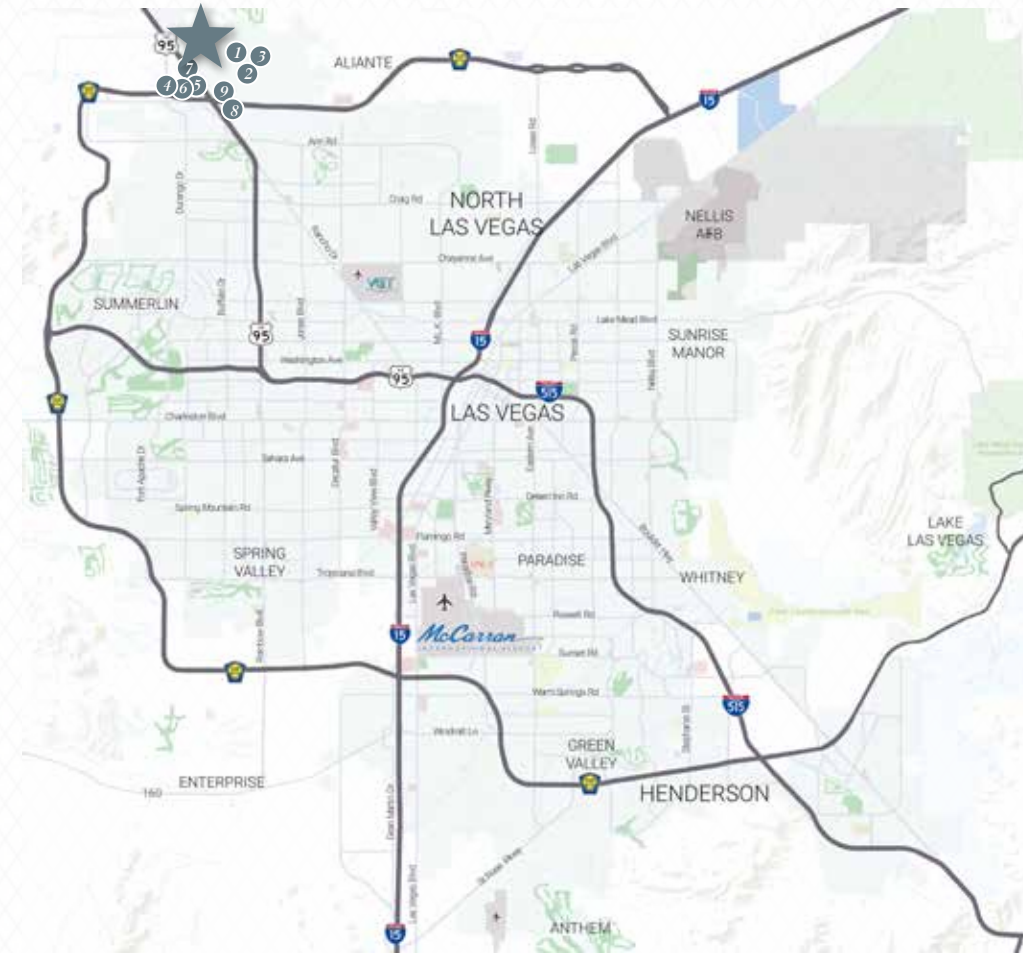
A Variety of Golf in Las Vegas...

The Valley's public courses, private courses and award winning courses rank high among those in the US.

NEVADA GOLF BY THE NUMBERS:

Number Of Courses & U.S. Rank:	109 (40)*
Number Of Golfers Per Capita Rank:	45*
Average Public-Course Greens Fees:	\$\$\$ Out Of \$\$\$*
Average Daily Temp & Rank:	49.9 (28)
Annual Precipitation & Rank:	9.5 (50)

**Source: National Golf Foundation*



1. **BILBRAY, JAMES ELEMENTARY SCHOOL**
 - Zoned Public School for Brownstone Apartments
 - Bus Eligibility
2. **CADWALLADER, RALPH MIDDLE SCHOOL**
 - Zoned Public School for Brownstone Apartments
 - Bus Eligibility
3. **ARBOR VIEW HIGH SCHOOL**
 - Zoned Public School for Brownstone Apartments
 - Bus Eligibility
4. **IMAGINE SCHOOLS AT MOUNTAIN VIEW**
 - Elementary School
 - Charter School
5. **CORAL ACADEMY OF SCIENCE LAS VEGAS**
6. **SOMERSET ACADEMY | SKYPOINTE CAMPUS**
7. **LEADERSHIP ACADEMY OF NEVADA**
8. **INNOVATION ACADEMY**
 - Private School
 - K-8
9. **JOSEPH NEAL STEAM ACADEMY**



10 MILES FROM THE PROPERTY



LOCATION & LIFESTYLE: NEARBY RETAIL & AMENITIES WEST FACING

BROWNSTONE
APARTMENTS



WEALTH OF RETAIL & ENTERTAINMENT

- Montecito Crossing
- Centennial Centre
- Centennial Gateway
- Centennial Crossroads
- Durango Square



MEDICAL FACILITIES

- Centennial Hills Hospital

NEARBY QUALITY EMPLOYMENT

- Asurion
- Nellis AFB
- Medical
- Allegiant
- Amazon



SURROUNDING PARKS

- Mountain Ridge Skate Park
- Centennial Hills Park
- City of Las Vegas Centennial Hills Community Center, Operated by the YMCA
- Sunny Springs Park
- Viper Lacrosse Fields Family Sports Complex
- Estelle Neal Park
- Floyd Lamb Park
- Gilcrease Orchard
- Skye Canyon Park
- Mount Charleston

CENTENNIAL HILLS PARK

- 120 ACRES
- PLAYGROUNDS
- COMMUNITY EVENTS
- BASKETBALL | TENNIS
- VOLLEYBALL | SOCCER
- DOG PARKS





LOCATION & LIFESTYLE: NEARBY AMENITIES

BROWNSTONE
APARTMENTS

1-3 MILES
FROM PROPERTY



VILLAGE OF
CENTENNIAL
SPRINGS

CENTENNIAL
HILLS
PARK



Walmart*

VONS



WELLS
FARGO



Bank of America

PETSMART



Pier 1
imports



HomeGoods

BIG 5
SPORTING GOODS

KOHL'S
expect great things

T.J. MAXX



FedEx

CVS/pharmacy



COLD STONE
CREAMERY



tropical CAFE



BUFFALO
WILD WINGS





LOCATION & LIFESTYLE: NEARBY RETAIL & AMENITIES

BROWNSTONE
APARTMENTS

N DURANGO DRIVE



Tulane Springs Village

FARM ROAD

FARM ROAD



TULE SPRINGS ROAD

BROWNSTONE
APARTMENTS



LAKE MEAD NATIONAL PARK
Swim, boat, hike, cycle, camp and fish at America's first and largest national recreation area. With striking landscapes and brilliant blue waters, this year-round playground spreads across 1.5 million acres of mountains, canyons, valleys and two vast lakes. See the Hoover Dam from the waters of Lake Mead or Lake Mohave, or find solitude in one of the park's nine wilderness areas.



MOUNT CHARLESTON
Mt. Charleston has plenty of hiking and biking trails as well as a number of waterfalls, some reaching 100 ft tall. For those looking for more than just a day trip, Kyle Canyon offers 24 log cabins at the lodge, as well as more than 200 campsites and RV spots throughout the Mt. Charleston area.



LEE CANYON
Lee Canyon's skiing, snowboarding, and the Foxtail Snow play area is used for sledding and snowball fights. Archery lessons, Disc Golf, and chair lift rides up 9,300 ft. to the top of the Springs Mountains.



FLOYD LAMB STATE PARK
Floyd Lamb Park at Tule Springs is rich with wildlife and lush surroundings. The park has four ponds, picnic areas, scenic paths and volleyball & horseshoe facilities. Visitors will come face to face with beautiful peacocks, ducks and geese. NV fishing license holders can fish in the park's ponds.



RED ROCK CANYON STATE PARK
One of the most scenic destinations that the Las Vegas Valley has to offer is the extraordinary Red Rock Canyon National Conservation Area. Hiking, horseback riding, a 13-mile scenic drive, biking or rock climbing are just a few of the amenities that visitors can experience here.



GILCREASE ORCHARD
GILCREASE NATURE SANCTUARY
This local non-profit is a safe haven for all types of animals and provides a fun outing for all ages. 60+ ACRES of agricultural land in the Las Vegas Valley offer a diverse choice of fruits and vegetables you can pick yourself at GILCREASE ORCHARD.



SKYE CANYON PARK
Skye Canyon is designed for a healthy, active lifestyle. Community amenities, activities and events promote wellness and vitality. Dedicated bike lanes and access to an extensive system of hiking and biking trails connect residents to the great outdoors right next door. Skye Canyon hosts various FIT LIVES HERE events.



DESERT BREEZE PARK
A 119-acre park. Known for being the second largest park in Clark County, Desert Breeze Park has room to grow and develop the remaining 146-acres. Amenities here include soccer, baseball, football, and softball fields, indoor and outdoor basketball courts, roller hockey park, skate park, and dog park, plus picnic areas, children's playgrounds, and more. Furthermore, Desert Breeze Park hosts special events such as Extreme Thing Sports, Music Festivals, and more.



SUNSET PARK
The Google Data Center was set to open in 2020, however, Google plans to invest an additional \$600M into its data-storage facility, doubling its original spending plan. The project broke ground July, 2019. Learn more in Active Development Projects



WET 'N' WILD WATER PARK
Located just +/-2.1 miles from residents is Wet'n'Wild Las Vegas. This water park covers more than +/-20-acres and features +/-25 slides and attractions including two pools. This premier park offers many amenities to their guests including shower and changing facilities, lockers, cabana rentals, complimentary tubes, free sunscreen and more.



COWABUNGA BAY WATER PARK
Offering some of Southern Nevada's most thrilling and one-of-a-kind water slides, Cowabunga Bay is fun for any age group. Spend the summer soaking in beaches, pools, lazy river, and much more.



CLARK COUNTY WETLANDS
The Clark County Wetlands Park is the largest park in the Clark County, Nevada park system. There are miles of walking paths and a nature center with displays about the park's plants and animals. Just a short distance from all four properties makes this an ideal outdoor entertainment venue.



TOP GOLF
Sprawling entertainment venue Top golf Las Vegas at MGM Grand Hotel and Casino with a high-tech driving range & swanky lounge with drinks & games.



SPRINGS PRESERVE
Consisting of 180 acres dedicated to nature walks and displays. Owned and operated by the Las Vegas Valley Water District. The Preserve is located approximately three miles west of downtown Las Vegas, Nevada.





BROWNSTONE
APARTMENTS



06

DEMOGRAPHICS & EMPLOYERS



DEMOGRAPHIC OBSERVATION: LAS VEGAS BY THE NUMBERS

BROWNSTONE
APARTMENTS

The 'California exodus' has made Nevada the fastest growing state in America for the second year in a row, and according to current census data, ex-Californians now represent 20% of Nevada's population, with nearly 100k Californians emigrating to Las Vegas in 2019 alone. Some of the reasons we see our population grow is due to low tax liability, low cost of living, and an opportunity for a diverse outdoor recreational environment.

LAS VEGAS RANKS **#3/10** TOP CITY OF ORIGIN *Los Angeles, CA*

State-to-State Migration Flows:
2020 Census data shows Californians heading to Texas, Arizona, and Washington.

Nevada	47,000
Texas	82,000
Arizona	59,000
Washington	46,000
Oregon	38,000

Las Vegas Rents:
Still considered low when compared to national average:

Average Las Vegas Multifamily Rent	\$1,096
Avg. U.S. Multifamily Rent	\$1,472
Avg. Inland Empire, CA MF Rent	\$1,405
Avg. Los Angeles, CA MF Rent	\$2,070
Avg. San Francisco Multifamily Rent	\$4,272

2.4M
CLARK COUNTY POPULATION

444K
NEW HOME MEDIAN CLOSING \$

395K
EXISTING HOME MED. CLOSING \$

61.8K
MEDIAN HOUSEHOLD INCOME

6.1%
LV UNEMPLOYMENT (FEB 2022)

TOURISM:

32.2M
LAS VEGAS VISITOR VOLUME

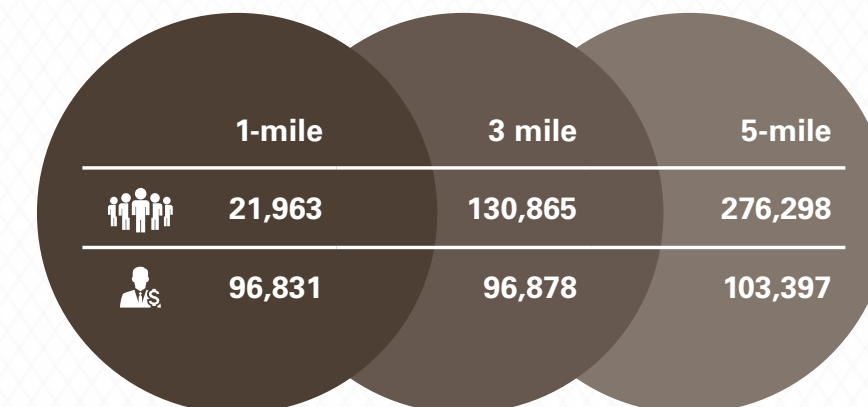
40M
REI D INT'L PASSENGERS

13.4B
GROSS CASINO GAMING REV. - 2021

TRAFFIC COUNT:
+11,740
CARS PER DAY
FARM ROAD | TULE SPRINGS ROAD

UNIT SPEC	INCOME
At In-Place	\$52,848
At Current Rent Roll	\$53,344
At Year 1	\$55,478

AREA INCOME



INCOME NEEDED TO QUALIFY



WITH CURRENT RENTS BELOW YOUR RENT MULTIPLIER OF 2.5X INCOME, AREA ECONOMIC DEMOGRAPHICS SUGGEST SUBSTANTIAL ROOM FOR RENT GROWTH AND AFFORDABILITY FOR PROJECTED RENOVATED RENTS.

The 3-mile average HH income is greater than 183% of the income needed to qualify at both the current rental rates as well as the projected rental rates. Renters in the area qualify for rents well over \$3,229/month, supporting the potential of long term rental growth.

Area economic demographics suggest substantial room for rent growth. Rents are only 21.8% of the average household income. This is substantially lower than other MSAs where rent is closer to 50% of average HH income.

MAJOR EMPLOYERS **EMPLOYEES**

MGM Resorts International	+50,000
Caesars Entertainment Corp	27,000
Station Casinos, LLC	14,000
Wynn Resorts	12,000
Boyd Gaming	11,600
Las Vegas Sands Corporation	8,600
Bellagio LLC	7,750
Aria Resort and Casino	7,250
Mandalay Bay Resort & Casino	7,250
The Valley Health System	7,188
Palazzo Casino Resort	6,250
Walmart, Inc.	6,000-6,499
University of Nevada-Las Vegas	5,750
McDonald's	5,250
United HealthCare	5,099
Cosmopolitan Las Vegas	5,008
Mirage Casino	4,500-4,999
Venetian Casino Resort	4,500-4,999
United Natural Foods	4,000-4,999
St. Rose Dominican Hospitals	3,500

OTHER EMPLOYERS

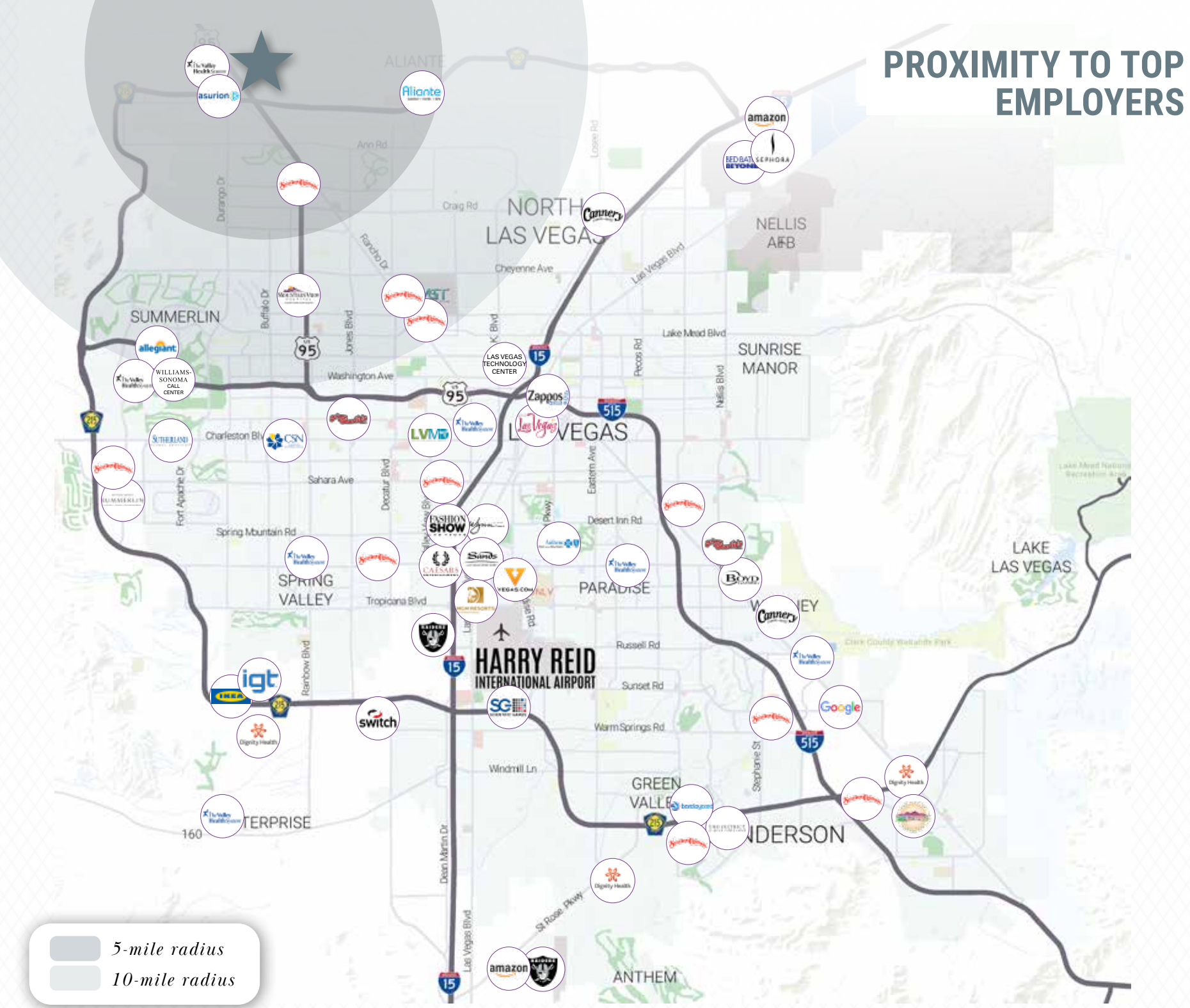
Nellis Air Force Base	+/-12,500
Las Vegas Technology Center	+/-8,500
McCarran International Airport	+/-5,000
IGT	+/-4,000
Scientific Games Corporation	+/-3,500
City of Las Vegas	+/-3,000
Arizona Charlie's	+/-2,500
College of Southern Nevada	+/-2,500
Raiders Stadium	TBD
Raiders Headquarters	TBD
Sutherland Global Service	+/-2,000
Zappos	+/-1,300
Amazon Return Center	+/-900
Anthem Blue Cross- Blue Shield	+/-850
Asurion	+/-800
Barclaycard Call Center	+/-700
GOOGLE Data Center	+/-50

EMPLOYMENT & JOB GROWTH

Situated just ten minutes north of Summerlin is the community of Centennial Hills, which is one of the fastest growing neighborhoods in the Las Vegas Valley. Centennial Hills offers a wide array of amenities, stores, movie theaters and restaurants. Other well-known sites include the Centennial Hills Hospital, the Centennial Hills Library and The Centennial Hills Community Center, which are at the center of the Centennial Shopping Plaza. Centennial Hills has also one of the largest community parks in the Las Vegas Valley.



PROXIMITY TO TOP EMPLOYERS



5-mile radius
10-mile radius

B

BROWNSTONE
APARTMENTS



LAS VEGAS SPORTS
& STADIUMS

07

**THE \$1.9B ALLEGIANT STADIUM
LOCATED NEAR THE SOUTHERN END OF THE LAS VEGAS STRIP.**

This new stadium hosts world-class events and political events. The Southern Nevada Tourism Infrastructure Committee (SNTIC) estimates that Las Vegas can expect \$100M worth of media exposure a year from the Raiders, which is excellent publicity across the Las Vegas community. Raiders and Allegiant have agreed to the naming rights to Las Vegas Stadium presenting a global branding opportunity for the Las Vegas-based company.



THE RAIDERS' NEW 335K SF INTERMOUNTAIN HEALTHCARE PERFORMANCE CENTER IN HENDERSON IS OFF ST. ROSE PKWY ON EXECUTIVE AIRPORT DRIVE.

The major feature of the facility is the 150k SF indoor field house where the team can practice when the heat outside is too much to handle. The field house features 1½ indoor fields and a 110-foot-high ceiling that allows NFL punters to punt at full force and not be obstructed. The third level of the 135k SF, three-story office area has a balcony that overhangs the east portion of the fields. Guests enter the three-story atrium lobby leading to a Raider Image retail store, including the team's three Vince Lombardi trophies.



COST: +\$75 MILLION
(PHASE I)

COMPLETE
(PHASE I)

BROWNSTONE
APARTMENTS

THE \$150M BALLPARK IS LOCATED IN THE HEART OF SUMMERLIN, ADJACENT TO DOWNTOWN SUMMERLIN AND RED ROCK CASINO RESORT & SPA.

Completed in 2019, the stadium is home to the LAS VEGAS AVIATORS.

Best of the Ballparks: Las Vegas Ballpark named winner of 2019 MiLB Triple-A Best of the Ballparks by Ballpark Digest.



DOLLAR LOAN CENTER
FORMER HENDERSON PAVILION

A 6,000-seat multi-purpose indoor arena under construction in Henderson, Nevada. The future American Hockey League home of the Henderson Silver Knights. The newly reimagined venue will be home to AHL's Henderson Silver Knights. Henderson's special event center for graduations, Henderson Symphony Orchestra performances & cultural arts, meetings, & conventions of all kinds.

COST: \$84M
STATUS: Under Construction
EST. COMPLETION DATE: 2022



LIFEGUARD ARENA
WATER STREET DISTRICT, HENDERSON

The 120,000-square-foot hockey facility, built in partnership in Henderson, will give the Silver Knights a home while helping expand the Golden Knights' youth programs. Lifeguard Arena, which has a similar design to City National Arena, features two sheets of ice, retail space, meeting space and team space for the Silver Knights. It will also have a McKenzie River Pizza restaurant and Public Works Coffee Bar.

COST: \$1.2B
STATUS: Open
COMPLETION DATE: 2021



T-MOBILE ARENA
ON S. LAS VEGAS BLVD

T-Mobile Arena is a multi-purpose indoor arena on the Las Vegas Strip. Currently, it is the home venue for the National Hockey League's Vegas Golden Knights, who began playing in 2017.

COST: DND
STATUS: Open
COMPLETION DATE: 2016



BROWNSTONE
APARTMENTS



8

PROJECTS
& DEVELOPMENTS

BROWNSTONE



NEW HOTEL-CASINO BY STATIONS
The Durango project will feature over 100,000 square feet of gaming space with more than 2,000 slots and 40 table games, plus more than 200 hotel rooms, a sportsbook, and four food and beverage outlets.

COST: DND
STATUS: Under Construction
EST. COMPLETION DATE: 2024



THE BEND
A massive 170k sf shopping and entertainment complex in the southwest valley continues to make progress. Located across from IKEA, near Durango Drive and Sunset Road, it will complement the plethora of housing and business options in the area.

COST: \$70M
STATUS: Under Construction
EST. COMPLETION DATE: 4Q 2022



UNCOMMONS
A \$400M, 40-acre project in the southwest valley called UnCommons. The developers want to build 500,000 SF of offices, nearly 100,000 SF of retail space and 875 apartments, all at the southeast corner of Durango Drive and the 215 Beltway.

COST: \$400M
STATUS: Planned
EST. COMPLETION DATE: 4Q 2022



AXIOM
AXIOM is a Class "A" energy efficient professional office project developed by Sansone Companies. This 160,000-square-foot project is comprised of two 80,000-square-foot 4-story office buildings fronting the I-215 Beltway.

COST: \$1.2B
STATUS: Complete
COMPLETION DATE: 2022



THE VILLAGE
There are big plans for one of the fastest growing parts of town, West Henderson. This undeveloped 12.5-acre property on St. Rose Parkway, west of Spencer Street will include 300,000 sf of retail, dining, office and medical space.

COST: DND
STATUS: Under Construction
EST. COMPLETION DATE: 4Q 2022



DELTA BY MARRIOTT
A new hotel at Flamingo Road and Valley View Boulevard. The new non-gaming hotel is part of a mixed-use project that will feature luxury apartments, retail, and restaurants.

COST: \$100M
STATUS: Under Construction
EST. COMPLETION DATE: 4Q 2022



HOWARD HUGHES CORPORATION
broke ground on an upscale 10-story office building next to the Las Vegas Ballpark. It is across from the open-air Downtown Summerlin mall off Sahara Avenue and the 215 Beltway.

COST: \$28M
STATUS: Under Construction
EST. COMPLETION DATE: Q4 2022



HAAS AUTO
A California machine-making company for is developing Henderson factory. Construction has begun on the 2.5M SF plant south of Henderson Executive Airport. The facility is expected to start visibly taking shape in July, and Haas aims to finish in late 2022, she said.

COST: \$327M
STATUS: Under Construction
EST. COMPLETION DATE: 4Q 2022



NEW MEDICAL EDUCATION BUILDING AT UNLV
NHBC broke ground on the UNLV School of Medicine's first permanent building. The 135,000-square-foot, five-story Medical Education Building will be the centerpiece of the Las Vegas Medical District.

COST: \$30M
STATUS: Under Construction
COMPLETION DATE: FALL 2022



NARRATIVE
The ±100K SF Class A office building, is located along the 215 beltway in the Southwest Las Vegas submarket. The Property is centrally located between Summerlin and Anthem/Green Valley making this project the only candidate for organizations seeking best-in-class office space.

COST: DND
STATUS: Complete
COMPLETION DATE: 2022



CAPROCK TROPICAL LOGISTICS PHASE II
The development consists of three state-of-the-art industrial buildings totaling 441,554-square-feet in North Las Vegas. Development is underway and groundbreaking is planned for Q1 2022

COST: DND
STATUS: Under Construction
EST. COMPLETION DATE: Q4 2022



BOYD GAMING HEADQUARTERS
Boyd Gaming Corp. Plans to build two 10-story office buildings at Buffalo Drive and Sunset Road. This project will add nearly 640k SF of office space and will include a six-level parking garage. Boyd Gaming Corp. Plans to have all personnel located at these buildings.

COST: DND
STATUS: Planned
EST. COMPLETION DATE: DND



WATER STREET DISTRICT
Downtown Henderson is steadily beginning to have a new look and feel. This project will modernize Water Street when completed and will include retail, business and residential areas. thirty7water (\$1.6B) will offer a variety of commercial spaces for restaurants, retail, office, and a unique living experience.

COST: \$7.6M
STATUS: Complete
COMPLETION DATE: 2022



THE HYATT | HYATT PLACE
RiotobeHYATTREGENCY. The 2,510+ room property will be re-branded into multiple Hyatt full-service brand flags and will undergo a redevelopment of the current public spaces. HYATT PLACE is Located near S Las Vegas Blvd and McCarran International Airport at The Silverton Casino.

COST: DND
STATUS: Under Construction
EST. COMPLETION DATE: 4Q 2022



MATTER PARK
Offering office and showroom space as well as warehouse and distribution space. 300k sf of space, has already been leased. The second phase of Matter Park, another 500k sf of space, will break ground in September summer 2022. Leasing is in progress for the second phase.

COST: TBD
STATUS: Under Construction
EST. COMPLETION DATE: 2022, Ph. II



L.V.M.D
Conceived in 2002, the Medical District is undergoing a \$3.6B expansion. The centerpiece planned will be the 230k to 280k sf UNLV School of Medicine, which will include an educational building and library. This district is expected to bring in \$181M in Government revenue, as well as 24,182 jobs by 2030.

COST: \$3.6B
STATUS: Under Construction
EST. COMPLETION DATE: 2023, Phase II



= Completed and operating

DND = Did Not Disclose

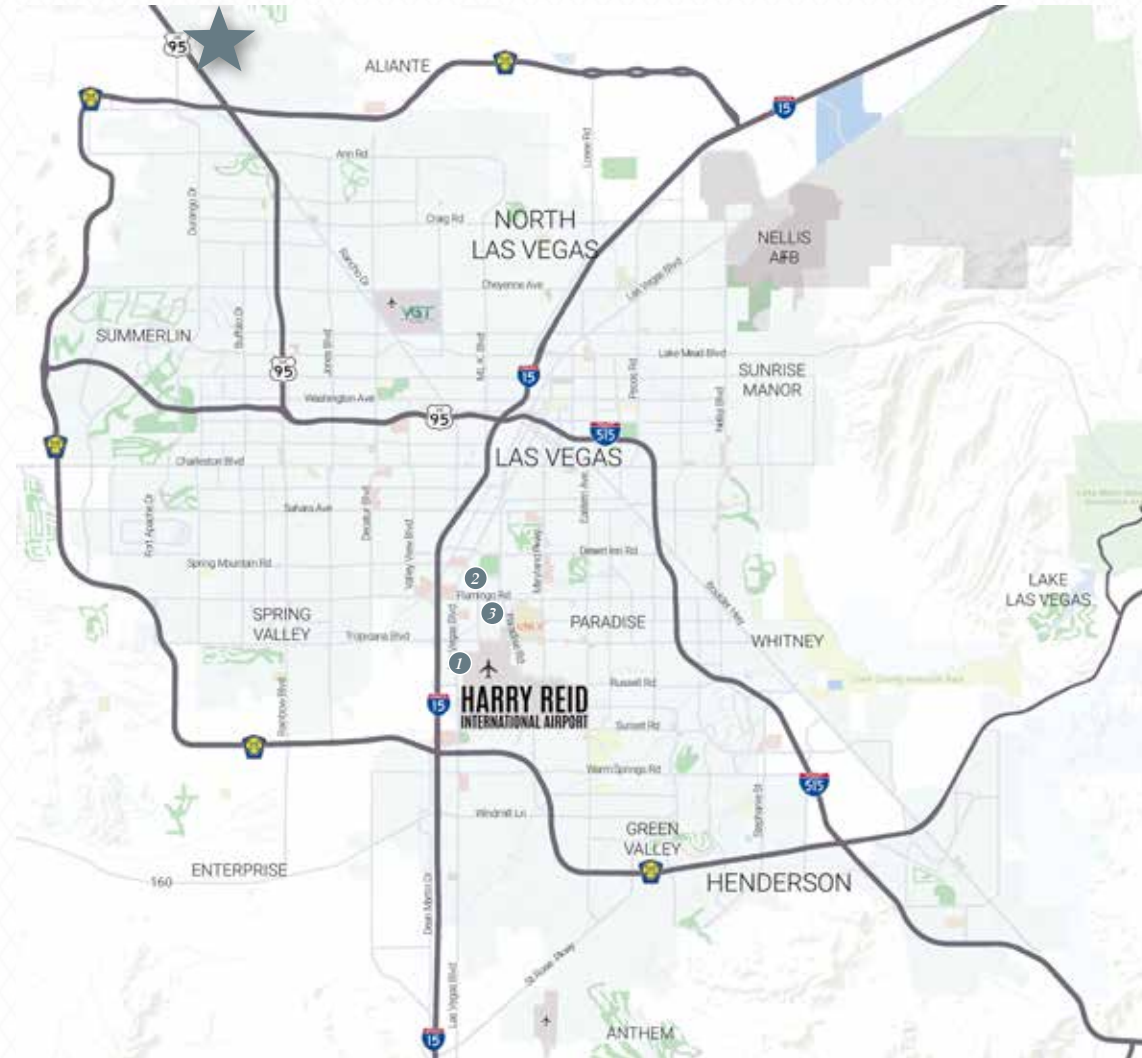


PROJECTS & DEVELOPMENTS: MEGA RESORTS & ENTERTAINMENT VENUES

BROWNSTONE
APARTMENTS

THE LIST OF LARGE PROJECTS IN THE AREA INCLUDE:

- DREAM HOTEL
- MSG SPHERE
- HARD ROCK



NOW OPEN



The \$4B Asian-themed resort includes 3,400 hotel rooms and consists of 175,000 SF of gaming. The partnership marks Hilton's largest multi-brand deal in company history and will include three Hilton premium brands, Hilton Hotels & Resorts, LXR and Conrad, into Resorts World Las Vegas.



CIRCA is the first from-the-ground-up downtown resort in decades. The 1.25M SF property and its 777-room hotel is the tallest hotel north of the Strip at 35 stories. The 18 Fremont St. address is accessible to the Fremont Street Experience, which annually draws over 24M visitors.



DREAM HOTEL

Dream Hotel Group announced plans to debut its flagship lifestyle brand Dream Hotels in Las Vegas with a free-standing 450-room luxury lifestyle hotel on the Las Vegas Strip. Dream Las Vegas will feature 450 chic and stylish, well-appointed guest rooms and suites, seven highly-activated dining and nightlife venues, including a rooftop pool deck, bar and lounge, three feature restaurants, two additional bar and lounge concepts on the gaming floor, and a grab-and-go café on the street level, as well as 12,000 SF of private meeting and event space, a full-service spa, fitness center and on-site parking. The land is located at 5051 S. Las Vegas Blvd., less than one mile from the Mandalay Bay Resort. Construction on the hotel is expected to begin in early 2021.

COST: \$500 MILLION
COMPLETED BY: 2023



MOON WORLD RESORTS

Moon World Resorts Inc. has announced plans for a \$5 billion, 5.5-million-square-foot hotel whose signature feature will be a replica of the moon standing at 735 feet tall and 650 feet wide. The replica will only be 1/75,000 the size of the moon, but that's large enough to accommodate 4,000 guest rooms and suites. Plans include a 75,000-square-foot spa, 50,000-square-feet of food and beverage offerings, 75,000-square-feet of retail, and 150,00-square-feet of clubs and lounges. For entertainment, guests can look forward to a 2,500-seat theater, a planetarium, a 5,000-seat event center, a 10,000-seat arena, and, a casino.

COST: \$5 BILLION
COMPLETED BY: 2027



HARD ROCK LAS VEGAS

In a press release Dec. 13, 2021 Hard Rock International announced the purchase of The Mirage Las Vegas Hotel and Casino. The property will be renamed and rebranded as the "Hard Rock Las Vegas."

Hard Rock is owned by the Seminole Tribe of Florida. Hard Rock Las Vegas will be the third tribal-operated casino in Las Vegas. In March 2021 the Mohegan Tribe opened the Mohegan Sun Casino at Virgin Hotels Las Vegas.

COST: TBD
COMPLETED BY: TBD



ATOMIC RANGE

Golden Entertainment, Inc. has partnered with Flite Golf & Entertainment to bring Atomic Range, a new 92,000-square-foot golf entertainment destination, to Las Vegas. The new Atomic Range will be located on Las Vegas Boulevard, just north and adjacent to The STRAT. Flite Golf has partnered with Century Golf, which has managed over 500 golf facilities worldwide, to operate Atomic Range with development expected to break ground in 2022. Flite Golf's construction costs are expected to be approximately \$70 million and Atomic Range will create over 500 new jobs. It is expected to span four stories and feature more than 100 hitting bays. It will also include four bars, meeting space, and a 12,000-square-foot Astrocade.

COST: \$70+ MILLION
COMPLETED BY: 2023



MSG SPHERE

The 17,500-seat spherical performance venue is expected to be 366 ft tall and 516 ft wide. The project is being built on 18 acres off Sands Ave. Inside the venue, guests will be surrounded by the largest and highest-resolution LED screen on Earth. More than 160,000 sf of display surface will wrap up, over, and behind the stage and audience at a resolution 100 times better than today's high-definition televisions. It is estimated the MSG Sphere will employ 3,500 local construction workers, 4,400 permanent jobs and has been gaged to bring in \$730M annually. The cost of the project has not been disclosed.

COST: \$1.9 BILLION
COMPLETED BY: 2023



FONTAINEBLEAU

The long-dormant Fontainebleau Las Vegas site has revved up construction again on the project that commenced nearly 15 years ago.. Development and partner Koch Real Estate Investments re-acquired the property in February 2021. Fontainebleau Development plans to open the hotel and casino at the end of 2023, ahead of the 2024 Super Bowl landing in Vegas. Located on 25 acres at the north end of the Las Vegas Strip near the convention center, the 67-story luxury hotel is about 75 percent complete. Plans include 3,700 hotel rooms and 550,000-square feet of convention space, plus restaurants, shops, pools, a spa, and more. Construction alone on the project will create about 3,200 jobs, while the resort plans to employ about 6,000 permanent workers once it opens.

COST: \$3.1+ BILLION
COMPLETED BY: 2023

BROWNSTONE



THE SPACE OFFERS UP TO 126K SF OF CUSTOMIZED TENANT SPACE FOR A SPECIALTY COLLECTION OF EXPERIENTIAL AND RETAIL BUSINESSES; 68K SF OF LEASABLE GROUND FLOOR SPACE; AND UP TO 58K SF OF MEZZANINE SPACE.

BY THE NUMBERS

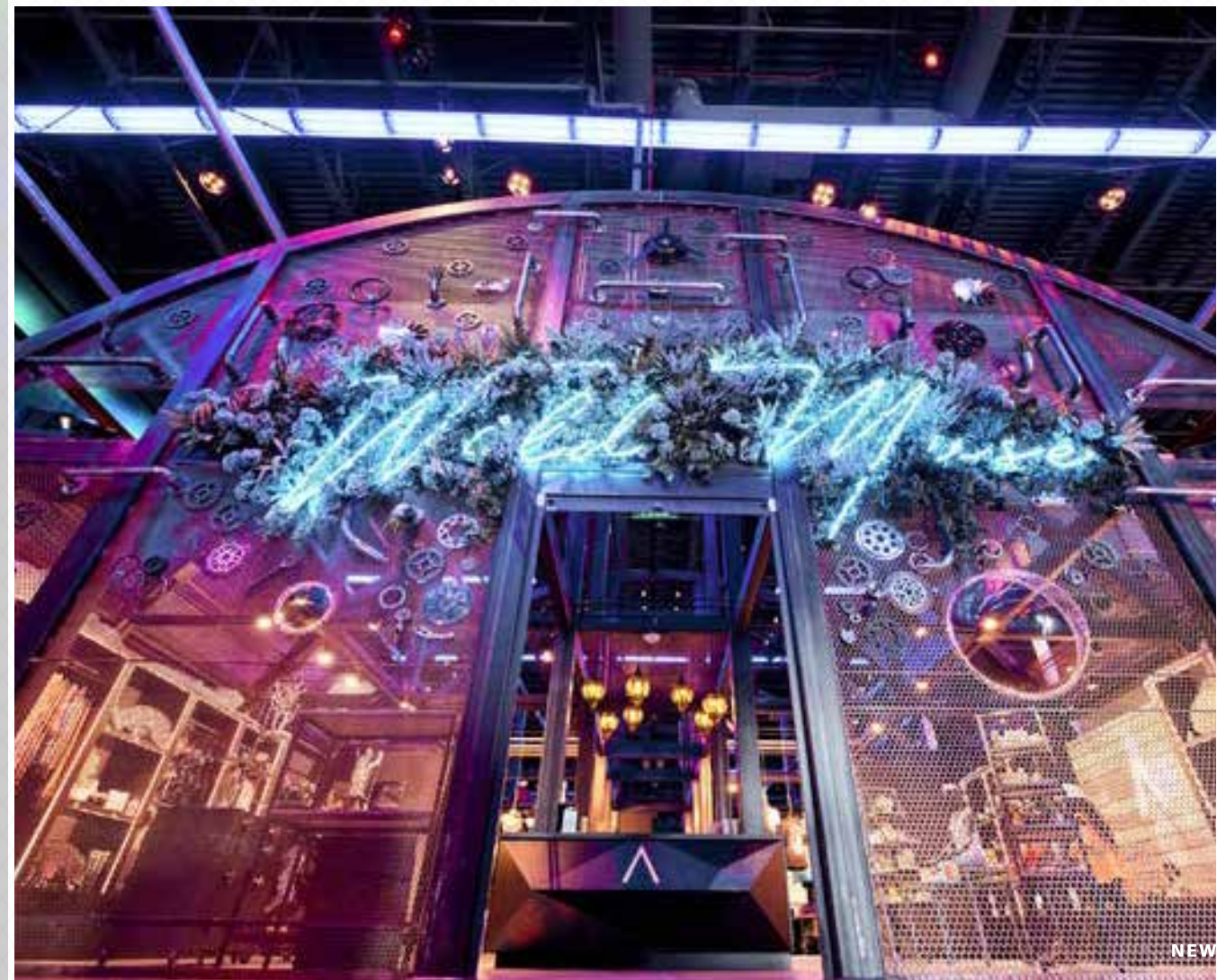
- 200,000
Total Square Feet
- 40,000 SF
Indoor/Outdoor Event Space
- 800+ FREE
Parking Spaces
- 5,000 LED Lights
Oddwood Bar Tree
- 15 FEET "EL SCORCHO"
Ivan McLean's Fire-Breathing Art Island Dragon
- 8 MPH
Haley's Comet Zip Line Ride

AREA15

After watching the mysterious black warehouse known as Area15 rise from the desert, the wait to explore its interior, a veritable cave of wonders, is finally over. On September 17, the experiential playground opened its doors. Inside you'll find a neon-black-lit paradise of art, food, drink and interactive opportunities.

In addition to Haley's Comet, you'll discover so many more experiences at Area15:

- Birdly, a virtual reality ride, in which you fly like a bird
- Wild Muse Boutique, a boutique selling souvenirs and Burning Man-style gear, located in a gorgeous metal bunker at the center of Area15
- Wink, Wink World: Portals to the Infinite, an artsy fun house created by Blue Man Group co-founder Chris Wink
- Gallerie 360 inside the Portal, a "360-degree projection mapped room" and event space, which feels somewhat like Star Trek: The Next Generation's Holodeck
- Sanctuary, a restful, plant-filled gathering place under a bamboo and fabric dome
- Brainstorm, a colorful, interactive experience coming in October
- Valyrian Steel, a dazzling art car created by Henry Chang Design
- Meow Wolf's Omega Mart, an immersive art experience, set to open early in 2021





ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From re-imagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

NORTH AMERICA

Canada
United States

LATIN AMERICA

Argentina
Brazil
Chile
Colombia
Costa Rica
Mexico
Panama
Peru
Puerto Rico

EUROPE

Austria
Belgium
Czech Republic
France
Germany
Hungary
Ireland
Italy
Netherlands
Poland
Romania
Russia
Spain
Switzerland
United Kingdom

ASIA-PACIFIC

Australia
Cambodia
China
India
Indonesia
Malaysia
New Zealand
Philippines
Singapore
South Korea
Taiwan
Thailand

AFRICA

Botswana
Kenya
Malawi
Nigeria
South Africa
Tanzania
Uganda
Zambia
Zimbabwe

MIDDLE EAST

Saudi Arabia
United Arab Emirates

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NEWMARK