

DUNKIN DONUTS & HERTZ RENT-A-CAR

MULTI-TENANT NNN LEASE (FEE SIMPLE)

OFFERING MEMORANDUM

FOR SALE

\$3,100,000 | 5.66% CAP RATE

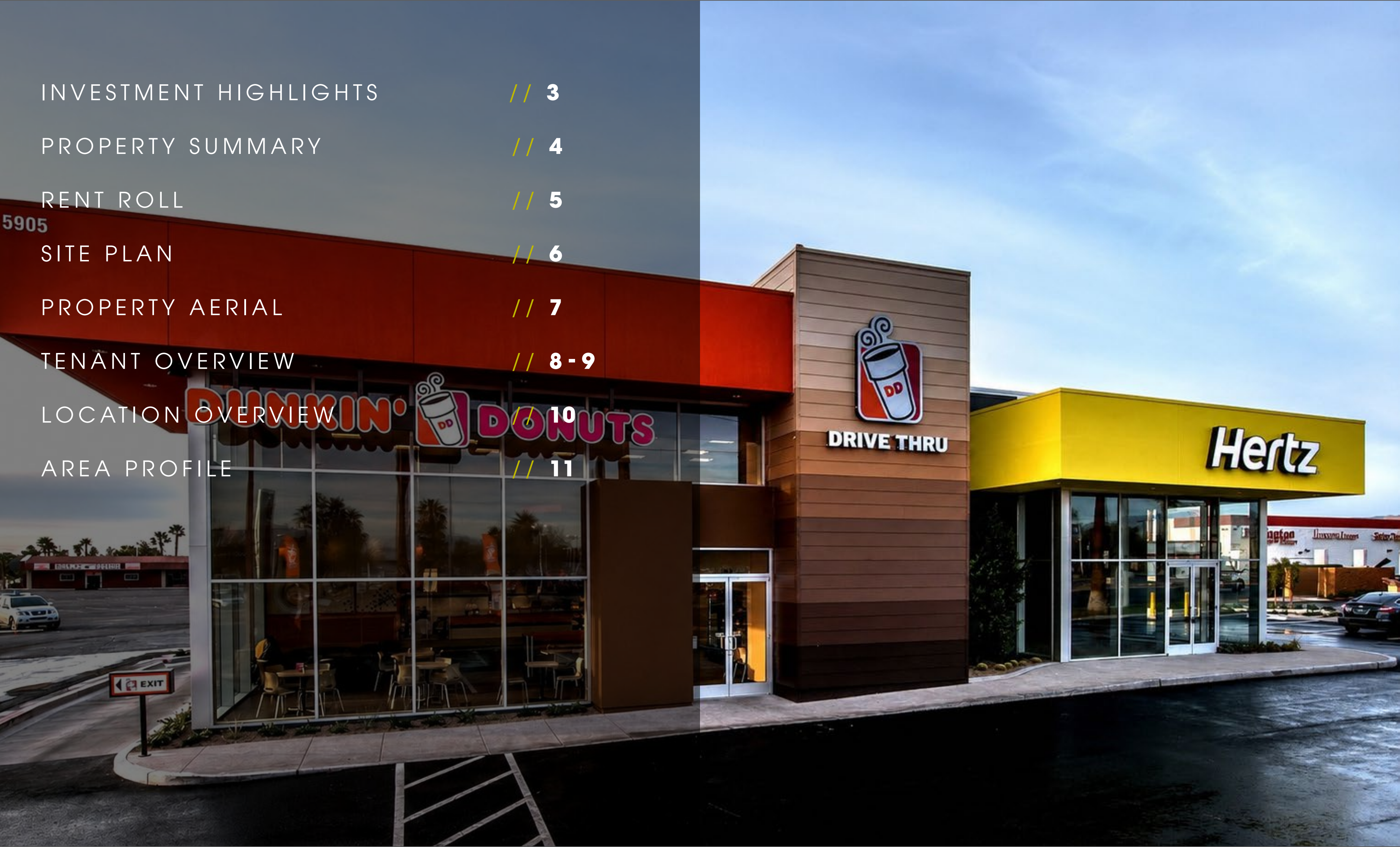


DUNKIN' DONUTS & HERTZ RENT-A-CAR

5905 W. SAHARA AVE., LAS VEGAS, NV 89146

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// INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

This offering presents an exceptional opportunity to acquire a fully leased, two-tenant retail investment located at 5905 W. Sahara Avenue in the heart of the Las Vegas Valley. The property is occupied by two nationally recognized brands, Dunkin' and Hertz, that have successfully operated from this location since 2015, providing investors with a proven history of stable occupancy and reliable cash flow. Structured with Triple Net (NNN) leases, the asset offers predictable income, making it an ideal acquisition for both passive investors and 1031 exchange buyers.

The property's tenancy represents an outstanding combination of nationally recognized brands and experienced operators. Dunkin', one of the world's largest quick-service restaurant concepts, is operated by Quality Brand Group, a highly experienced multi-state franchise organization that owns and operates more than 100 Dunkin' locations throughout Arizona, Texas, Florida, and Nevada while continuing to expand into new markets. Hertz, a global leader in vehicle rental and mobility services with more than a century of operating history, has established this location as an important neighborhood rental center serving local residents, businesses, insurance replacement customers, and visitors alike. Together, these complementary tenants provide diversified daily consumer traffic and contribute to the long-term stability of the investment.

Constructed with a distinctive contemporary architectural design, the building offers a level of quality and curb appeal rarely found among neighborhood retail investments. The modern façade features clean architectural lines, expansive floor-to-ceiling storefront glass, premium exterior finishes, and exceptional visibility from West Sahara Avenue. The extensive use of glass creates an open, inviting atmosphere while maximizing natural light throughout each tenant space, enhancing both the customer experience and the overall presentation of the property. The building's timeless design has helped establish it as a recognizable landmark along one of Las Vegas' most heavily traveled commercial corridors.

Strategically positioned within a dense infill trade area, the property benefits from outstanding visibility, convenient access, and exposure to significant daily traffic. Surrounded by established residential neighborhoods, major employment centers, healthcare facilities, retail destinations, and hospitality uses, the location continues to experience consistent consumer demand generated by both local residents and visitors. The combination of an irreplaceable central Las Vegas location, exceptional real estate fundamentals, long-term occupancy history, and strong national tenancy creates a compelling investment opportunity with durable income and long-term appreciation potential.

STABLE CASH FLOW

- Two National Brand Tenants
- Occupied Since 2015
- Long-Term Operating History
- NNN Lease Structure

PREMIER RETAIL LOCATION

- High Visibility
- Signalized Corner
- Excellent Access
- Strong Traffic Counts
- Dense Infill Market

STRONG TENANT PROFILE

- Dunkin'
- Hertz
- Experienced Multi-State Franchise Operator
- Daily Needs Retail

INVESTOR ADVANTAGES

- Passive Ownership
- 1031 Exchange Opportunity
- Long-Term Appreciation Potential

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// PROPERTY SUMMARY

OCCUPANCY	100%
NUMBER OF TENANTS	2
BUILDING SIZE	3,900 SF
LAND SIZE	±0.61 ACRES
MARKET/SUBMARKET	CENTRAL LAS VEGAS
PARCEL NUMBER	163-12-101-011
PRICE	\$3,100,000
NOI	\$175,436.76
CAP RATE	5.66%
YEAR BUILT	2015
LEASE TYPE	NNN



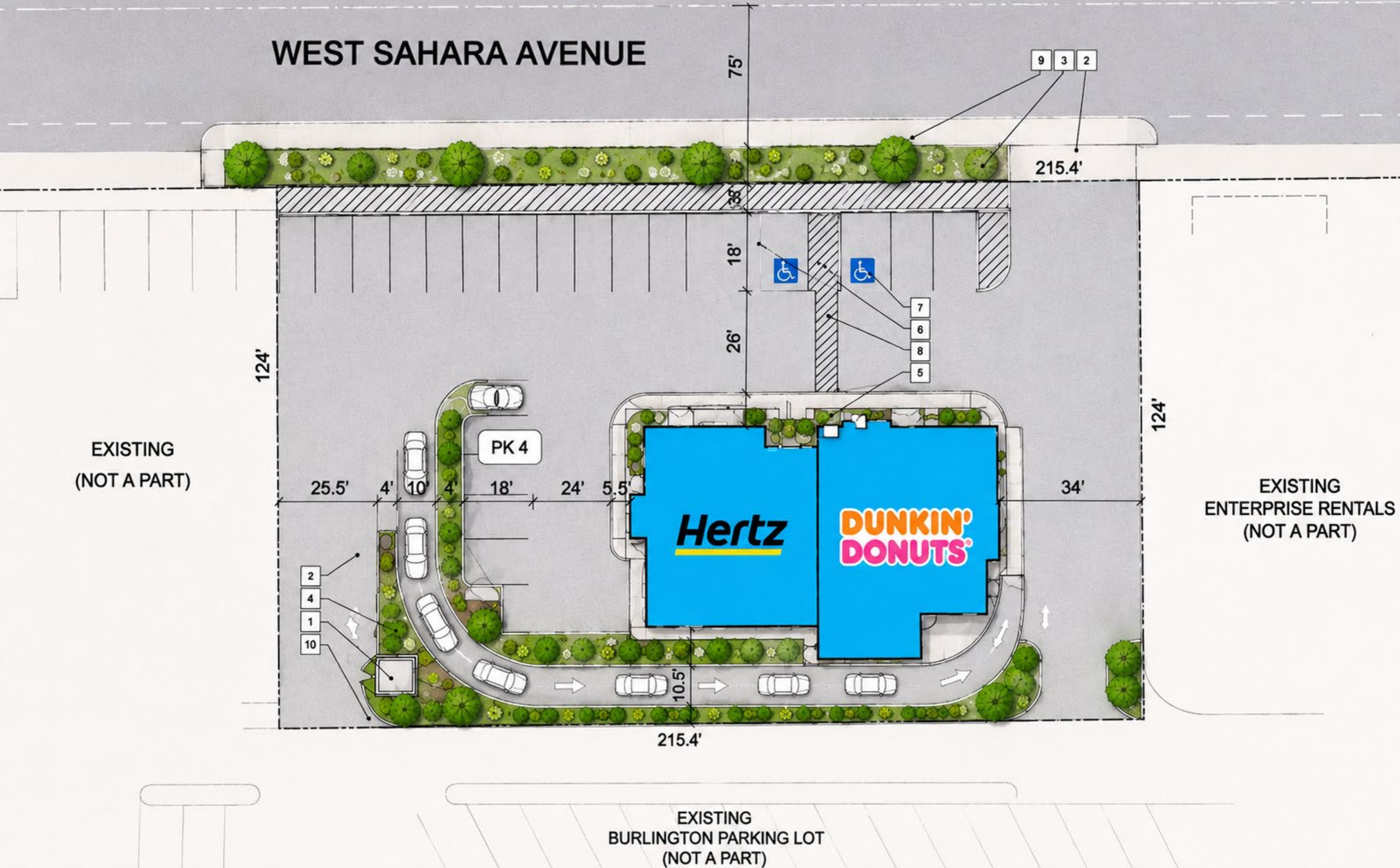
TENANT	UNIT	SQUARE FOOTAGE	BEGIN DATE	END DATE	BASE RENT	OPTIONS	INCREASES
Hertz	B	1,900	9/1/15	8/31/31	\$7,526.40	2 x 5 Years	12% - 5 YEARS
Dunkin' Donuts	A	1,900	4/6/15	2/28/30	\$7,093.33	1 X 5 Years	12.5% - 5 Years
TOTALS		3,800			\$14,619.73		
NOI:					\$175,436.76		



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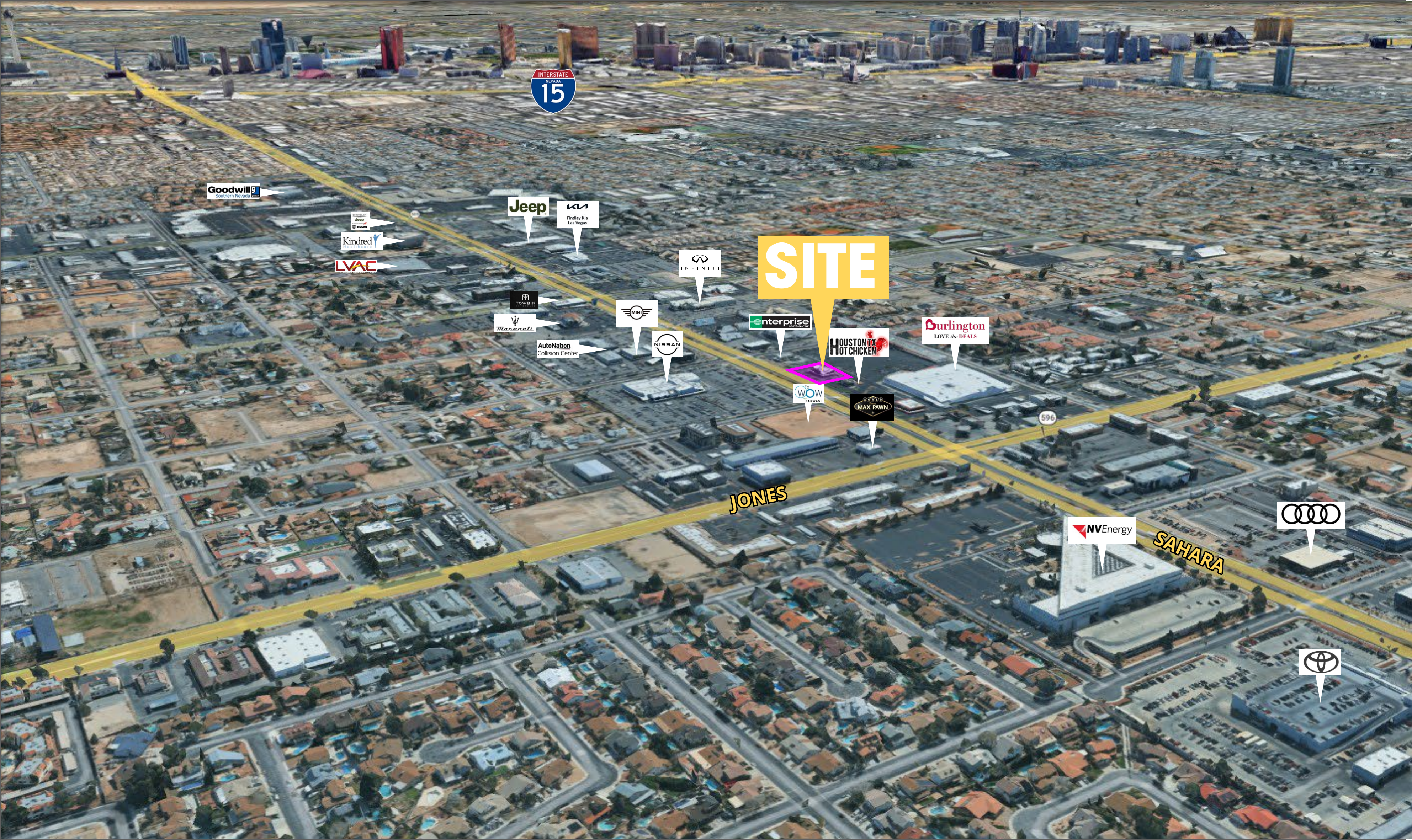
// SITE PLAN



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// PROPERTY AERIAL





Founded in 1918, Hertz is one of the world's most recognized vehicle rental companies and has built a reputation as a global leader in mobility services for more than a century. With thousands of neighborhood and airport locations throughout North America and internationally, Hertz serves millions of customers each year through its extensive network of daily rental, insurance replacement, business travel, and fleet management services.

Unlike traditional airport-focused rental operations, Hertz Neighborhood Locations serve an essential role within local communities by providing replacement vehicles for insurance claims, dealership service departments, body shops, local businesses, and individual consumers requiring short- and long-term transportation solutions. This diversified customer base generates consistent year-round demand and reduces dependence on tourism alone, making neighborhood locations an important component of Hertz's nationwide operating platform.



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// TENANT OVERVIEW



Founded in 1950, Dunkin' is one of the world's largest quick-service restaurant brands, serving millions of guests daily through thousands of locations across the United States and internationally. Known for its coffee, espresso beverages, breakfast sandwiches, baked goods, and convenient drive-thru format, Dunkin' has built one of the most recognizable brands in the quick-service restaurant industry. As part of Inspire Brands, Dunkin' benefits from the resources of one of the world's largest restaurant organizations.

The subject property is operated by Quality Brand Group, one of the nation's most experienced Dunkin' franchise organizations. The company owns and operates a large multi-state portfolio of Dunkin' restaurants across Arizona, Texas, Florida, and Nevada while maintaining additional development rights in several growth markets. The management team has spent decades acquiring, developing, and operating nationally recognized franchise concepts and has collectively overseen the development and operation of more than 400 retail locations.

Quality Brand Group's executive team includes former Dunkin' corporate leadership as well as experienced restaurant developers, operators, finance professionals, and commercial real estate executives. Their long operating history and continued expansion provide investors with confidence in the tenant's long-term commitment and operational expertise.

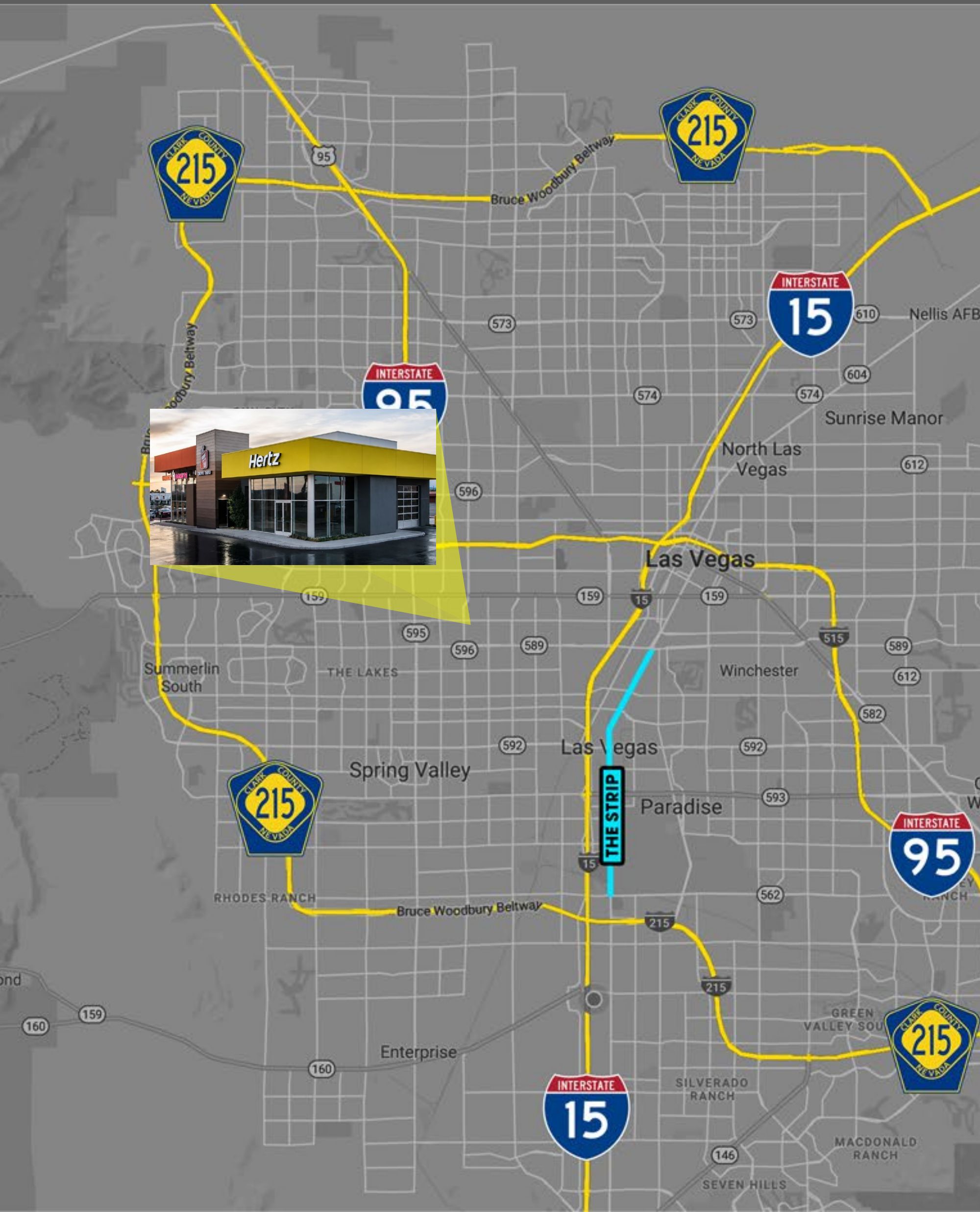


The combination of a globally recognized brand and an experienced multi-unit franchise operator makes Dunkin' an exceptionally attractive tenant within the net lease investment market.

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// LOCATION OVERVIEW



Strategically located along West Sahara Avenue, one of the Las Vegas Valley's primary east-west transportation corridors, 5905 W. Sahara Avenue offers exceptional visibility, accessibility, and long-term real estate fundamentals. Positioned within a mature infill trade area, the property benefits from more than 40,000 vehicles passing the site daily, providing outstanding exposure to commuters, local residents, and visitors traveling throughout the central Las Vegas market.

The property is centrally located with convenient access to Interstate 15, U.S. Highway 95, Summerlin Parkway, and Interstate 215, allowing customers to easily reach the site from virtually every major employment and residential area within the Las Vegas Valley. This highly connected location supports consistent daily traffic for both Dunkin' and Hertz while providing exceptional convenience for neighborhood customers, business travelers, and insurance replacement clientele. Surrounded by established residential communities, national retailers, medical facilities, office users, hospitality destinations, and local businesses, the property benefits from a diverse and sustainable customer base. The combination of strong daytime employment, dense surrounding population, and continuous commuter traffic creates an ideal environment for service-oriented retailers that rely on daily consumer visits.

West Sahara Avenue has long been recognized as one of Las Vegas' premier commercial corridors, featuring a wide variety of national retailers, restaurants, automotive dealerships, healthcare providers, and professional services. The property's central location places it within minutes of Summerlin, Downtown Las Vegas, the Las Vegas Strip, and Harry Reid International Airport, allowing both tenants to serve customers from across the metropolitan area.

With exceptional visibility, prominent street frontage, strong traffic counts, and an irreplaceable infill location, 5905 W. Sahara Avenue represents a high-quality retail investment positioned to benefit from the continued growth and long-term stability of the Las Vegas market.

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// AREA PROFILE

LAS VEGAS – ONE OF THE WORLD’S PREMIER TOURISM, ENTERTAINMENT & BUSINESS DESTINATIONS

Las Vegas is an internationally renowned destination recognized for its world-class resorts, entertainment, dining, shopping, and hospitality. Widely known as the Entertainment Capital of the World, the city attracts millions of visitors annually while serving as the economic, financial, and cultural center of Southern Nevada. Over the past decade, Las Vegas has evolved into a diversified metropolitan economy supported by tourism, professional sports, healthcare, technology, logistics, advanced manufacturing, and corporate relocation.

In addition to its iconic resort corridor, Las Vegas has emerged as one of the nation’s premier sports and entertainment markets. The city is home to the Las Vegas Raiders (NFL), Vegas Golden Knights (NHL), Las Vegas Aces (WNBA), UFC headquarters, National Finals Rodeo, Formula 1 Las Vegas Grand Prix, and Major League Baseball’s Athletics, further strengthening its reputation as a year-round destination for both leisure and business travelers. These world-class attractions continue to generate significant economic activity and reinforce Southern Nevada’s position as one of the country’s leading hospitality markets.

The Las Vegas Valley is home to approximately 2.4 million residents and continues to benefit from steady population growth, a business-friendly environment, no state income tax, and a highly diversified employment base. These factors have made Southern Nevada one of the most attractive markets in the western United States for business expansion, commercial real estate investment, and corporate relocation.

TODAY, LAS VEGAS REMAINS ONE OF THE TOP TOURIST DESTINATIONS IN THE WORLD.

Established in 1905 and incorporated in 1911, Las Vegas has grown from a small railroad town into one of the world’s most recognizable cities. The Las Vegas Strip—located primarily within the unincorporated communities of Paradise and Winchester—continues to serve as the centerpiece of the region’s tourism industry. Beyond the resort corridor, the valley has experienced tremendous residential and commercial growth, creating a balanced economy supported by expanding healthcare systems, education, distribution, technology, and professional services.

With more than 38.5 million visitors in 2025, nearly 6 million convention attendees, and one of the largest concentrations of resort accommodations in the world, tourism remains the primary economic driver for Southern Nevada. The region’s economy is further supported by gaming, conventions, professional sports, entertainment, retail, and an increasingly diverse business community, making Las Vegas one of the nation’s most dynamic markets for commercial real estate investment.

