Offering Memorandum

Single Tenant Net Lease USA Auto Service

ADELPHI
— PROPERTY ADVISORS —

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4485 W. Silverado Ranch Blvd.
Las Vegas NV 89139

- New 2026 Construction
- 15 Year Lease
- Southwest Submarket

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Investment Overview

Adelphi Property Advisors is pleased to offer a single-tenant net leased USA Auto Service located at 4485 W. Silverado Ranch Blvd., Las Vegas, NV 89139 (the "Property"). USA Auto Service currently operates 17 locations throughout the Las Vegas Valley, and the lease is backed by its parent company, Auto Management Inc., along with personal guaranties. The Property is leased on a long-term 15-year lease featuring 2% annual rent increases, providing investors with stable, predictable cash flow. USA Auto Service offers a full range of automotive maintenance and repair services, including oil changes, smog inspections, brake service, engine diagnostics, tire rotations, and other routine vehicle maintenance, making it a convenient one-stop destination for customers.

The Property consists of a newly constructed 4,900-square-foot facility completed in 2026, helping minimize near-term capital expenditures for future ownership. Located in the highly desirable Southwest Las Vegas submarket, the Property benefits from continued residential and commercial growth, including the recently completed 360-unit Miraluna apartment community. Additional nearby developments include the new Nevada DMV, expected to open in late 2026 as the largest DMV in the state and is anticipated to bring significant traffic and visibility to the immediate area. Combined with the tenant's essential-service business model, and long-term lease structure in a high growth area, the Property offers investors an attractive and stable single-tenant net leased investment.

OFFERING PRICE	$3,970,000
BUILDING SF	4,900 SF
OCCUPANCY	100%
NOI	$222,297
CAP RATE	5.60%
TENANCY	SINGLE TENANT
TOTAL LAND AREA	0.52 Acres
1 MILE RADIUS	7,900 Residents $141,000 Income
OWNERSHIP	FEE SIMPLE
AREA	SOUTHWEST

Investment Highlights

- **Long Term Single Tenant NNN Lease:** The offering is a single tenant net leased property leased to USA Auto Services on a long-term 15 year lease with annual increases. The Property is 4,900 SF with six (6) bays.
- **Brand New 2026 Construction:** Completed in 2026, the Property offers the benefits of new construction, minimizing near-term capital expenditures and deferred maintenance for future ownership.
- **Essential-Service Tenant:** USA Auto Services offers a wide variety of services, such as routine oil changes, smog checks, break services, and overall engine repair, making it an ideal long-term tenant that is less susceptible to economic cycles and e-commerce disruption.
- **Secure Lease:** The lease is guaranteed by Auto Management Inc. and further supported by personal guaranties, providing investors with additional security beyond the operating tenant.
- **Next To New DMV Under Construction:** The Property is located less than 1 mile from the new DMV expected to open in late 2026. The new DMV will be a 71,000 square foot facility with 60 service counters and will be the largest DMV in the state, generating significant traffic to the immediate area.
- **Growing Southwest Location:** Several new developments surround the Property, including Miraluna, the recently constructed 360 unit apartment complex. Other notable projects in the immediate area include the new DMV location targeting an end of year opening, as well as a new Switch Campus located across the street, supporting long-term growth and increasing consumer activity in the trade area.

USA Auto Service is a well-established automotive repair company that has been serving the Las Vegas Valley for more than 30 years. The company operates 17 USA Auto Service locations throughout Las Vegas, along with additional Purrfect Auto Service locations, giving it one of the largest local automotive service footprints in Southern Nevada. The lease for the Property is backed by Auto Management Inc. and further supported by personal guaranties, providing investors with an additional level of security.

USA Auto Service provides a full range of automotive maintenance and repair services, including oil changes, smog inspections, brake service, engine diagnostics, tire rotations, air conditioning repair, and scheduled vehicle maintenance. As an essential-service business, demand is driven by the ongoing need for vehicle maintenance and repairs, creating a recurring customer base that is less susceptible to e-commerce trends.

Tenant Highlights

- Over 30 years serving the Las Vegas Valley
- 17 USA Auto Service locations throughout Las Vegas
- Additional locations operated under the Purrfect Auto Service brand
- Essential-service business with recurring customer demand
- Lease backed by Auto Management Inc. and personal guaranties

Largest DMV in Nevada

Overview

The Property is located approximately 0.5 miles from the new Nevada DMV facility currently under construction on Silverado Ranch Blvd. Expected to open in late 2026, the approximately 71,000-square-foot facility will be the largest DMV in the state, featuring 60 service counters and serving thousands of Southern Nevada residents each week.

Highlights

- Approximately 71,000 SF state-of-the-art facility
- Largest DMV in the State of Nevada
- 60 service counters designed to serve high customer volumes
- Located approximately 0.5 miles from the Property

Benefits to the Property:

- Increased daily traffic and visibility within the immediate trade area
- Strong synergy with an automotive service use
- Continued public investment supporting the Southwest Submarket
- Enhances the long-term appeal of the surrounding area

Property Overview

Location

4485 W. Silverado Ranch Blvd.
Las Vegas, NV 89139

Parcel Number

177-30-110-007

Building Size

4,900 SF

Land Area

0.45 Acres

Zoning

Community General (CG)

Construction Year

2026

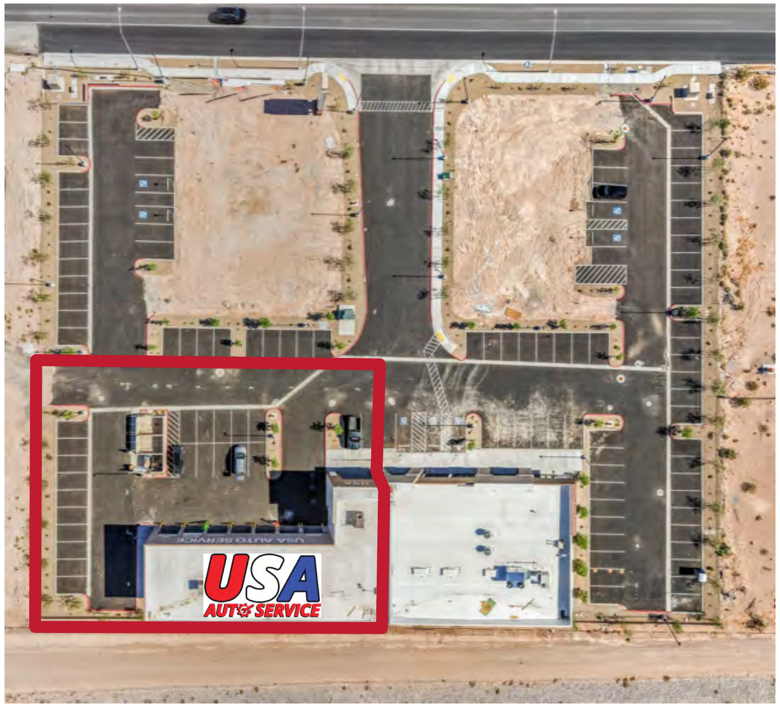
Ingress/Egress

Access points into the Property include one entrance from W. Silverado Ranch Blvd.

Traffic Counts

W. Silverado Ranch Blvd: 11,500 VPD

I-15: 133,000 VPD



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Property Overview

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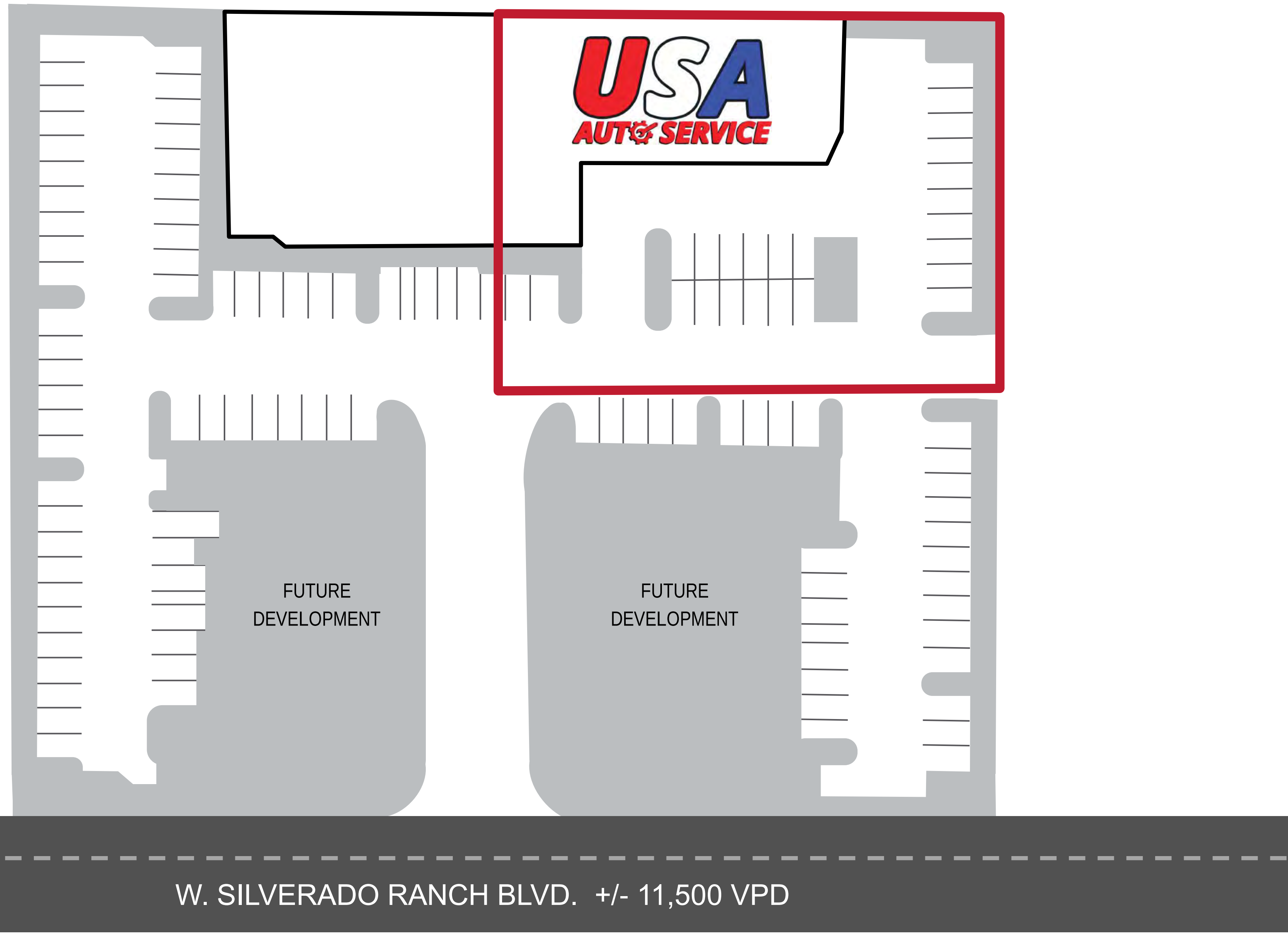
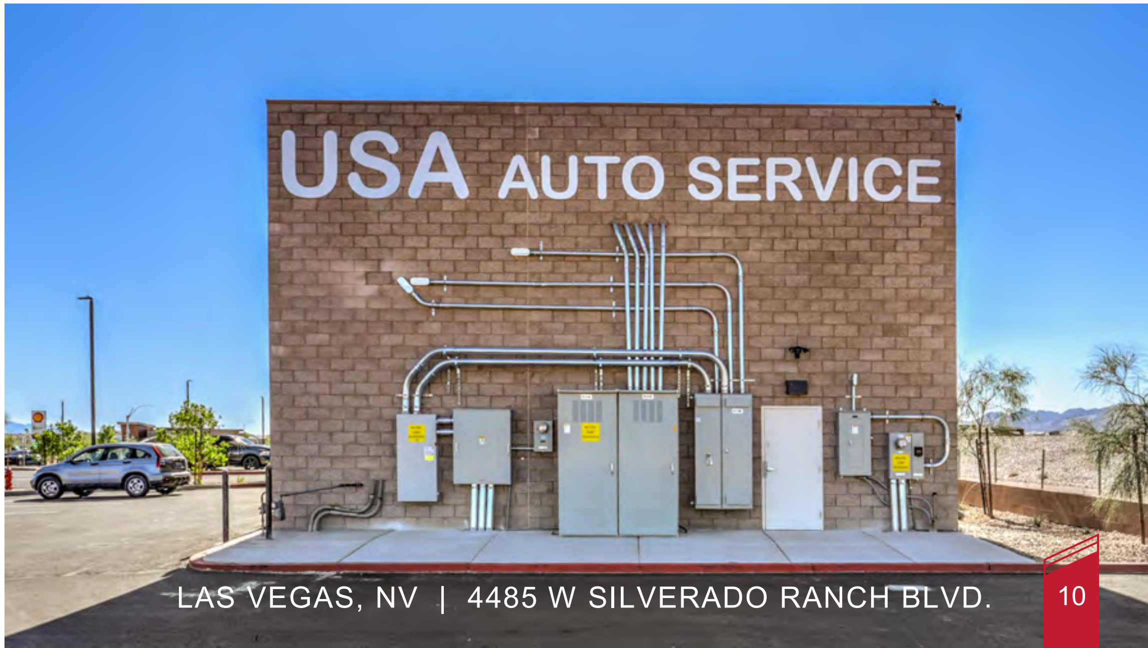
Site Plan



USA
AUTO SERVICE
USA AUTO SERVICE

USA AUTO SERVICE
FREE BRAKE INSPECTION
FREE DIAGNOSTICS
OIL CHANGE



USA AUTO SERVICE

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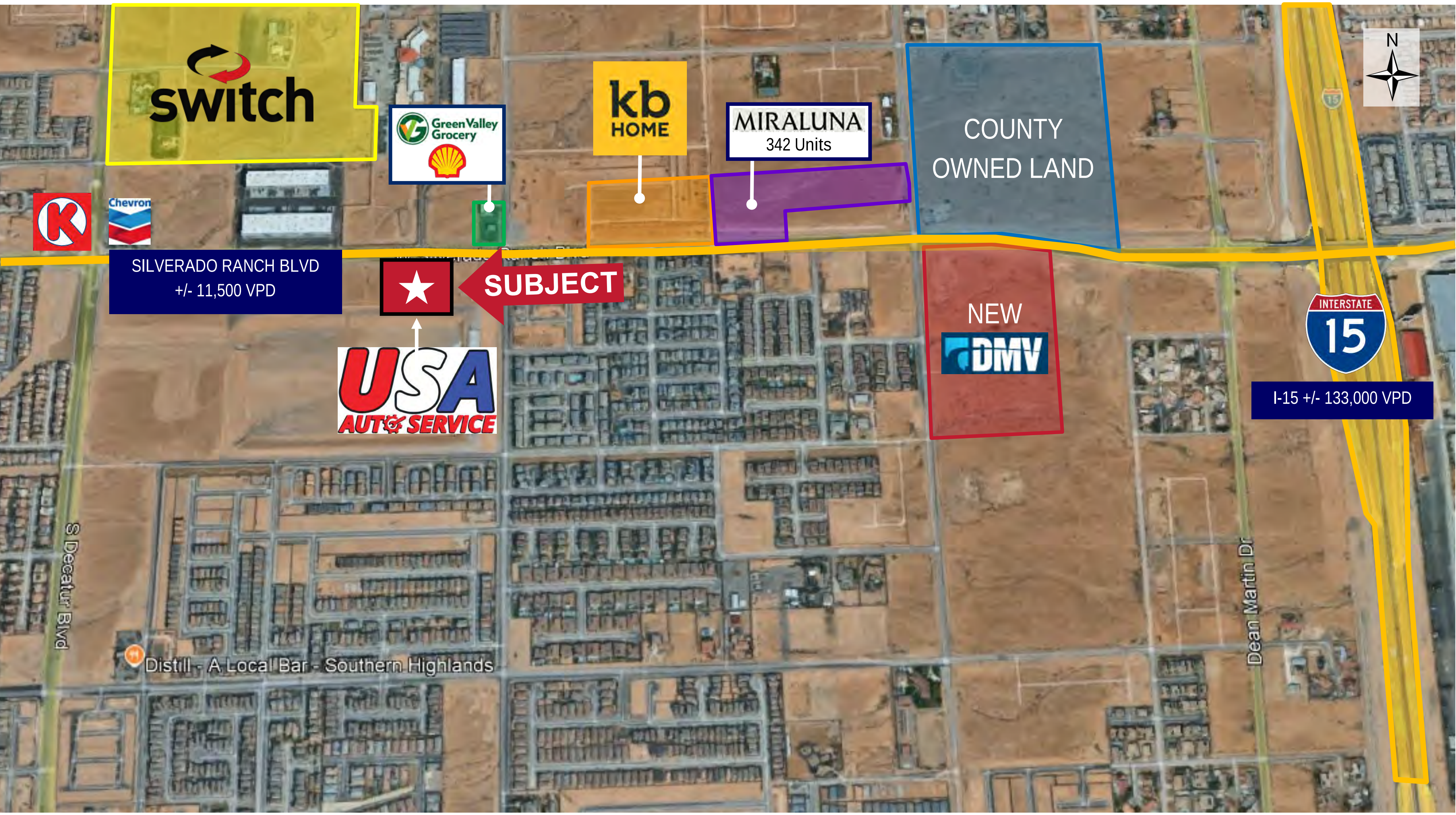


4485 W. Silverado Ranch Blvd.

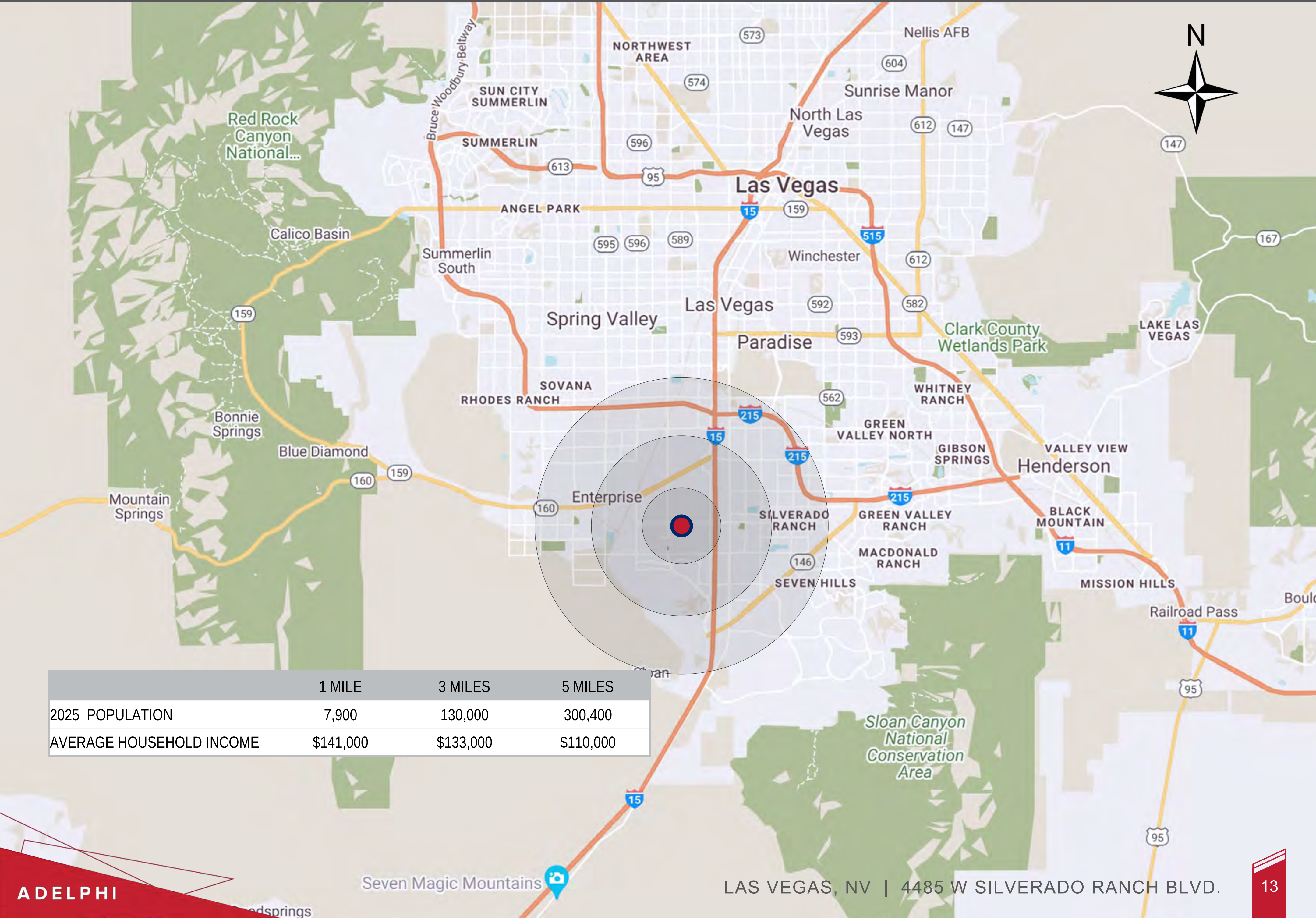
Las Vegas NV 89139

Las Vegas Area Map

4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

Area Demographics



	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,900	130,000	300,400
AVERAGE HOUSEHOLD INCOME	$141,000	$133,000	$110,000

4485 W. Silverado Ranch Blvd.

Las Vegas NV 89139

Rent Roll

Tenant Name	Suite	Square Footage	% of GLA	Lease Type	Lease Start Date	Lease Exp. Date	Rental Rates					Annual Rent Increase	Exp ens
							Begin	Monthly	PSF	Annually	PSF		
USA Auto	4485	4,900 SF	100.00%	NNN	8/1/2026	7/31/2041	Current	$18,333	$3.74	$219,996	$44.90		
							8/1/2027	$18,700	$3.82	$224,400	$45.80	2.00%	
							8/1/2028	$19,074	$3.89	$228,888	$46.71	2.00%	
							8/1/2029	$19,455	$3.97	$233,460	$47.64	2.00%	
							8/1/2030	$19,844	$4.05	$238,128	$48.60	2.00%	
							8/1/2031	$20,241	$4.13	$242,892	$49.57	2.00%	
							8/1/2032	$20,646	$4.21	$247,752	$50.56	2.00%	
							8/1/2033	$21,059	$4.30	$252,708	$51.57	2.00%	
							8/1/2034	$21,480	$4.38	$257,760	$52.60	2.00%	
							8/1/2035	$21,910	$4.47	$262,920	$53.66	2.00%	
							8/1/2036	$22,348	$4.56	$268,176	$54.73	2.00%	

15 year term. The above rent schedule shows the first 10 years. Base rent increases by 2.0% annually through the remainder of the term.Tenant has $100 signage fee.

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Las Vegas NV 89139

Pricing Overview

Acquisition Overview		
OFFERING PRICE:	**$3,970,000**	**5.60% Cap | $810 PSF**
Acquisition Date:	11/1/2026	
Year 1 NOI:	$222,297	
Occupancy:	100%	

Conclusions

Operating Statement		Year 1 Actual $ Amount
Gross Potential Rent		**$221,097**
Absorption & Turnover Vacancy	0.0%	-
Base Rent Abatements		-
Scheduled Base Rent		**$221,097**
Expense Reimbursements		$21,804
Parking Income		-
Signage Income		$1,200
Misc. Income		-
Percentage Rent		-
Total Gross Revenue		**$244,101**
General Vacancy Loss	0.0%	-
Effective Gross Revenue		**$244,101**
Total Operating Expenses		$21,804
Net Operating Income		**$222,297**

Asset Profile	
Property Name:	L V Silverado Rogers I-15 LLC
Address:	4485 W. Silverado Ranch
City:	Las Vegas
State:	NV
Zip Code:	89139
Year Built:	2026
Year Renovated:	-
Total Building Square Footage:	4,900 SF
Rentable Square Footage:	4,900 SF
Weighted Average Lease Term Remaining (WALT):	15 Years
# of Rentable Units:	1
Parcel Size:	0.52 Acres

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