2401 E. TONOPAH

2401 E. Tonopah Ave. | North Las Vegas, NV 89031

PROPERTY DETAILS

- Assessor Parcel Numbers:
  - 13923712060 - .11 acres
  - 13923712099 - .11 acres
  - 13923803002 – 2.37 acres
  - 13923811003 - .54 acres
- Building Size: 26,545 SF
- Property Size: 3.13 Acres
- Parking: 186 spaces

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

2401 E. Tonopah Ave. | North Las Vegas, NV 89031

- Sale Price: $8,750,000
- Lease Rate: $2.50 PSF NNN
- The property has an existing Special Use Permit for a school for up to 240 students.

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

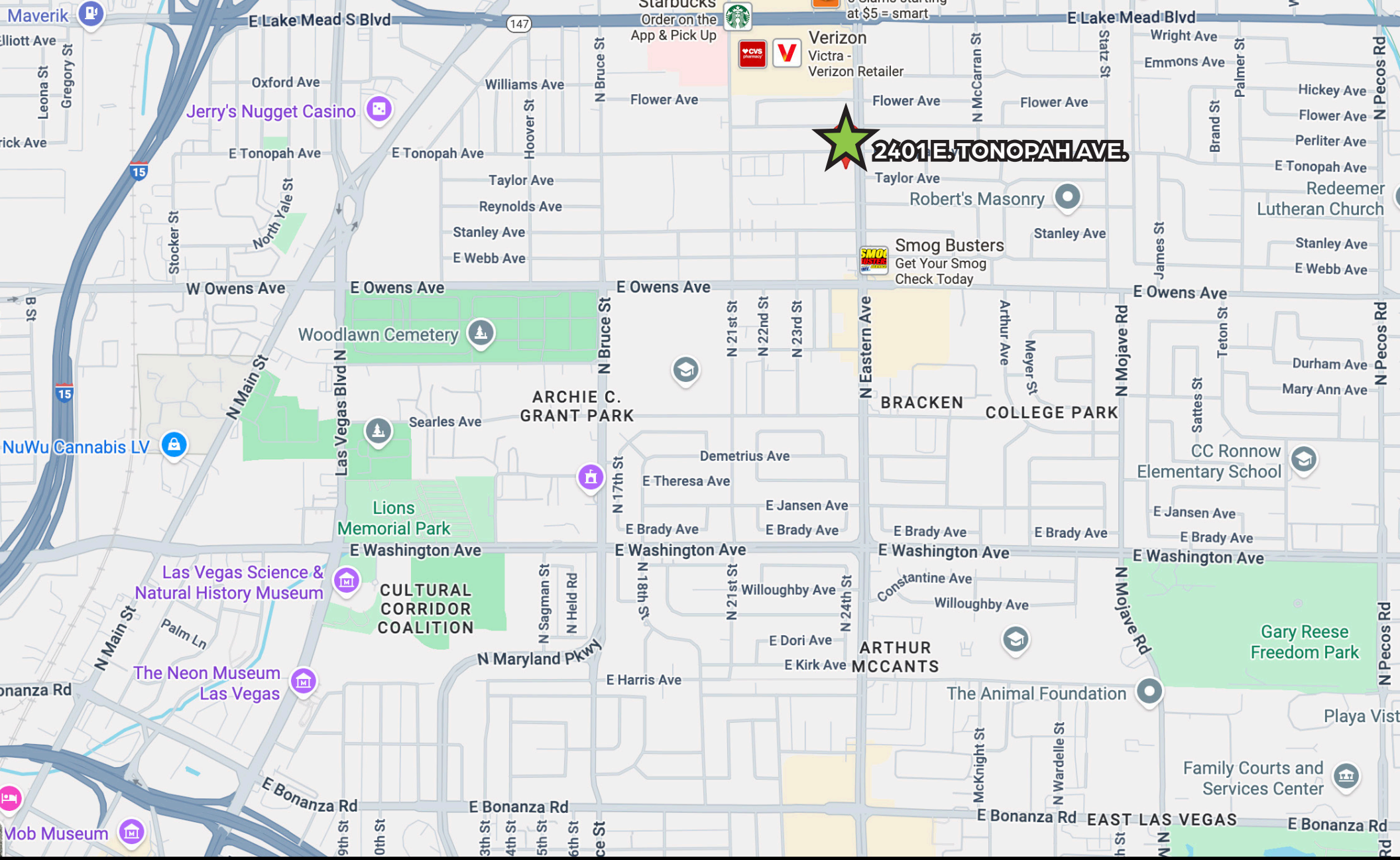
MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.



JUSTIN MICHAELS
Vice President | Lic.# S.0068221

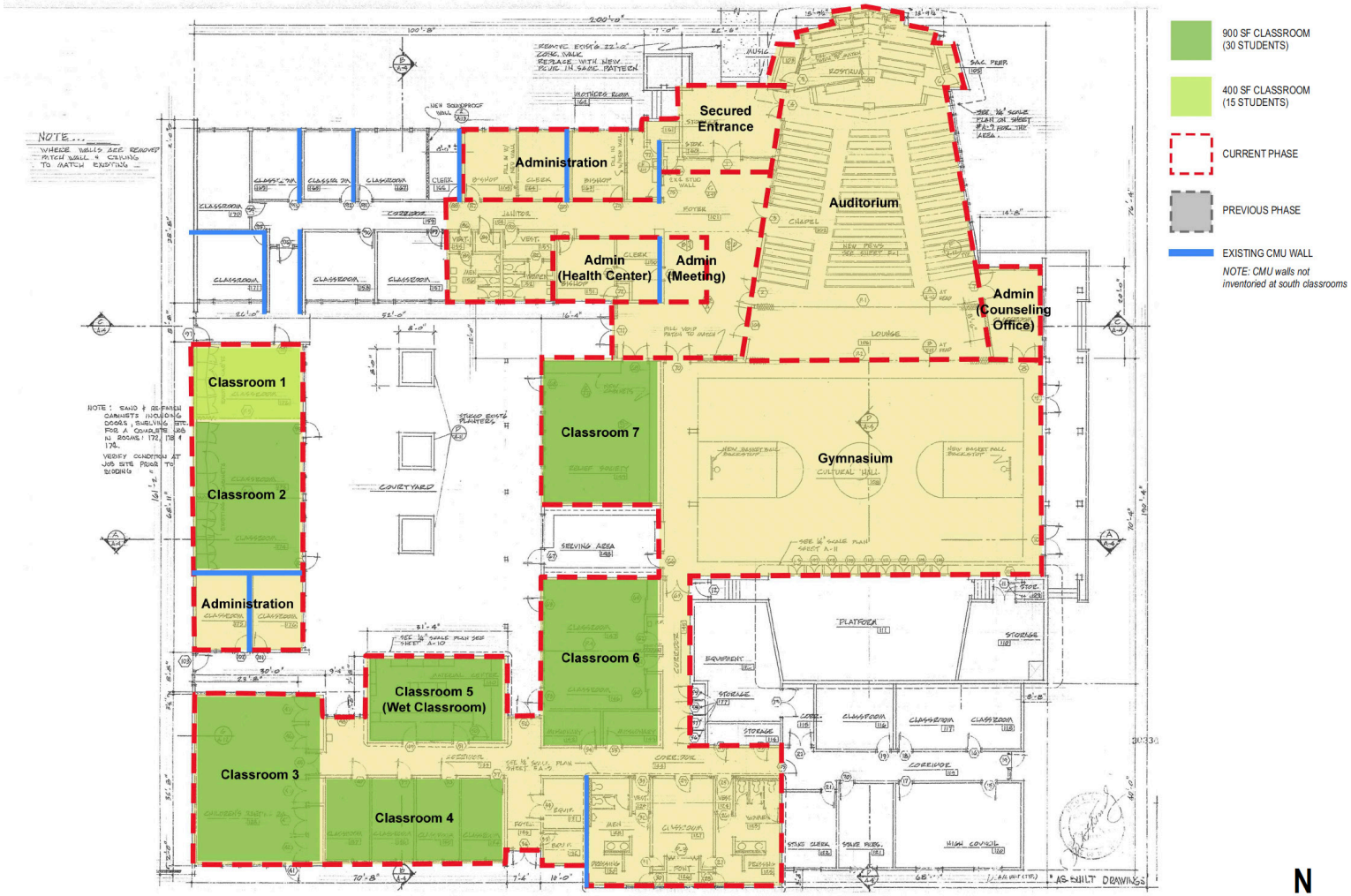
1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

FLOOR PLAN

Phase 1



THE ROOTED SCHOOL - PHASE 1 (195 STUDENTS)

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

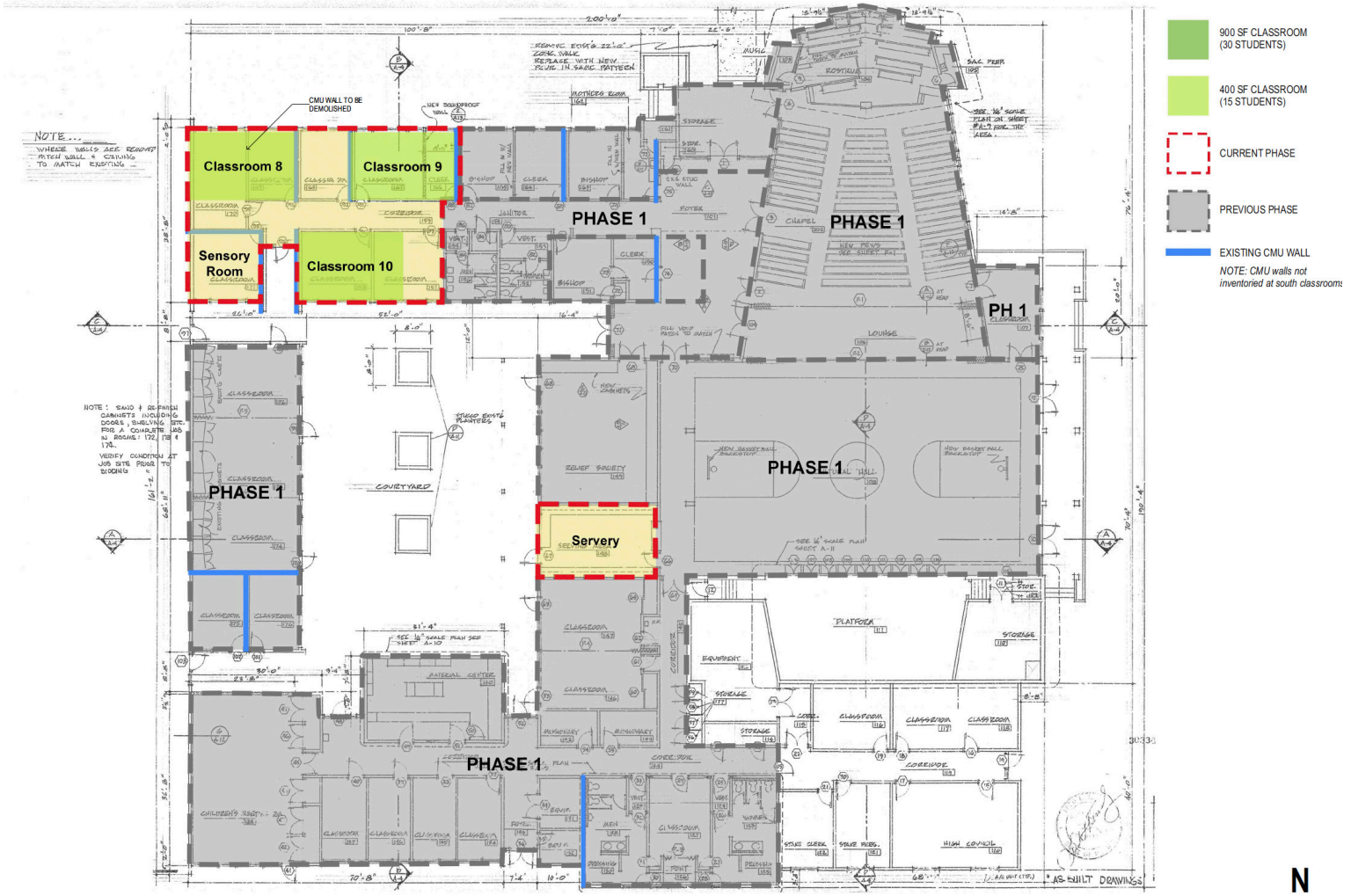
1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

FLOOR PLAN

Phase 1



THE ROOTED SCHOOL - PHASE 2 (240 STUDENTS)

N

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

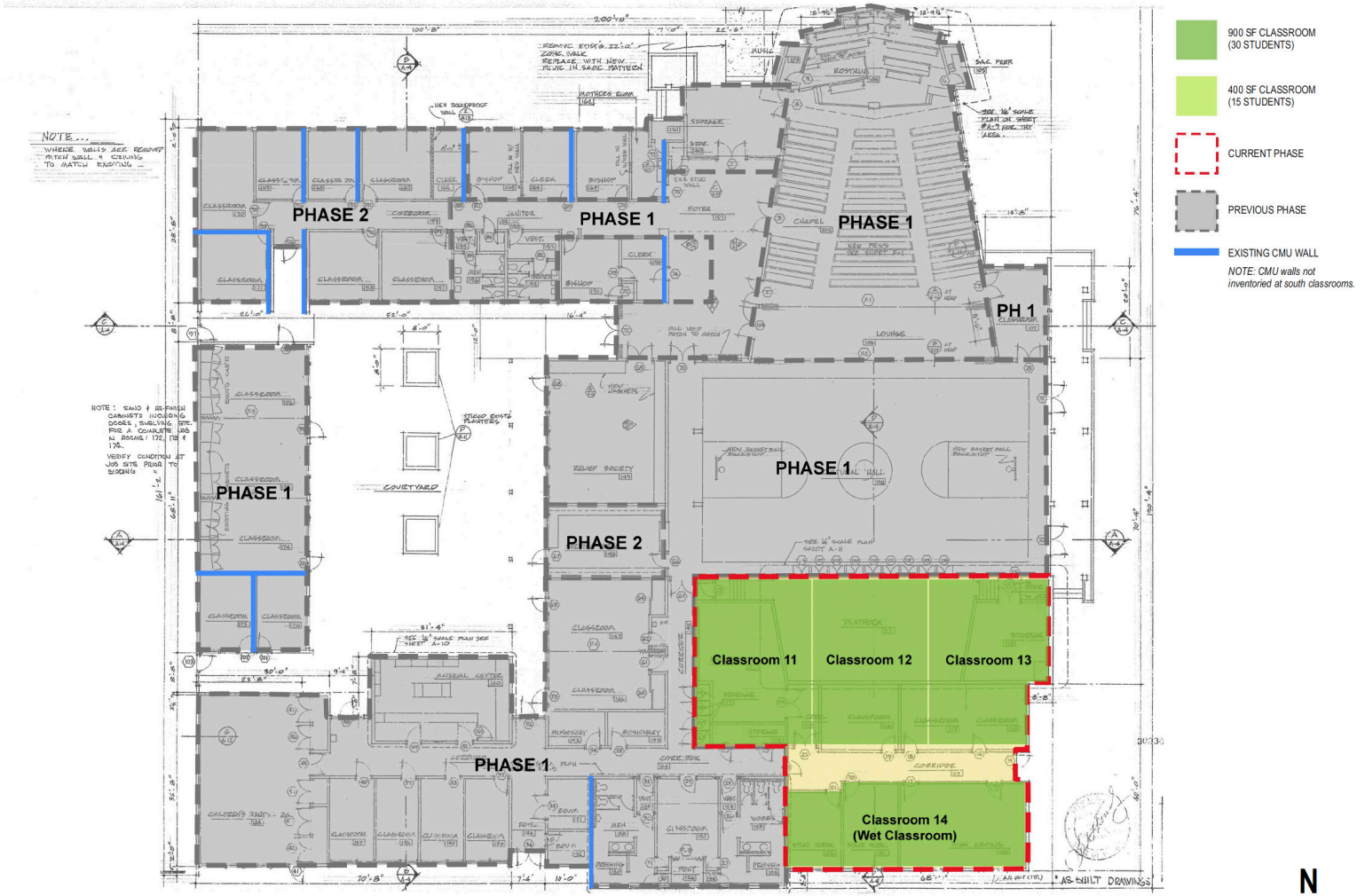
1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

FLOOR PLAN

Phase 1



THE ROOTED SCHOOL - PHASE 3 (360 STUDENTS)

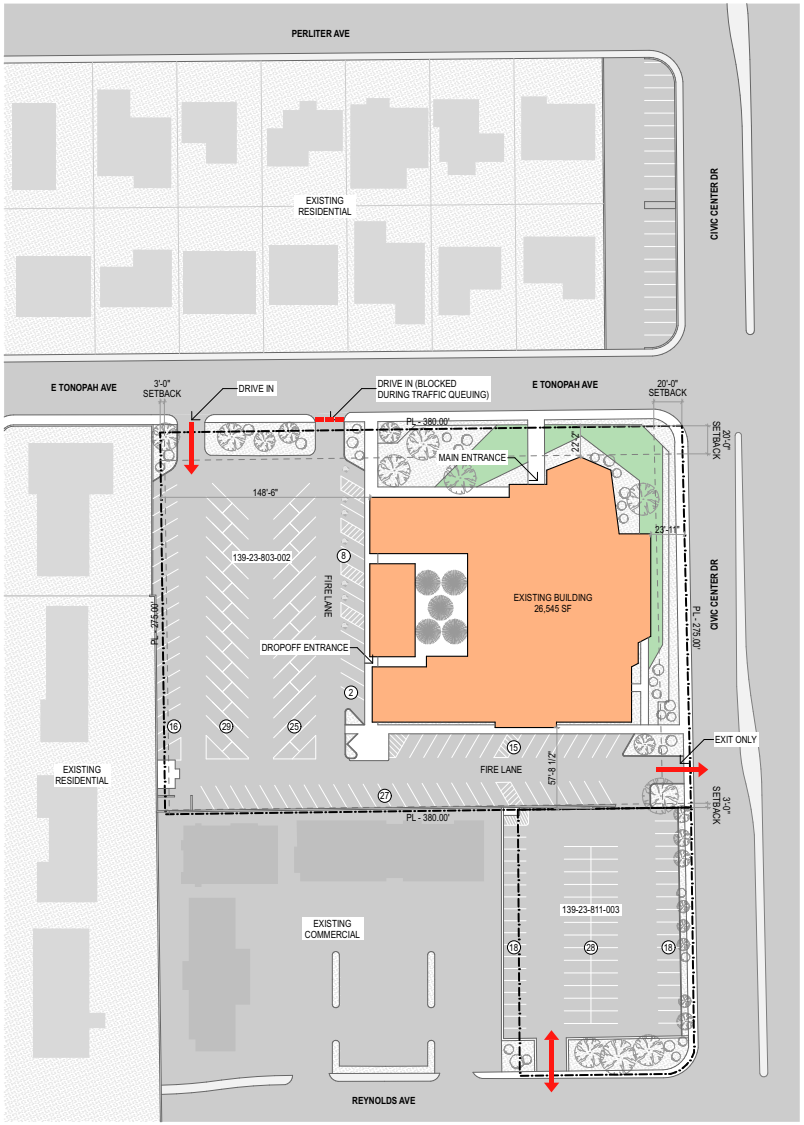
JUSTIN MICHAELS
Vice President | Lic.# S.0068221

1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.

SITE PLAN



1 PROPOSED SITE PLAN
SCALE: 1" = 40'

JUSTIN MICHAELS
Vice President | Lic.# S.0068221

1129 S. Casino Center Blvd. | Las Vegas, NV 89104 702.347.7777 mfrenv.com

MICHAELS FOLLMER MFRE REAL ESTATE

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Michaels Follmer Real Estate (MFRE) and is confidential. It is the property of MFRE, and reproduction of any portion without the written consent of MFRE is strictly prohibited.