

FIND YOUR EDGE

TRUFUSION

NNN LEASED INVESTMENT

CONFIDENTIALITY AND DISCLOSURES

Cardo Realty, LLC has been engaged as the exclusive agent for the sale of 8575 S. Eastern Avenue, located in Las Vegas, NV (the “Property”), by BFT7, LLC, the owner of the Property. The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cardo Realty, LLC as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to:

CARDO REALTY, LLC
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Las Vegas, NV 89145
(702) 857-1800
josh@cardorealty.com

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TRUFUSION EASTERN







FINANCIAL SUMMARY

Cardo Realty is pleased to present for acquisition a single-tenant NNN leased freestanding building occupied by TruFusion, located just north of the I-215 freeway on Eastern Ave. in one of the most densely populated and affluent submarkets in Las Vegas. TruFusion has quickly become one of the most popular fitness destinations in it's market. This location has been in operation for over 6 years with strong revenue and net profit.

PURCHASE PRICE:	\$2,860,000
NNN's:	\$27,905 annual (2019 Estimate)
IN-PLACE NOI:	\$183,000
PRICE/SF:	\$291
CAP RATE:	6.39%
OCCUPANCY:	100%
STORE SALES 2018:	\$2.52 Million
TENANT LEASE TERM:	10 years (beginning on COE)*
OPTIONS:	Four 5 year options to renew
INCREASES:	2% Annual
GUARANTOR:	Company/Personal guaranty

PROPERTY SUMMARY

The building was completely renovated in 2013 to include \$950K of interior improvements, new HVAC, and roof repairs, Over the next several years the building received additional interior and exterior improvements, including most recently in 2016, new exterior paint, roof sealing, and parking lot slurry coat and restriping.

Bldg. SIZE	9,822 SF
ACREAGE	± 1.05 acres
APN	177-14-710-043
YEAR BUILT	2006
ZONING	C-1 (Local Business), Clark County
PARKING	72 Stalls
CONSTRUCTION	Wood Frame/Stucco
ROOF	Built up
HVAC	Two 10 ton units and four 5 ton units
FIRE/LIFE/SAFETY	Building is sprinklered
ELECTRICAL	208Y/120V, 3 Phase 4W, 800 amps
UTILITY PROVIDERS	
Electric	NV Energy
Gas	Southwest Gas
Water	Las Vegas Water District
Sewer	Clark County Water Reclamation
Trash	Republic Services



A woman with dark hair tied back is lifting a kettlebell in a gym. She is wearing a black Adidas tank top. The background is blurred, showing other people and gym equipment. The lighting is warm and orange, with a bright light source visible in the upper left corner.

**WHO IS
TRUFUSION?**



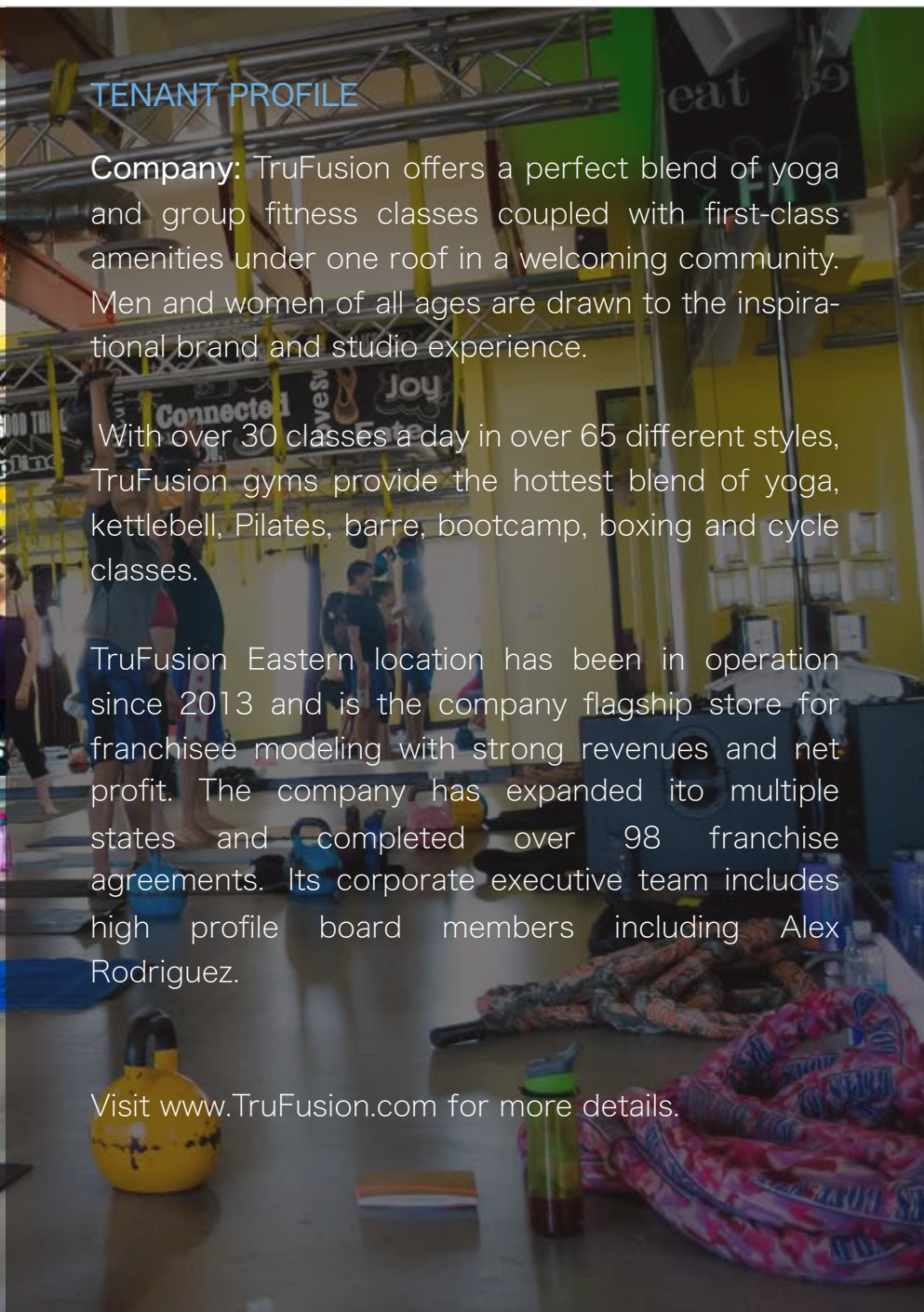
TENANT PROFILE

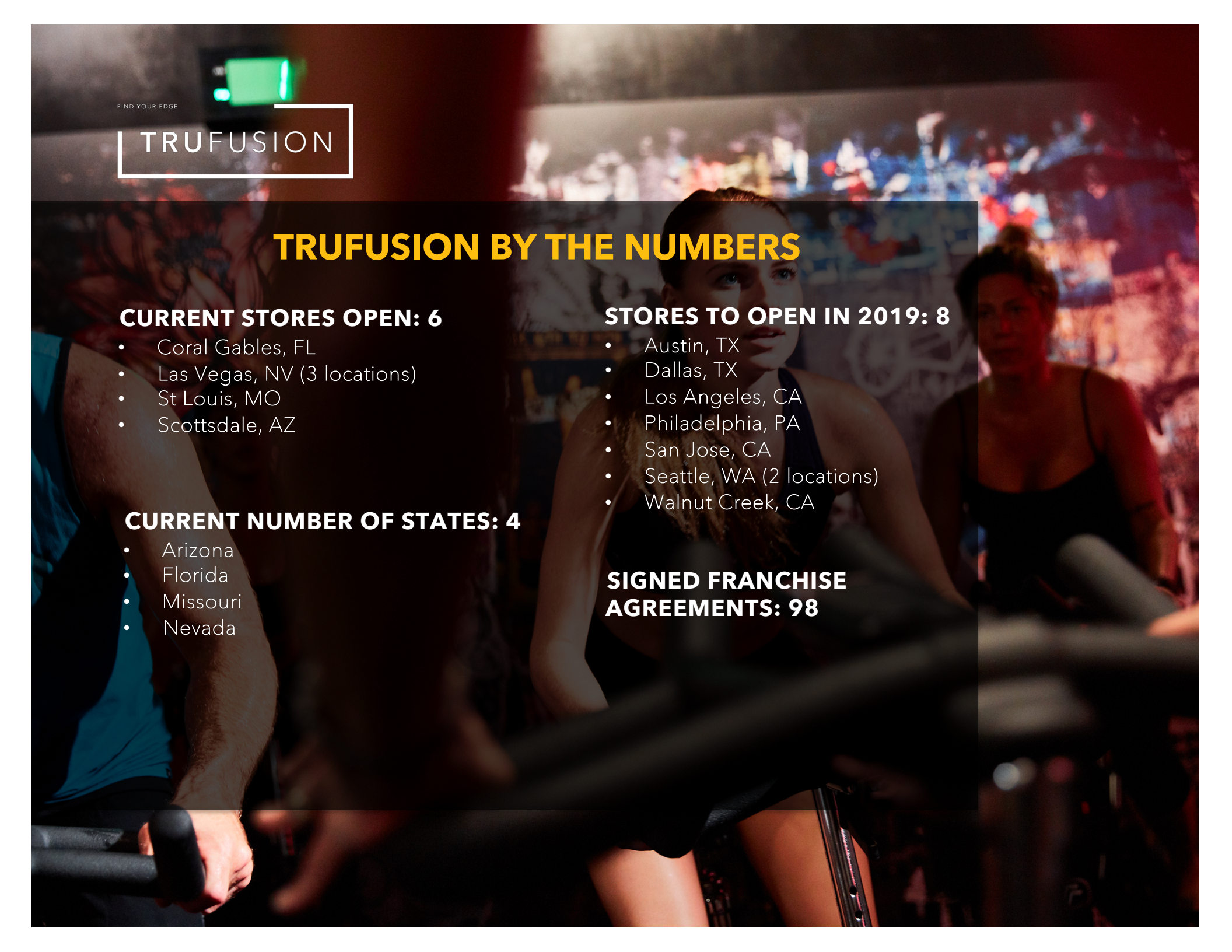
Company: TruFusion offers a perfect blend of yoga and group fitness classes coupled with first-class amenities under one roof in a welcoming community. Men and women of all ages are drawn to the inspirational brand and studio experience.

With over 30 classes a day in over 65 different styles, TruFusion gyms provide the hottest blend of yoga, kettlebell, Pilates, barre, bootcamp, boxing and cycle classes.

TruFusion Eastern location has been in operation since 2013 and is the company flagship store for franchisee modeling with strong revenues and net profit. The company has expanded to multiple states and completed over 98 franchise agreements. Its corporate executive team includes high profile board members including Alex Rodriguez.

Visit www.TruFusion.com for more details.





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TRUFUSION BY THE NUMBERS

CURRENT STORES OPEN: 6

- Coral Gables, FL
- Las Vegas, NV (3 locations)
- St Louis, MO
- Scottsdale, AZ

CURRENT NUMBER OF STATES: 4

- Arizona
- Florida
- Missouri
- Nevada

STORES TO OPEN IN 2019: 8

- Austin, TX
- Dallas, TX
- Los Angeles, CA
- Philadelphia, PA
- San Jose, CA
- Seattle, WA (2 locations)
- Walnut Creek, CA

SIGNED FRANCHISE AGREEMENTS: 98

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THE CORPORATE EXECUTIVE TEAM



MIKE BORDEN
CEO, CO-FOUNDER,
CHAIRMAN

Chairman of the Board,
Habitat For Humanity

Co-founder and Former COO,
Switch Communications



ALEX RODRIGUEZ
BOARD MEMBER

Current Founder CEO,
AROD Corp

Former Third Baseman,
New York Yankees



REGAN STOKES
CHIEF OPERATING OFFICER

Former Senior Vice President
of Operations, TruFusion

Former Director of Client and
Editorial Services, Textbroker
International

Former Director of Client
Services and Operations, The
Cooper Castle Law Firm



MARTIN HINTON
CHIEF SOUL OFFICER

Former SVP of Fitness,
TruFusion

Former Director of Fitness,
Vegas Hot

Former Owner and Operator,
Five-Mountain Fitness



STEVE ROCKMAN
CHIEF GLOBAL STRATEGY
OFFICER

Former Partner Digital
Marketing, The Star Group

Former Partner
(Brand Strategy & Design),
Lippincott

Award-Winning
Senior Marketing Executive



CAITLYN WEISS
VICE PRESIDENT OF
FRANCHISE DEVELOPMENT

Former Director of Purchasing
and Retail, TruFusion

Professor at University of
Nevada, Las Vegas

Over 10 years experience in
Sales, Business Development
and Leadership

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TRUFUSION

WE'VE BEEN FEATURED IN:



Franchise Times



Forbes

FORTUNE

Entrepreneur
MAGAZINE



People



Page
Six



YAHOO!



Women's Health

Life & Style

SO SCOTTSDALE!

Star

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TRUFUSION VS COMPETITORS

	COMPETITORS	TRUFUSION
# OF CLASSROOMS	1	2 TO 5
# OF CLASS TYPES	1	OVER 40
# OF CLASSES PER WEEK	UP TO 100	UP TO 250
WEEKLY CLASS-PARTICIPANT CAPACITY	UP TO 4,000	UP TO 9,000
TYPICAL SQUARE FOOTAGE	LESS THAN 3,000	6,500 TO 14,000
LOCKER ROOMS	LIMITED	MEN'S AND WOMEN'S
SHOWERS	0-2	4-10 IN EACH LOCKER ROOM
SMOOTHIE / HEALTH BAR	LIMITED	OPTIONAL
SPECIALTY RETAIL	LIMITED/BRANDED	WIDE SELECTION OF BRANDED + UNBRANDED

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STANDARD PRICING

	MANHATTAN (A)	CHICAGO (B)	LAS VEGAS (C)
30 FOR \$30	\$30	\$30	\$30
1 CLASS PASS	\$30	\$26	\$20
NATIONAL	\$229	\$229	\$229
REGIONAL MONTHLY AUTOPAY	\$199 - \$229	\$149 - \$199	\$99 - \$129
PRESALE STARTING POINT	\$149	\$99	\$79
STUDENT AUTOPAY MONTHLY	\$169	\$119	\$69
CORPORATE AUTOPAY MONTHLY	\$179	\$129	\$79
10 CLASS PACKAGE	\$280	\$240	\$160
REGIONAL ANNUAL	\$1,999 - \$2,299	\$1,499 - \$1,999	\$999 - \$1,299
PRE-SALE ANNUAL	\$1,899 - \$2,199	\$1,399 - \$1,899	\$899 - \$1,111
BLACK FRIDAY ANNUAL	\$1,799 - \$2,099	\$1,299 - \$1,799	\$799 - \$1,099
VIP (INCLUDES MAT TOWEL, BATH TOWEL AND MAT)	\$34	\$29	\$24



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