

9120 W Post Rd

Unit 103

Las Vegas, NV 89148

**Vacant Retail/Office
Investment Opportunity**
Offering Memorandum

CG Zoning | Ground Level Suite | High-Growth Southwest Las Vegas Submarket



MATTHEWS™



Clark County Rd 215 ±78,000 VPD

Exclusively Listed By

David Harrington

Broker of Record

Broker Lic. No.: B.1003120.CORP (NV)

listings@matthews.com

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Property Overview

Vacant Retail/Office

9120 W Post Rd Unit 103
Las Vegas, NV 89148



Investment Highlights

Property Highlights

- **Versatile Commercial General (CG) Zoning** — One of the most flexible zoning designations in Clark County, permitting a broad range of retail, office, medical, professional service, and personal service uses. This gives an owner-user or investor maximum optionality on tenant type and exit strategy.
- **Prime Ground-Floor Corner of Southwest Las Vegas** — Unit 103 is a ground-level suite offering direct walk-in accessibility, strong visibility, and signage potential — the most desirable and lease-able position in a mixed retail/office condo project.
- **Delivered Vacant — Immediate Owner-User or Value-Add Opportunity** — The vacancy allows an owner-user to occupy immediately (potential SBA 504/7(a) financing at owner-occupancy thresholds) or an investor to lease at current market rents and establish income on their own terms.
- **Efficient, Right-Sized Footprint** — At 1,401 SF, the unit hits the sweet spot for small businesses, professional practices, and service tenants — the deepest and most durable segment of demand, keeping downtime and re-tenanting risk low.
- **Well-Located in a High-Growth Southwest Las Vegas Submarket** — The property is positioned within Spring Valley/Enterprise, one of the fastest-growing residential and commercial areas of the valley. Just south of the I-215 (Bruce Woodbury Beltway) and served by the Durango Drive and Fort Apache arterials, the location offers excellent regional connectivity, a dense and affluent rooftop base, and sustained demand drivers that support long-term occupancy and value appreciation.
- **Quality 2005 Construction with Condo Convenience** — Built in 2005, the unit benefits from modern building systems while the condo structure limits an owner's maintenance responsibility to their suite — an ideal low-management asset for a first-time or passive commercial investor.
- **Proximity to Southern Hills Hospital with Strong Medical & Retail Synergy** — The property benefits from its close proximity to Southern Hills Hospital & Medical Center, a major regional healthcare anchor. This positions the unit within a thriving ecosystem of medical offices, specialty practices, pharmacies, and complementary retail and service tenants. The concentration of healthcare providers and daily patient traffic creates a built-in demand base, making the location especially attractive for medical, dental, professional, retail, or service-oriented users seeking to benefit from the surrounding synergy and steady foot traffic.
- **Surrounded by Significant New Development & Rooftop Growth** — The property is located in one of the Las Vegas Valley's most active growth areas, near the Durango Drive / I-215 node. According to publicly announced projects, two Class A luxury apartment communities are under construction nearby: The NRP Group and Haseko's 390-unit community (a reported \$133M development at the northeast corner of W. Maule Ave. and Gagnier Blvd., across from Durango Casino & Resort), and The Calida Group's Ainsley-branded community of approximately 390 units just west of the casino near Durango and the I-215. Both are targeting completion in 2027. These sit adjacent to UnCommons, a 40-acre Class A mixed-use campus that continues to expand its office, retail, dining, and residential offering. Together, these publicly announced projects are expected to add hundreds of new residential units and a substantial daytime workforce to the area, strengthening the consumer base and demand drivers that support this CG-zoned retail/office condo.

Zoning

30.03.02 SUMMARY TABLE OF ALLOWED USES

Table 30.03-1: Summary Table of Allowed Uses

P=PERMITTED C=PERMITTED WITH CONDITIONS S=SPECIAL USE A=ACCESSORY USE T=TEMPORARY USE BLANK=PROHIBITED

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
RESIDENTIAL USES																						
Accessory Commercial	S	S	S	S	S	S	S	S	S	S						S						
Accessory Living Quarters	A	A	A	A	A	A	A	A	A							A				A	A	
Accessory Vehicle and Watercraft Storage	A	A	A	A	A	A	A	A	A	A												
Affordable Housing	C	C	C	C	C	C	C	C	C	C			C	C	C	C						C
Assisted Living	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S
Caretaker Unit	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	S	S
Childcare Home	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	S						S
Community Residence	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C		
Congregate Care/Hospice	S	S	S	S	S	S	S	S	S	S	C	C	S	S	S							
Dormitory	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S
Family Daycare	A	A	A	A	A	A	A	A	A	A						A						
Garage Sale	A	A	A	A	A	A	A	A	A	A												
Home Occupation	A	A	A	A	A	A	A	A	A	A			A	A	A	A				A		
Housing for Agricultural Employees	S	S	S																	A		
Live-Work Dwelling											C	C	C	C	C		S	S				
Manufactured or Tiny Home Park						S			S	S												
Model Residence	C	C	C	C	C	C	C	C	C	C			C	C	C	C						
Multi-Family Dwelling							S	P	P	P			C	C	C	C						
Rooming House										S			S	S								S
Senior Housing	C	C	C	C	C	C	C	C	C	C			C	C	C	C						C
Single-Family Attached Dwelling					P	P	P	P	S	S												
Single-Family Detached Dwelling	P	P	P	P	P	P	P													P	P	
Temporary Dwelling	C	C	C	C	C	C	C	C														
Transitional Living for Released Offenders	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S		S	S	S
AGRICULTURE AND ANIMAL-RELATED USES																						
Animal Care Project	C	C	C	C	C															C		
Animal Hospital	S	S									S	S	P	P	P		P	P				
Apiary	C	C	C																	C	C	C
Aquaculture	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Aviary	C	C	C	C	C	C														C	C	
Community Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C
Exotic/Wild Animals	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S	S
Farm or Garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Guest Ranch	S	S																		S		
Hogs and Pigs	C	C																	C	C		
Household Pet	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Kennel											C	C	C	C	C		C	C		C		
Livestock, Large	C	C	C	C	C															C		
Livestock, Medium	C	C	C	C	C															C		
Livestock, Small	C	C	C	C	C												C	C	S	C		

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Plant Nursery												S	P	S	S	S	P	P		P		
Stable	S	S	S																		S	S
Stable, Residential	C	C	C																	C	S	S
CIVIC AND INSTITUTIONAL USES																						
Group Assembly																						
Banquet Facility													S	C	C	C	S	S				
Cemetery	S	S	S	S	S	S	S	S	S	S		C	C			S	C	C				S
Convention Facility													S	S	S	C	S	S				S
Crematory	S	S	S	S	S	S	S	S	S	S			C	C	C		C	C	C			P
Daycare	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S		S	S	S
Food Pantry	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S		S	S				S
Funeral Home	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P				S
Museum	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	S	S		S	S	P
Place of Worship	S	S	S	S	S	S	S	S	S	S	S	S	C	C	C	C	S	S		S		
Union Hall													S	P	P		P	P	S			
Educational Facilities																						
Avocational or Vocational Training Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	S		S		P
Instruction or Tutoring Facility											S	S	P	P	P	S	S	S				S
School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S		P
Healthcare Facilities																						
Emergency or Urgent Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S
Hospital	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S
COMMERCIAL USES																						
Adult																						
Adult Business																		C				
Automotive, Transportation, and Airspace																						
Aircraft Hangar	C	C	C	C	C	C	C	C	C	C			C			C	C	C	C	C	C	C
Airport or Airstrip	S	S	S	S	S	S	S	S	S	S			S			S	S	S	S	S	S	C
Aviation - Flight	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C
Equipment Rental or Sales and Service													C			S	P	P	S			
Gas Station													C	S		S	C	C				
Heliport or Vertiport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C
Monorail	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Parking Lot													S	P	S	S	P	P				P
Passenger Terminal	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P
Tour Guide or Transportation Service													C	C	C	C	P	P				S
Truck Stop													S				C	C	S			
Vehicle Hobby Repair and Restoration	A	A	A	A	A																	
Vehicle Maintenance and Repair	S	S	S										C			C	C	C	S			
Vehicle Paint/Body Shop													S			C	C	C	S			

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Vehicle Rental or Sales													C	S	S	C	C	C				S
Vehicle Wash													C	C		C	C	C				
Cannabis																						
Consumption Lounge											S	S	S	S	S		S	S				
Cultivation Facility																	S	S				
Dispensary											S	S	S	S	S		S	S				
Distribution											S	S	S	S	S		S	S				
Independent Testing Laboratory											S	S	S	S	S		S	S				
Retail Store											S	S	S	S	S		S	S				
Production Facility																	S	S				
Food and Beverage																						
Catering													P	P	P	C	P	P		S		
Craft Brewery, Distillery, or Winery													P	P	P	P	P	P		S		
Mobile Food Vendor											C	C	C	C	C	C	C	C	C	C	C	C
Outdoor Dining, Drinking, and Cooking											A	C	C	C	C	C	S	S		S		C
Restaurant and Related Facilities											P	C	P	P	P	P	S	S		S		C
Lodging																						
Bed and Breakfast	S	S									S									S		
Hotel or Motel											S	P	P	P	P	P	S					
Recreational Vehicle Park	S	S									S	C	C	C	C	S	S				S	
Resort Hotel and Rural Resort Hotel																	S					
Retreat	S	S															C					
Recreation and Entertainment																						
Campground	S	S																		S		S
Dayclub/Nightclub													S	S	S	C	S	S				
Instructional Wine-Making Facility													S	S	S		S	S		S		
Live Entertainment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S
Recreational or Entertainment Facility	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	S	S	S	S	S	S
Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T
Retail and Services																						
Bathhouse																			S			
Escort Bureau													S	S	S	S	C	C				
Financial Services											S	P	P	P	P	C	S	S				
Gunsmith													P				P	P				
Massage	C	C									C	C	C	C	C	C	C	C				
Office											C	C	C	C	C	S	S	S				C
Office, Sales/Leasing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

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Outdoor Market	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Personal Services	S	S	S	S	S	S	S	S	S	S	P	C	P	P	P	C	C	C				
Retail											C	C	C	C	C	C	C	C		C		C
Retail, Last Mile													C									
Seasonal Sales											T	T	T	T	T	T	T	T		T		
Wedding Chapel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
INDUSTRIAL USES																						
Industrial Services																						
Auction													S			C	S	P	P			
Dry Cleaning Plant																	P	P	S			
Laboratory												C	C				P	P	S			
Manufacturing and Production																						
Alternative Fuels Processing																	P	P	P			
Animal Byproducts																			S			
Batch Plant	S																		S			
Batch Plant, Temporary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Brewery, Distillery, or Bottling Plant																	P	P	S	S		
Food Processing		C											C			C	P	P		C		
Manufacturing, Artisan	S	S											C			C	P	P		P		
Manufacturing, Heavy																			S			
Manufacturing, Light																	C	C	C			
Manufacturing, Medium																			C	S		
Taxidermy																	P	P		P		
Resource Extraction																						
Gravel Pit	S																		S			
Gravel Pit, Temporary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Mining and Extraction	S																		S	S		
Rock Crushing	S																		S	S		
Warehousing and Storage																						
Fuel Storage																	S	S	S			
Hazardous Materials or Waste Storage																			S			
Mini-Warehouse													S				P	P				
Outdoor Storage and Display	A/ S	A/ S	A/ S		A/ S								C			C	C	C	C	A/ S		C
Truck Parking or Staging																	S	S	S			S
Warehouse and Distribution																	P	P	S			S
Wholesale													C			C	P	P				
Waste and Salvage																						
Composting Facility	S																C	S	C			
Public Waste Storage Bin Facility	S	S	S								S	S	S	S	S	S	S	S	S			S
Reclamation Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Recyclable Collection											A	A	A	A	A	A	A	A	A			A
Recycling Center																	S	S				
Refuse Transfer Station																	S	S				

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[illegible]



 **SPRING VALLEY HOSPITAL**
MEDICAL CENTER[®]
A Member of The Valley Health System

Spring Valley Hospital Medical Center
±366 Beds | ±1,300 Employees

 **Harry Reid International Airport**
±10 Miles Away

 **The Alcove**
±456 Units

 **Solana Apartment Homes**
±204 Units

 **Las Vegas Strip**
±11 Miles Away

 **EVO Apartments**
±378 Units

PT'S
GOLD • PUB


9120 W Post Rd #103

The Minimally Invasive
 **Hand Institute**

Clark County Rd 215 ± 78,000 VPD

 **NEVADA EYE PHYSICIANS**
Formerly Nevada Eye and Ear

 **SOUTHERN HILLS**
HOSPITAL & MEDICAL CENTER

Southern Hills Hospital
±311 Beds | ±1,000 Employees



Tropicana Beltway Center



 **Spring Valley High**
±2,677 Students

SPROUTS
FARMERS MARKET

 **Silver Stream Apartments**
±256 Units

 **Spanish Trail Country Club**
Golf Course

 **Zerzura Apartments**
±466 Units

 **Durango High**
±2,322 Students

Smith's
FOOD & DRUG STORES

 **Victoria Fertitta Middle**
±1,172 Students

 **Lucille S Rogers Elementary**
±687 Students

 **Las Vegas Strip**
±11 Miles Away

 **The Tommy at Post Apartments**
±384 Units


Manufacturer
±10,500 Employees Globally

 **Grant Sawyer Middle**
±1,149 Students

 **Subject Property**

 **Bishop Gorman High**
±1,535 Students

 **SPRING VALLEY HOSPITAL**
MEDICAL CENTER®
A Member of The Valley Health System®
Spring Valley Hospital Medical Center
±366 Beds | ±1,300 Employees

Clark County Rd 215 ± 78,000 VPD

 **Harry Reid International Airport**
±10 Miles Away


Southern Hills Hospital
±311 Beds | ±1,000 Employees



Google Earth



Suite 103
±1,401 SF

Property Photos



Property Photos



Financial Overview

Vacant Retail/Office

9120 W Post Rd Unit 103
Las Vegas, NV 89148



Financial Summary

Property Details

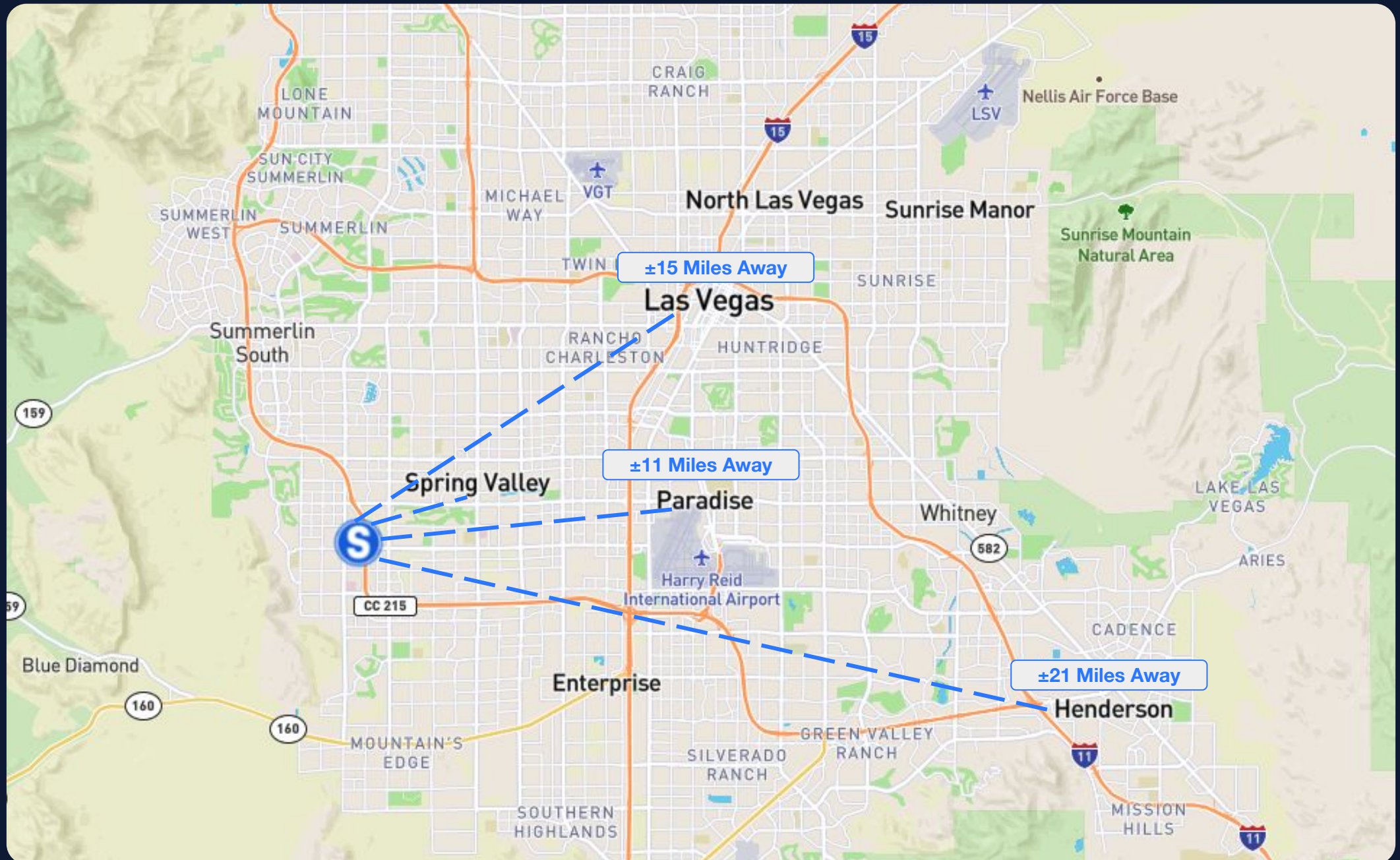
Property Name	Vacant Retail/Office
Address	9120 W Post Rd, Unit 103
City, State, Zip Code	Las Vegas, NV 89148
APN	163-32-311-023
Asking Price	\$590,000
SF GLA	±1,401 SF
Year Built	2005
Zoning	Commercial General (CG)
CG Zoning Purpose	The CG district is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development.
Association Dues	\$618.07/MO
Parking	Shared Parking



Market Overview

Vacant Retail/Office

9120 W Post Rd Unit 103
Las Vegas, NV 89148



Las Vegas, NV

Market Demographics

660,000

Total Population

\$73,877

Median HH Income

306,000

Employed Population

4.3%

Retail Vacancy

Local Market Overview

Southwest Las Vegas is one of the metropolitan area's most active residential and commercial growth corridors, supported by continued household formation, newer housing stock, and strong accessibility to employment and entertainment destinations. The surrounding trade area benefits from proximity to the Las Vegas Beltway, Spring Valley, Summerlin, Harry Reid International Airport, and the resort corridor. A population of approximately 660,000 within Las Vegas, combined with expanding communities across Clark County, creates a substantial customer base for neighborhood retail, restaurants, personal services, medical uses, and convenience-oriented concepts.

The area's appeal is reinforced by above-average home values, a predominantly automobile-oriented consumer base, and steady investment in mixed-use development. Southwest Las Vegas recorded one of the metropolitan area's tightest retail vacancy rates and highest asking rents, demonstrating tenant preference for well-positioned locations near growing residential neighborhoods. Retailers can also benefit from regional tourism, convention activity, professional sports, and an airport serving nearly 55 million annual passengers.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	28,589	155,144	372,584
Current Year Estimate	25,612	142,071	350,105
2020 Census	22,749	127,299	318,944
Growth Current Year-Five-Year	11.62%	9.20%	6.42%
Growth 2020-Current Year	12.58%	11.60%	9.77%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,189	64,284	149,535
Current Year Estimate	10,831	58,552	140,399
2020 Census	8,734	49,456	124,915
Growth Current Year-Five-Year	12.53%	9.79%	6.51%
Growth 2020-Current Year	24.01%	18.39%	12.40%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$122,244	\$128,010	\$127,989



\$178B
Regional GDP

2.1%
Annual Job Growth

**55M+ Annual
Passengers**
Harry Reid International Airport

Economic Drivers

Las Vegas combines a global visitor economy with a rapidly expanding base of healthcare, logistics, technology, professional services, construction, and advanced manufacturing employers.

The regional economy is anchored by hospitality and entertainment, but its employment base has broadened significantly through healthcare, public administration, education, retail trade, logistics, financial technology, and business services. Major transportation assets include Interstate 15, the Las Vegas Beltway, Union Pacific freight infrastructure, and Harry Reid International Airport. Las Vegas supports approximately 1.2 million metropolitan jobs, while the airport maintains direct connectivity to more than 170 markets.

MATTHEWS™

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David Harrington | Broker of Record | Broker Lic. No.: B.1003120.CORP (NV)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9120 W Post Rd, Las Vegas, NV, 89148** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.