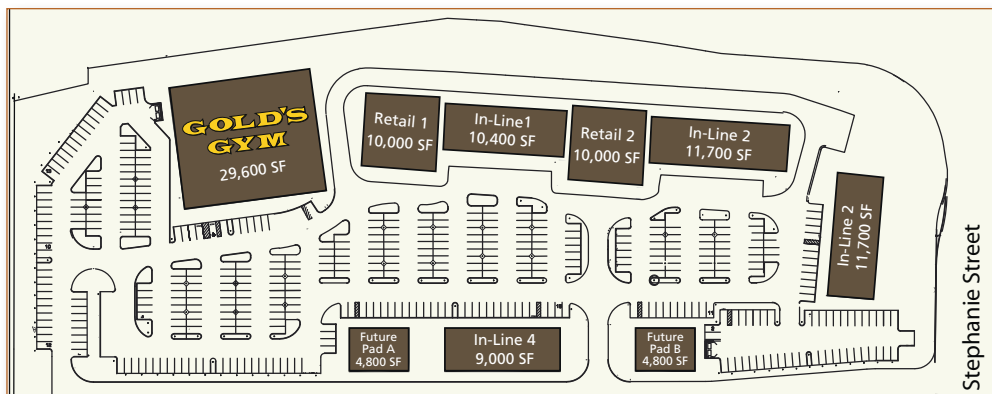
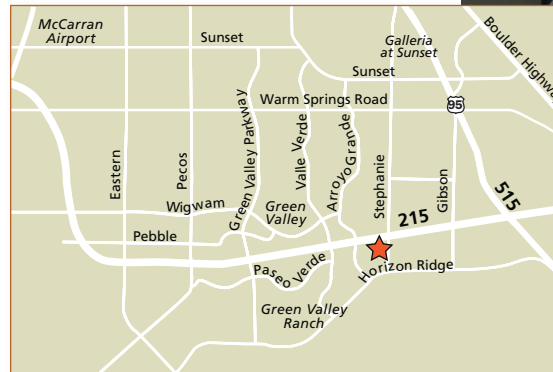


Stephanie Beltway Plaza

Henderson, Nevada SWC of Stephanie Street and CC-215

Located in fast-growing Henderson, now Nevada's second largest city. 10.48± acres purchased by NAC Development Company and partners in July 2005, funded with a land and construction loan from US Bank. It broke ground in the 3rd quarter of 2005 and was completed in the 1st quarter of 2007.

- Anchor: 29,600± sq. ft. Gold's Gym and Peter Piper Pizza
- 61,500± sq. ft. of additional retail space
- Two pads (for sale or lease)
- Adjacent to off-ramp of 215 Beltway with elevated exposure
- \$93,988 median household income in 1-mile radius
- Easy access from Green Valley, Seven Hills, McDonald Ranch, and Anthem upscale master-planned communities



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The information contained herein is intended to form the basis of the subject property(s). The information has been carefully compiled from sources we consider reliable, and while it is not guaranteed as to the completeness or accuracy, we believe it is to be reasonably correct as of this date. A prospective investor/buyer and his/her representative should verify all information before entering into a binding agreement. Any financial projections are based upon our best knowledge and belief and should be viewed as conscientious estimates and not as guarantees unless so noted. The offering has been prepared exclusively by NAC Development Company, and is confidential. It is the property of NAC Development Company and any portion without written consent of NAC Development Company is prohibited. Any inquiries on this package or its contents from Brokers and Principals must go through Tim Deters and/or Edward Erganian at NAC Development Company.