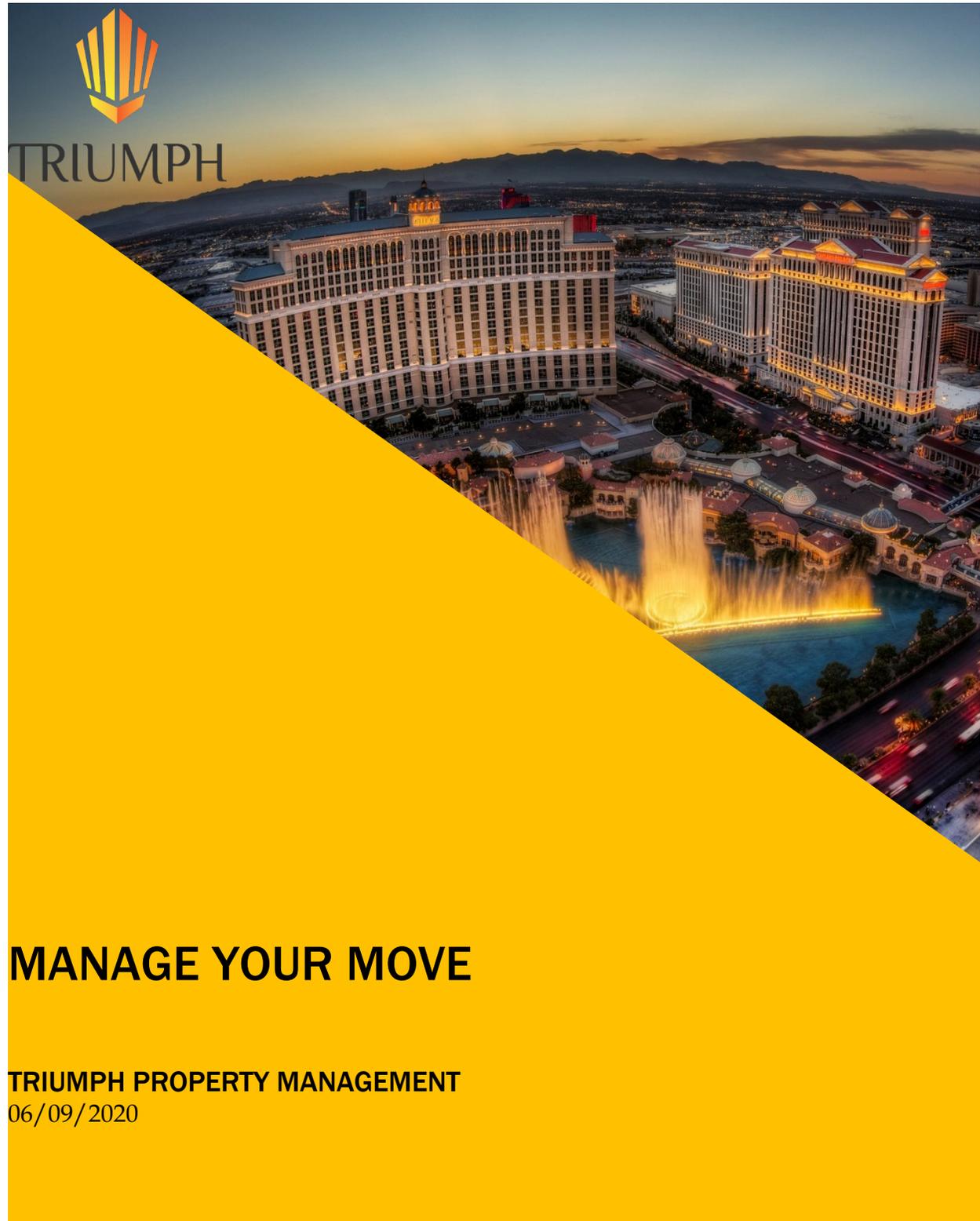


LAS VEGAS RELOCATION GUIDE



TRIUMPH

MANAGE YOUR MOVE

TRIUMPH PROPERTY MANAGEMENT

06/09/2020

Welcome to Triumph Property Management

TRIUMPH PROPERTY MANAGEMENT is a full-service real estate company in the center of the Las Vegas valley.

With over 10 years' local experience, coupled with a specialist concierge service, the team at Triumph is dedicated to the delivery of premium real estate service. Triumph has rapidly emerged, then, as one of the leading property management companies in Las Vegas.

Triumph was founded in 2006 by Kamyar Zargari (pictured), a firm that specializes in all aspects of residential real estate in Las Vegas. Mr. Zargari is a graduate of the University of Los Angeles where he received his BS in Psychobiology.

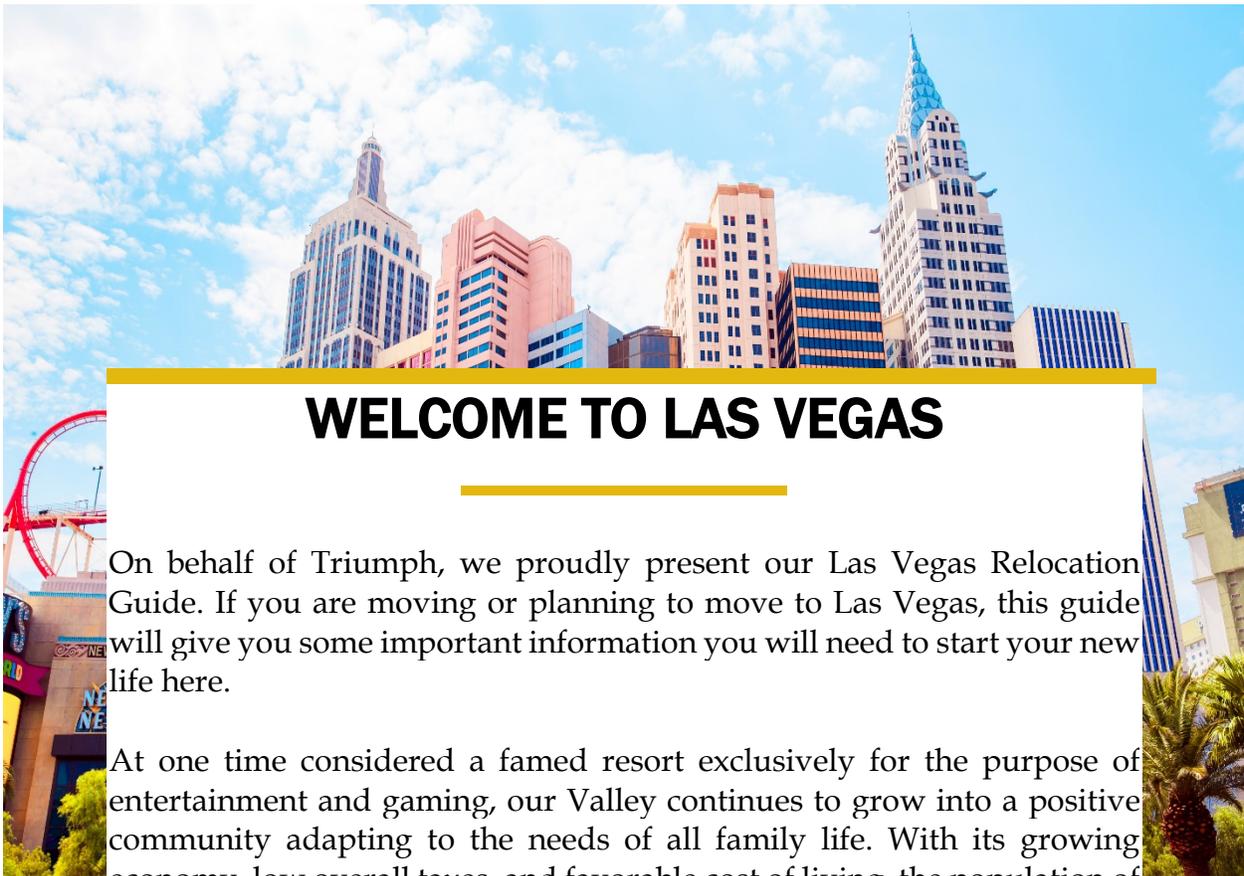
It is this education that fostered the attention-to-detail and results-oriented attitude that now defines the professional ethic of Triumph.



Kamyar Zargari
CEO and Founder

Kami Zargari





WELCOME TO LAS VEGAS

On behalf of Triumph, we proudly present our Las Vegas Relocation Guide. If you are moving or planning to move to Las Vegas, this guide will give you some important information you will need to start your new life here.

At one time considered a famed resort exclusively for the purpose of entertainment and gaming, our Valley continues to grow into a positive community adapting to the needs of all family life. With its growing economy, low overall taxes, and favorable cost of living, the population of Clark County continues to climb. According to the Clark County Comprehensive of Planning, the total population in Clark County is estimated to be 2,325,798 people. Clark Country includes the cities of Las Vegas, Boulder City, Henderson, Mesquite, and North Las Vegas.

Las Vegas is a subtropical desert climate. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year with more than 3,800 hours of sunshine, the chances of a rain-out or (snow-out in winter are slim). The Nevada climate offers outdoor enthusiasts the ultimate playground. In the warmer months, Valley residents visit the nearby mountains and lakes to enjoy hiking and water sports. During the mild and pleasant fall & winter months, there are plenty of activities from which to choose including many events and activities as well a great selection of golf courses.

The very same bright sunshine, superb recreational opportunities and first-rate attractions that draw millions of tourist and seasonal visitors have made the Valley one of the most popular relocation destinations in the nation.

The History Of Las Vegas

Las Vegas (“The Meadows” in Spanish) was founded as a city on May 15, 1905. The Nevada Legislature created Clark County on July 1, 1909. The new county was named after William Clark, who brought the railroad to southern Nevada. Las Vegas became the county seat. At that time Las Vegas was only 19.18 square miles and had a population of approximately 800, less than one percent of the state’s total population.

On March 19, 1911, gambling is legalized in the State of Nevada. One month later the city issues six gambling licenses. Beginning in 1931, the construction of Hoover Dam brings an influx of construction workers which starts a population boom and gives the Valley’s economy, which was in the grips of the Great Depression, a needed boost.

The outbreak of World War II brings the defense industry to the valley. The isolated location, along with plentiful water and inexpensive energy, makes Las Vegas an ideal site for military and defense-related industries. The site for Nellis Air Force Base is in the northeast. The defense industry continues to employ a significant number of valley residents. In 1945, following World War II, lavishly decorated resort hotels and gambling casinos offering top-name entertainment come into existence. Tourism and entertainment take over as the largest employer in the valley.

In 1969, Elvis Presley opens at the International Hotel, now known as the Las Vegas Hilton.

Starting in the mid-1980s, a period of unprecedented growth begins. Annual population increases averaging nearly seven percent causes the city’s population to almost double between 1985 and 1995, increasing from 186,380 to 368,360. Clark County’s population increases from 562,280 to 1,036,180.

The city of Las Vegas celebrated its 100th birthday on May 15, 2005. The events celebrated the 1905 auction in which 110 acres of downtown Las Vegas laid the foundation for the city we know today. The celebration began on December 31, 2004 and lasted throughout 2005.

Source: <http://www.lasvegasnevada.gov.factsstatistics/history.htm>

NEVADA FACTS

DID YOU KNOW?

State Nevada is the 7th largest of the 50 states, but is one of the most sparsely populated? Did you also know that the state of Nevada, "Battle Born", was the 36th state admitted to the Union on October 31, 1864 because its silver & gold production was needed to help finance the Civil War?

State Bird
MOUNTAIN BLUEBIRD

State Animal
DESERT BIGHORN SHEEP

State Tree
SINGLE-LEAF PIÑON

State Reptile
DESERT TORTOISE

State Flower
SAGEBRUSH

Fun Facts About Nevada:

- ◆ Nevada was named after the mountain range in the west. From out at sea, Spanish sailors gazed upon the beautiful mountain ranges in California. They called these mountains, Sierra Nevada, giving the origin of the state's name "snowcapped" in Spanish.
- ◆ Nevada has more mountain ranges than any other state, with its highest point at the 13,145 top of Boundary Peak near the west-central border.
- ◆ In 1899 Charles Fey invented a slot machine named the Liberty Bell. The device became the model for all slots to follow.
- ◆ Locals use terms like; The Sagebrush State, The Silver State, and The Battle Born State as nicknames for Nevada.
- ◆ Nevada is the largest gold-producing state in the nation. It is second in the world behind South Africa.
- ◆ The only Nevada lake with an outlet to the sea is man-made Lake Mead

The present Nevada flag is a beautiful cobalt blue, with a symbolic pattern in the upper left portion. The springs of sagebrush indicate that the yellow sagebrush is the national flower of the state. The slogan on the ribbon expresses that Nevada became one of the states of the Union at the time of the Civil War. The silver star stands not only for the state of Nevada, but also for the rich deposits of state mineral wealth. The Nevada Flag gives out important details about the state through its simple yet meaningful symbols.

Time Zone: Pacific Standard Time
State Motto: "All for Our Country"



TRANSPORTATION

ITEMS NEEDED FOR LICENSE & REGISTRATION TRANSFERS

- ◆ Your valid, state-issued driver's license
- ◆ Proof of your social security number
- ◆ Nevada liability insurance card
- ◆ Smog check certificate if needed
- ◆ Your current registration slip(s)
- ◆ Title(s), unless held by lienholder
- ◆ VIN check(s)
- ◆ Your out-of-state license plates
- ◆ Fees - cash, check, money order, visa, etc.

Office Location:

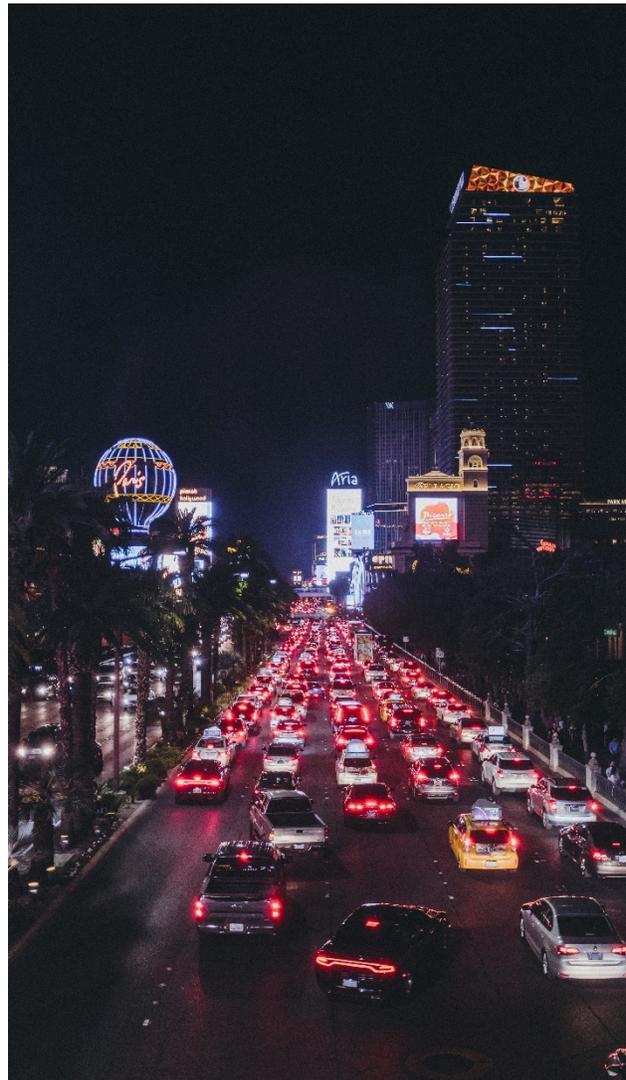
702.486.4368

1399 American Pacific Drive Henderson, NV 89074
8am - 5pm M-F, 8am - 4pm Sat.

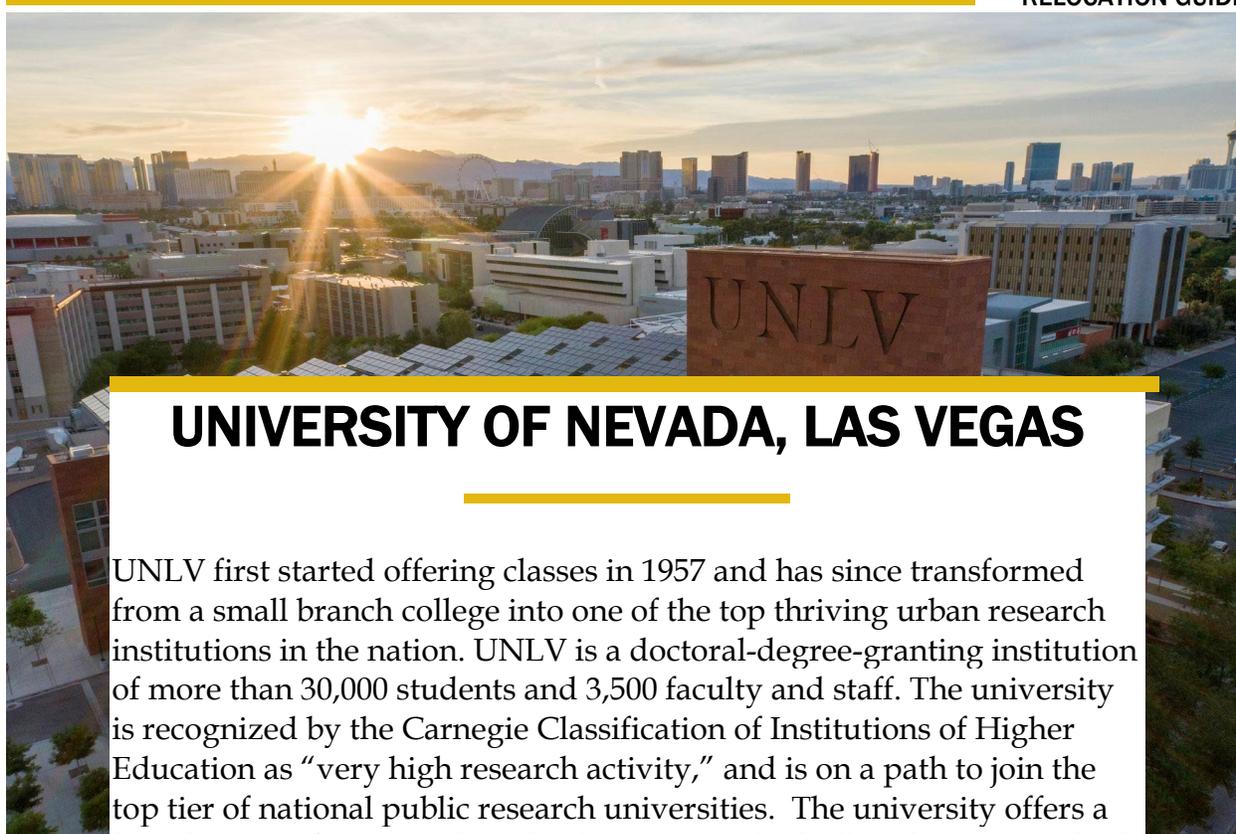
2701 E. Sahara Avenue Las Vegas, NV 89104
8am - 5pm M-F, 8am - 4pm Sat.

8250 W. Flamingo Road Las Vegas, NV 89147
8am - 5pm M-F, 8am - 4pm Sat.

7170 N. Decatur Boulevard Las Vegas, NV 89131
8am - 5pm M-F, 8am - 4pm Sat.



Register online: <https://dmvnev.com/>



UNIVERSITY OF NEVADA, LAS VEGAS

UNLV first started offering classes in 1957 and has since transformed from a small branch college into one of the top thriving urban research institutions in the nation. UNLV is a doctoral-degree-granting institution of more than 30,000 students and 3,500 faculty and staff. The university is recognized by the Carnegie Classification of Institutions of Higher Education as “very high research activity,” and is on a path to join the top tier of national public research universities. The university offers a broad range of respected academic programs including their top ranked hospitality program. UNLV is committed to recruiting and retaining top students and faculty, educating the region's diversifying population and workforce, driving economic activity through increased research and community partnerships, and creating an academic health center for Southern Nevada.

At UNLV more than 400 Rebel athletes compete in the NCAA Division 1 as members of the Mountain West Conference, that spread over 16 different sports.

TEAM OR FACILITY	SPORT	LOCATION
UNLV Lady Rebels	Women's Basketball	Cox Pavilion/Thomas & Mack Center
UNLV Men & Women's Swimming	Swimming & Diving Team	Buchanan Natatorium
UNLV Men & Women's Tennis Team	Tennis	Fertitta Tennis Complex
UNLV Hustlin' Rebels	Men's Baseball	Earl E. Wilson Stadium
UNLV Football	Football	Sam Boyd Stadium
UNLV Men & Women's Soccer	Soccer	Peter Johann Memorial
UNLV Rebel Softball	Women's Softball	Eller Media Stadium
UNLV Volleyball	Volleyball	Cox Pavilion
UNLV Runnin' Rebels	Men's Basketball	Thomas & Mack Center



Vegas Golden Knights

The Vegas Golden Knights are the first ever NHL hockey team in Las Vegas. The Golden Knights are a member of the Pacific Division of the Western Conference of the National Hockey League (NHL). The team is owned by Black Knights Sports & Entertainment, a consortium led by Bill Foley. Golden Knights play their home games at the T-Mobile Arena on the Las Vegas Strip.



City National Arena is situated across from Downtown Summerlin on South Pavilion Center Drive and features two NHL-sized ice sheets for both team and public use. The facility provides the Vegas Golden Knight's front office with a home base for the team, as well as providing a regional hub for the youth and adult skaters in the area.

The venue is also home to the Arsenal, and Mackenzie River Pizza and Pub. The Arsenal is a Vegas Golden Knights retail outlet that is stocked with a variety of items including team apparel, pennants, license plate holders, and more. Mackenzie River overlooks the two sheets of ice and truly has something for everyone featuring over 70 menu items.



ALLEGiant STADIUM



Arena/Stadium
ALLEGiant STADIUM

Owner
MARK DAVIS

Head coach
JON GRUDEN

NFL championships
1984, 1981

The Las Vegas Raiders new Allegiant Stadium is located right off the I-15 and Russell Road. The stadium is built on a 62-acre lot and features a sleek silver and black exterior with a clear domed roof. Retractable windows are located at one end of the stadium allowing fans inside the stadium a view of the Vegas skyline. A large torch with a flame, as an honor to former Raiders owner Al Davis, is located at one of the endzones. The stadium has a seating capacity of approximately 65,000 that includes 70 premium seats and 6,000 club seats. Additionally, the stadium features a retractable natural grass field which makes it perfect to host many other events that will be coming to Allegiant Stadium.

The Las Vegas Raiders have also developed a new headquarters/training facility in Henderson. The facility is located about 11 miles from the Las Vegas stadium that is built on a 30-acre lot with the facility being 336,227-SF. There is also an additional 25 acres planned for future development. The headquarters includes office space, a performance center, and an indoor field. It also boasts a well-developed outdoor training area with three outdoor fields, an outdoor pool, grassy hill for agility training and sand pit for resistance training.



MORE SPORTS

THE LAS VEGAS ACES

The Las Vegas Aces are a professional women's basketball team based in Las Vegas, NV, playing in the Western Conference of the Women's National Basketball Association (WNBA). The Aces play their games at the Mandalay Bay Events Center.

The team was founded in Salt Lake City, Utah, as the Utah Starzz before the league's inaugural 1997 season. It then moved to San Antonio, Texas, before the 2003 season and became the San Antonio Silver Stars, later shortened to the San Antonio Stars in 2014. The team relocated to Las Vegas before the 2018 season. The team is owned by MGM Resorts International. They are the fourth WNBA franchise not to share a market with an existing NBA team, following the Seattle Storm, Tulsa Shock and Connecticut Sun.

In the 2019 season the Las Vegas Aces qualified for the WNBA Playoffs and went all the way to the semifinals before being beaten by the Washington Mystics.



THE AVIATORS

Formerly known as the Las Vegas 51s and the Las Vegas Stars, our hometown's newest Triple-A baseball team takes its namesake from the Howard Hughes Corporation and Southern Nevada's rich history in aviation. As of 2019, the Aviators have been playing at their new home: The Las Vegas Ballpark, winner of the 2019 MiLB Triple-A Best of Ballparks by vote from Ballpark Digest. Located on 8 acres in Downtown Summerlin just south of City National Area, this ballpark offers a wide range of seating options including 22 suites, club suites, berm seating, party zones and decks, picnic tables, kids' zones, bars, and a pool beyond the outfield wall.



ART, MUSIC, THEATRE

The "First Friday" Celebration

First Friday of each month. Activities take place all over Downtown, locations in the Fremont East District, from Las Vegas Blvd. to 8th Street.

Downtown Container Park

707 Fremont Street. | 702.359.9982

Southern Nevada Museum of Fine Art

450 Fremont Street., Ste. 270

702.359.9982

Nevada Ballet Theatre

1651 Inner Circle | 702.243.2623

The Smith Center of Performing Arts

361 Symphony Park Avenue.

702.749.2012

The Mob Museum

300 Stewart Avenue | 702.229.2734

Bellagio Gallery of Fine Art

3600 Las Vegas Blvd., South

702.693.7111

Discovery Children's Museum

360 Promenade Place | 702.382.5437

The Shark Reef Aquarium

3950 Las Vegas Blvd., South

702.632.4555

More about the Shark Reef Aquarium

The Shark Reef Aquarium at Mandalay Bay is not your usual aquarium. It is a total sensory experience designed to transport visitors to an undersea ocean of terrific sights, sounds, and encounters. Featuring dangerous and unfamiliar aquatic creatures from the world's tropical waters. Shark Reef Aquarium takes visitors on a journey through an ancient temple slowly being claimed by the sea.



Fourteen incredible exhibits are devoted to dangerous aquatic predators. The largest exhibit is the 1.3-million-gallon shipwreck where visitors experience an almost 360-degree view, swarming with sharks and fish, through an acrylic tunnel. The Touch Pool is a popular attraction, where guests can touch an ever-changing collection of animals including sharks, rays or horseshoe crabs. There are more than 2,000 animals displayed at The Shark Reef Aquarium and over 100 different species, which 15 of the 100 species are sharks.

Source: <http://www.sharkreef.com/>

THE TOP 10 FREE THINGS TO DO IN LAS VEGAS

1 Bellagio Light & Water Fountain Show

A fanfare of lights, powerful sound and gushing jets of water fly up into the sky casting a spray of excitement in the air. Shows take place Monday through Sunday. Weekdays go from 3:00pm to midnight and weekends go from 12:00pm to midnight. The shows happen every 30 minutes until 7:00pm and every 15 minutes from 7:00pm to midnight.

2 Wildlife Habitat at the Flamingo

Past the hotel lobby and casino, you will find a collection of birds and other animals living on an island surrounded by streams and waterfalls. Over 300 birds are features including, of course, a flock of pink flamingos. You will also see penguins, swans, and ducks. Living in the stream are koi and turtles. The Wildlife Habitat is open 24 hours, 7 days a week.

3 Conservatory & Botanical Gardens at the Bellagio

An indoor garden with a spectacular floral display. The 50-foot-high glass roof provides a sunny place for great photo opportunities. The displays are changed each season and for major holidays. The garden is over 13,500 square feet and has 1,200 bins of exotic plants. The Conservatory & Botanical Gardens at the Bellagio is open 24 hours, 7 days a week.

4 The Volcano at the Mirage

This man made, 54-foot volcano, first opened in 1989. It erupts every night right on the strip. Flames and smoke shoot from the top, while molten lava flows down its sides. You can feel the heat from the flames on your face as you stand on the sidewalk. Although it has stood in place for 15 years, it never fails to awe spectators every night. The volcano erupts every 15 minutes from 7:00pm to midnight.

5 Fremont Street Experience

A mega million-dollar canopy and light show shrouds the original Downtown Las Vegas Fremont Street and is really a sight to behold. It presently starts at 8:00pm with shows every hour on the and finishes at midnight. The show is approximately 12 minutes long.



6 Fashion Shows at Fashion Show Mall

The fashion show takes place on an 80-foot retractable runway anchored at one end by 784 square foot stage box within The Great Hall, a huge even venue in Fashion Show's new west wing. The runway and stage rise "almost magically" out of the shopping center floor several times daily. In addition to the runway and stage box, 3 LED screens with advanced lighting features drop from the ceiling above the runway to create a multidimensional experience.

7 Circus Acts at Circus Circus

The largest permanent circus in the world. One of the oldest and most loved shows in Vegas features aerialists, jugglers, trapeze artists, and clowns. The show is performed in the big top at the midway, which is one level up from the casino. Each show lasts about 10 minutes. There are limited number of seats available, so get there early. The Circus Acts at Circus Circus show every day from 11:00am to midnight and start every half hour.

8 Miracle Mile Indoor Rainstorm

Excitement pours down every hour at the Miracle Mile Shops during the indoor rainstorm. You simply can't miss this miracle in the desert featuring thunder, lightning, fog and pouring rain. This attraction is especially nice during the hot summer months, but at any time of the year this rainstorm amongst shopping galore, is both thrilling & enjoyable.

9 Ethel M® Chocolate Factory

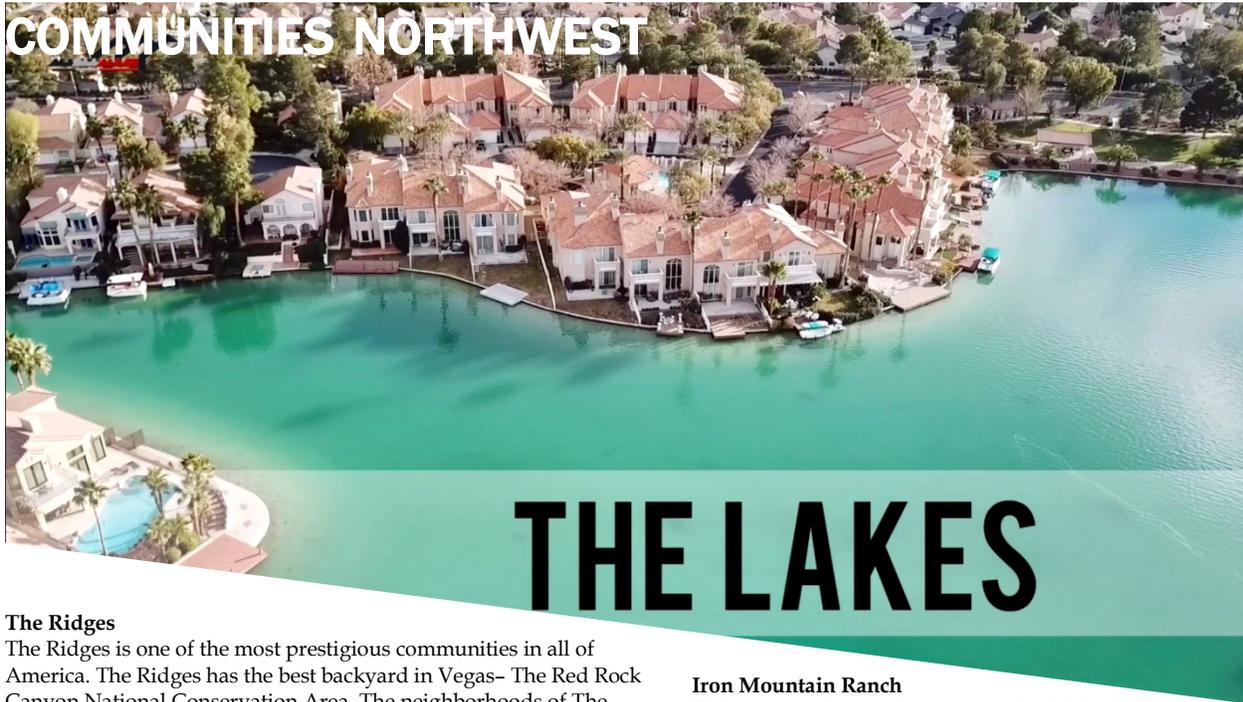
More than 2,000 visitors per day flock to this chocolate production facility for the self-guided factory tours. If you're lucky, you'll get to watch the confectionary delights including truffles, cremes, peanut brittle, cherry cordials, and peanut brittle being made before your eyes! The cactus garden is also free and billed as the largest cactus garden in the Southwest.

10 Seven Magic Mountains

These 35' high towers of multi-colored boulders only 10 minutes south of Las Vegas and are unique and impressive pieces of public art. The installation will be on display through the end of 2021 and is worth exploring from every angle with the gorgeous backdrop of Jean Dry Lake.



COMMUNITIES NORTHWEST



THE LAKES

The Ridges

The Ridges is one of the most prestigious communities in all of America. The Ridges has the best backyard in Vegas— The Red Rock Canyon National Conservation Area. The neighborhoods of The Ridges feature luxury and custom homes all set around Bear's Best Las Vegas, an 18-hole Jack Nicklaus-designed public golf course. All 18 holes at Bear's Best are replicas of Jack Nicklaus courses from around the West. Residents at The Ridges have access to the exclusive Club Ridges, which is a private club featuring a state-of-the-art fitness center, resort pool and tennis court.

The Summit

Nestled between Red Rock Canyon National Conservation Area and the Las Vegas Strip, The Summit is a private, luxury gated golf community located on 555 acres of scenic, secluded land within Summerlin, Las Vegas' premier master planned community. The Summit is just 9 miles from the Las Vegas Strip and is surrounded by world-class lifestyle and entertainment opportunities.

Providence

Providence is located on 1,200 acres above the sparkling lights, in the upper west side of the Las Vegas Valley. You will find all of the modern comforts and amenities you would expect from a new home built by one of the nation's top homebuilders. Flowing parks and tree-lined boulevards connect the neighborhoods in the Providence community. A year-round calendar of planned community events brings neighbors together to enjoy family activities. Modern living meets traditional values. Providence has become the one of the most desired choice amongst all Las Vegas real estate options.

Red Rock Country Club

From natural beauty to world-class amenities, Red Rock Country Club offers an exclusive, truly private setting where members enjoy an incomparable level of service and attention. It is composed of 735 acres of exclusive and personalized homes and features two 18-hole golf courses designed by Arnold Palmer. Red Rock Country Club covers 42,000 square feet and borders the Red Rock Canyon National Conservation Area, which provides panoramic views of the Las Vegas Valley. The club house features recreational and social pursuits, including an aquatic center, fitness facility, and tennis center.

Iron Mountain Ranch

This community consists of several neighborhoods, each with its own feel and style. Most neighborhoods feature traditional homes priced from the mid \$200s and top around \$1 million. These homes are newer and vary in size and style. Homeowners enjoy the benefits of this quiet and calm community.

Summerlin

Located adjacent to Red Rock Canyon National Conservation area. The striking desert and mountain landscape boast more than 2,000 climbing routes, earning Red Rock the distinction as one of the top five climbing destinations in the United States. Since 1990 the Summerlin community has grown to encompass more than 150 parks, more than two dozen public and private schools, nine golf courses, three resort hotels, retail and entertainment centers, state-of-the-art medical centers, and more. It is a community that has something for everyone: for the truly young to the truly young at heart. Home options include single family homes, urban-inspired lofts, townhomes, apartments, mid-rise luxurious condos, and exclusive custom neighborhoods



Lake Las Vegas Located minutes away from Lake Mead, in Henderson, is a 2,243-acre community that offers two golf courses, custom homes, two beautiful resorts, shops, a beach, marina, Yacht Club, and fitness club.

Aliante This is the flagship master-planned development of North Las Vegas. It has 1,165 acres dedicated to residential and 100 acres for commercial development. Amenities include an 18-hole championship golf course, parks, and a 24-mile trail.

COMMUNITIES SOUTHWEST

Inspirada

This master planned community is located in the Southern Foothills of the Las Vegas Valley and offers dense, pleasant neighborhoods that are interconnected with narrow streets, village squares, parks, and open space. Inspirada is one of the largest “new urbanism” communities.

Mountains Edge

A 3,000-acre community that has 4 elementary schools, 2 middle schools, a high school, a fire station, shopping centers & restaurants. More than 500 acres are designated for parks & trails in the community. Amenities include neighborhood parks, as well as a clubhouse with 2 swimming pools, spa, kitchen, party room, basketball court, playground, workout areas, and BBQ facilities.

Nevada Trails

An established community with 23 acres of parks & 10 acres of trails. Residents enjoy the palm-lined entry, parks & walking trails, as well as the home exteriors, such as the courtyards and single-story designs.

Rhodes Ranch

Rhodes Ranch is an upscale guard gated community with lots of lush landscaping and meandering sidewalk trails built around the flair of a championship links-style golf course. State of the art community center with pools, clubhouse, workout facility and more.

Southern Highlands

Easy access to the I-215 & US 95 freeways and the Las Vegas Strip! This stunning community offers a 42,000 square foot clubhouse with its very own library, wine room, dining, and shops. The north end of the community is “The Estates” which is centered around the Southern Highland Golf & Country Club and the south end is “The Villages at Southern Highlands”.

Anthem



Southern Highlands



Anthem

Anthem is a safe and friendly community! This master planned, residential community, features a variety of entertainment options; top schools, dining, shopping, and living accommodations.

Green Valley Ranch

This master planned, 1,310-acre community comprises a carefully planned mix of land with 775 acres of residential neighborhoods and 310 acres for retail, office, medical facilities, and a planned resort gaming hotel.

MacDonald Highlands

3,200 acres of luxury living, which include 4 villages and 10 acres of parks & hiking paths that overlook the Las Vegas skyline. This private community has its very own Dragon Ridge Country Club, with an 18-hole championship golf course and a 24-hour Guard Gate.

Seven Hills

A 1,300-acre community above the city offering 2,500 homes that are surrounded by business parks and shopping. Also featuring golf course homes, a 27-hole golf course, clubhouse, tennis, and a 2,000-seat stadium.

Tuscany

Gated development that is located close to Lake Las Vegas and Lake Mead. A Tuscany themed development offers the Tuscany Recreation Center & Golf Course.



MEDICAL SERVICES

Boulder City Hospital

901 Adams Blvd. Boulder City, NV
89005 702.293.4111 | Beds: 67
www.bouldercityhospital.org

Centennial Hills Hospital

6900 N. Durango Drive Las Vegas, NV
89149 702.835.9700 | Beds: 165
www.centennialhillshospital.com

Desert Springs Hospital

2075 East Flamingo Rd. Las Vegas, NV
89119 702.733.8800 | Beds: 286
www.desertspringshospital.net

North Vista Hospital

1409 E. Lake Mead Blvd. N. Las Vegas,
NV 89030 702.649.7711 | Beds: 185
www.NorthVistaHospital.com

Summerlin Hospital

657 Town Center Drive Las Vegas, NV
89144 702.233.7000 | Beds: 281
www.summerlinhosp.org

St. Rose Dominican Hospital San Martin Campus

8280 W. Warm Springs Rd. Las Vegas,
NV 89113 702.492.8000 | Beds: 147
www.strosehospitals.org

Sunrise Hospital & Medical Center and Sunrise Children's Hospital

3186 S. Maryland Parkway Las Vegas,
NV 89109 702.731.8000 | Beds: 701

Mike O'Callaghan Federal Hospital

4700 Las Vegas Blvd. N. Nellis AFB,
NV 89191 702.636.3000 | Beds: 104
www.las-vegas.med.va.gov

Mountain View Hospital

3100 N. Tenaya Way Las Vegas, NV
89128 702.255.5000 | Beds: 235
www.mountainview-hospital.com

Spring Valley Hospital

5400 S. Rainbow Blvd. Las Vegas, NV
89118 702.853.3000 | Beds: 210
www.springvalleyhospital.com

Southern Hills Hospital

9300 W. Sunset Road Las Vegas, NV
89148 702.880.2100 | Beds: 139
www.southernhillshospital.com

St. Rose Dominican Hospital

Siena Campus 3001 St. Rose Pkwy.
Henderson, NV 89052 702.616.5000 |
Beds: 219 www.strosehospitals.org

St. Rose Dominican Hospital Rose de Lima Campus

102 East Lake Mead Drive Henderson,
NV 89015 702.564.2622 | Beds: 145
www.strosehospitals.org

University Medical Center (UMC)

1800 W. Charleston Blvd. Las Vegas,
NV 89102 702.383.2000 | Beds: 575
www.umc-cares.org

EDUCATION

*"Education is not preparation for life; education is life itself." -
John Dewey*

With over 300,000 students, 35,000 employees, and 336 Schools, the Clark County School District (CCSD) is the fifth-largest school district in the nation. Not only is it the fifth largest in the nation, it is also one of the fastest-growing school districts in the country. Throughout the year, CCSD students have the opportunity to participate in a range of team and individual-based sports. These practices start early August and consist of, tennis, volleyball, cross country, golf, swimming, soccer, bowling, basketball, and track. Girls softball and boys' football, wrestling, and baseball are also offered. The Clark County School District consist of 21 magnet schools that make every effort to "empower students by utilizing academic rigor while integrating communication, leadership, and critical thinking skills." In addition to core curriculum, select schools offer dedicated program areas such as, aerospace and aviation, information technologies, performing and fine arts, communications, law, health services, travel and tourism, and engineering. Magnet Schools were created to encourage diversity, implement innovative and challenging courses, utilize innovative educational logics and exercises that will amplify student learning, and offer carried programs that will prepare students for both further education and potential careers.

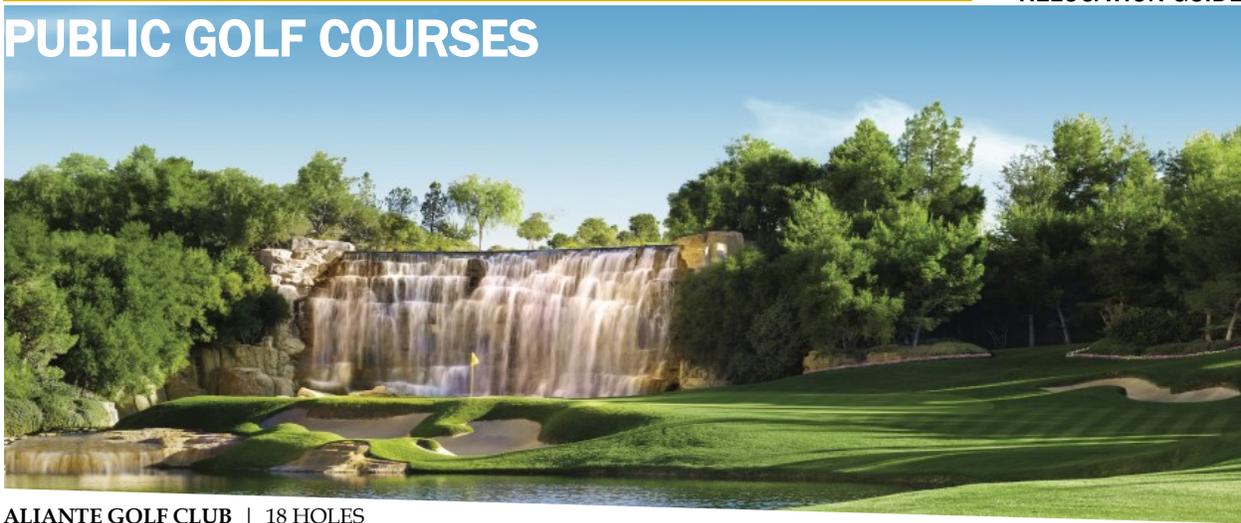
Clark County School District

2382 E. Flamingo Road, Las Vegas, NV 89121 702.799.5011

For additional information visit www.ccsd.net



PUBLIC GOLF COURSES



ALIANTE GOLF CLUB | 18 HOLES
3100 West Elkhorn - NLV | 702.399.4888

ANGEL PARK GOLF COURSE | 36 HOLES
100 Rampart Blvd. - LV | 702.254.4653

BADLANDS GOLF CLUB | 27 Holes
9119 S. Alta Drive - LV | 702.363.0754

BALI HAI GOLF CLUB | 18 Holes
5160 Las Vegas Blvd South - LV | 888.427.6678

BEAR'S BEST GOLF CLUB | 18 Holes
11111 W. Flamingo Rd. - LV | 702.804.8500

BOULDER CITY GOLF COURSE | 18 Holes
1 Clubhouse Dr. - BC | 702.293.9236

CALLAWAY GOLF CENTER | 9 Holes
6730 S. Las Vegas Blvd - LV | 702.896.4100

CASA BLANCA GOLF CLUB | 18 Holes
950 W. Mesquite Blvd. - Mesquite | 888.401.6022

CASCATA GOLF COURSE | 18 Holes
1 Cascata Drive - BC | 702.294.2000

CRAIG RANCH GOLF COURSE | 18 Holes
628 W. Craig Rd - NLV | 702.642.9700

DESERT PINES GOLF CLUB | 18 Holes
3415 E. Bonanza - LV | 702.450.8000

DESERT ROSE GOLF CLUB | 18 Holes
5483 Club House Dr. - LV | 702.431.4653

DURANGO HILLS GOLF COURSE | 18 Holes
3521 N. Durango - LV | 702.299.4653

FALCON RIDGE GOLF CLUB | 18 Holes
345 Calais Drive - Mesquite | 702.346.6363

FALLS GOLF CLUB | 18 Holes
101 Via Vin Santo - HND | 702.740.5258

HIGHLAND FALLS GOLF CLUB | 18 Holes
10201 Sun City Blvd. - LV | 702.254.7010

LAS VEGAS GOLF CLUB | 18 Holes
4300 W. Washington - LV | 702.646.3003

LAS VEGAS NATIONAL GOLF CLUB | 18 Holes
1911 E. Desert Inn Rd - LV | 702.734.1796

LAS VEGAS PAIUTE GOLF RESORT | 54 Holes
10325 Nu-Way Kaiv Dr. - LV | 702.658.1400

LEGACY GOLF CLUB | 18 Holes
130 Par Excellence Dr - Hnd | 702.897.2187

LOS PRADOS COUNTRY CLUB | 18 HOLES
5150 Los Prados Cir - LV | 702.645.5696

MOJAVE RESORT CLUB | 18 HOLES
9905 Aha Macav Pkwy. - Laughlin | 702.254.4653

NORTH LAS VEGAS GOLF CLUB | 9 Holes
324 E. Brooks Avenue - NLV | 702.633.1833

PAINTED DESERT | 18 Holes
5555 Painted Mirage Dr. - NLV | 702.645.2880

PALMS GOLF CLUB | 18 Holes
1137 Mesquite Blvd. - Mesquite | 800.621.0187

PRIMM VALLEY GOLF CLUB | 36 Holes
1 Yates Well Rd. - LV | 800.386.7867

RED ROCK - ARROYO COURSE | 18 Holes
2250 Red Springs Dr. - LV | 702.258.2300

REFLECTIONS BAY GOLF CLUB | 18 Holes
75 Montelago Blvd. - Hnd. | 702.740.4653

REVERE AT ANTHEM | 36 Holes
2600 Hampton Rd. - Hnd. | 702.259.4653

RHODES RANCH GOLF CLUB | 18 Holes
20 Rhodes Ranch Pkwy. - LV | 702.740.4114

RIO SECCO GOLF CLUB | 18 Holes
2851 Grand Hills Drive - Hnd. | 702.889.8000

ROYAL LINKS GOLF COURSE | 18 Holes
5995 E. Vegas Valley Dr. - LV | 702.450.8000

SIENA GOLF CLUB | 18 Holes
10525 Siena Monte Avenue - LV | 702.341.9200

SILVERSTONE GOLF CLUB | 27 Holes
8660 Cupp Dr. - LV | 702.562.3770

PRIVATE GOLF COURSES

"Success depends less on strength of body than upon strength of mind and character."
Arnold Palmer

Private Golf Courses

ANTHEM COUNTRY CLUB | 18 Holes
25 Anthem Dr. - Hnd. | 702.614.5050

CANYON GATE COUNTRY CLUB | 18 Holes
2001 Canyon Gate Dr. - LV | 702.363.0303

DRAGON RIDGE GOLF & CC | 18 Holes
552 Stephanie St. - Hnd. | 702.614.4444

LAS VEGAS COUNTRY CLUB | 18 Holes
3000 Joe W. Brown Dr. - LV | 702.734.1122

THE OASIS GOLF CLUB | 18 Holes
100 Palmer Ln. - Mesquite | 702.346.7820

RED ROCK COUNTRY CLUB | 36 Holes
2250 Red Springs - LV | 702.360.3100

SOUTHERN HIGHLANDS GOLF CLUB | 18 Holes
1 Robert Trent Jones Ln. - LV | 702.263.1000

SOUTHSHORE GOLF CLUB | 18 Holes
100 Strada Di Circolo - Hnd. | 702.558.0022

SPANISH TRAIL GOLF COURSE | 27 Holes
5050 Spanish Trail Ln. - LV | 702.364.0357

STALLION MOUNTAIN CC | 18 Holes
5500 E. Flamingo Rd. - LV | 702.450.8077

TPC AT SUMMERLIN | 18 Holes
1700 Village Center Dr. | 702.256.0222



Semi-Private Golf Courses

BLACK MOUNTAIN | 27 Holes
500 Greenway Rd - Hnd. | 702.565.7933

DESERT WILLOW GOLF COURSE | 18 Holes
2020 W. Horizon Ridge Pkwy. - HND | 702.263.4653

EAGLE CREST | 18 Holes
2203 Thomas Ryan - LV | 702.240.1320

PALM VALLEY GOLF CLUB | 18 Holes
9201 Del Webb Blvd. - LV | 702.363.4373

SHADOW CREEK | 18 Holes
3 Shadow Creek Dr. - NLV | 702.791.7161

SUNRISE VISTA GOLF CLUB | 36 Holes
2841 Kinley Dr. - LV, Nellis AFB | 702.652.2602

WILLOW CREEK GOLF COURSE | 18 Holes
1500 Red Butte - Pahrump | 775.727.4653

WYNN GOLF & COUNTRY CLUB | 18 Holes
3131 Las Vegas Blvd. - LV | 702.770.7100



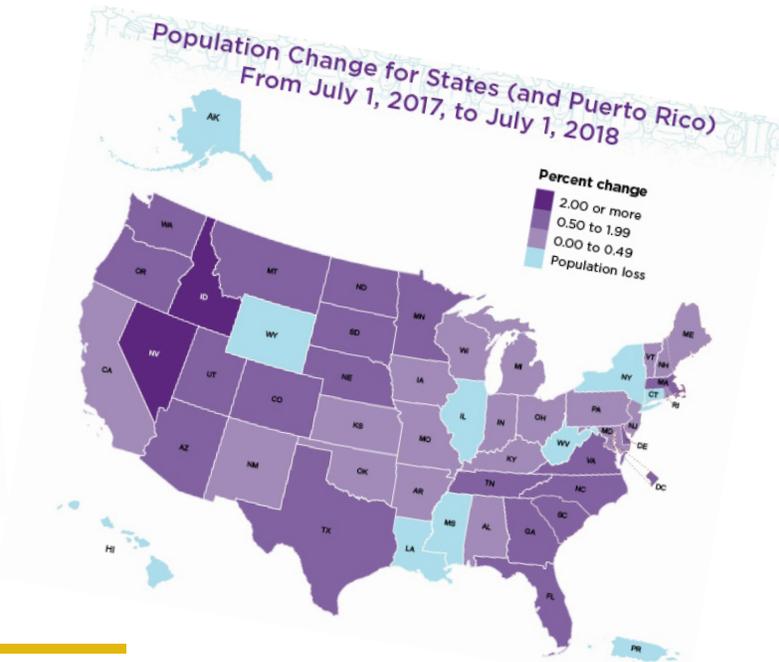


THE FUTURE WE ARE BUILDING

FASTEST GROWING STATE IN THE NATION

Top 10 States in Percentage Growth: 2017 to 2018

Rank	Name	2010	2017	2018	Percent growth
1	Nevada	2,700,679	2,972,405	3,034,392	2.1
2	Idaho	1,567,657	1,718,904	1,754,208	2.1
3	Utah	2,763,891	3,103,118	3,161,105	1.9
4	Arizona	6,392,288	7,048,876	7,171,646	1.7
5	Florida	18,804,580	20,976,812	21,299,325	1.5
6	Washington	6,724,540	7,425,432	7,535,591	1.5
7	Colorado	5,029,316	5,615,902	5,695,564	1.4
8	Texas	25,146,114	28,322,717	28,701,845	1.3
9	South Carolina	4,625,381	5,021,219	5,084,127	1.3
10	North Carolina	9,535,736	10,270,800	10,383,620	1.1



PRIMARY REASON FOR MOVING TO NEVADA



33.18%
JOB



36.97%
RETIREMENT



20.38%
LIFESTYLE



23.22%
FAMILY

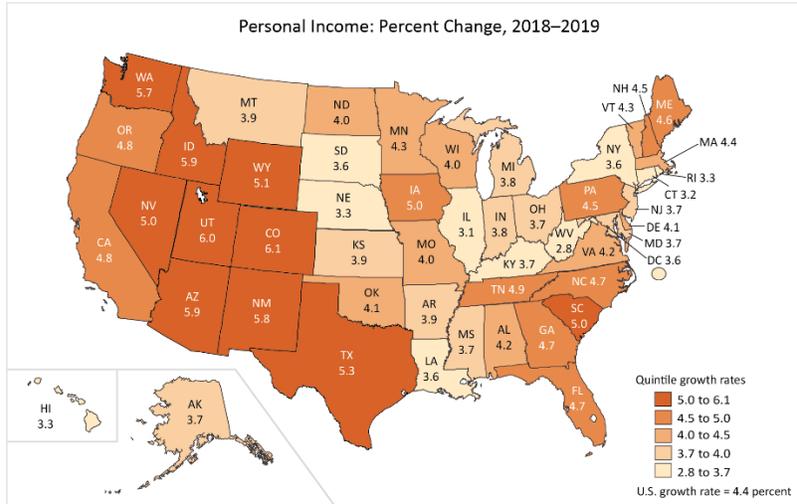


5.69%
HEALTH

Source: United Van Lines National Movers Survey

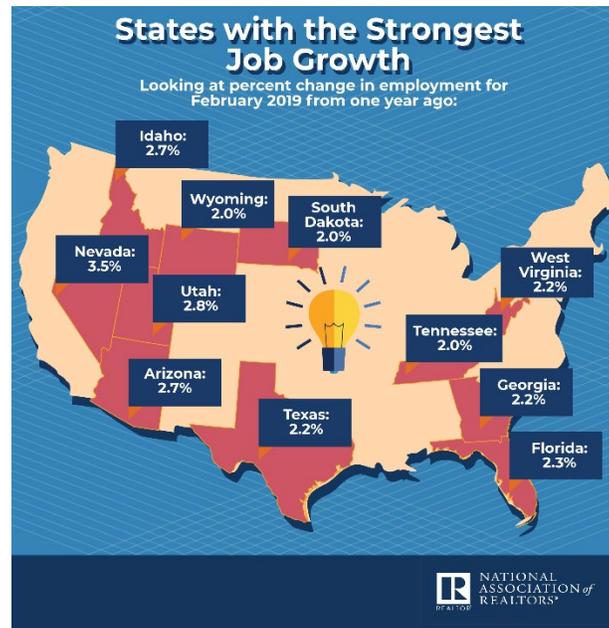
THE FUTURE WE ARE BUILDING

ONE OF THE FASTEST GROWING PERSONAL INCOME

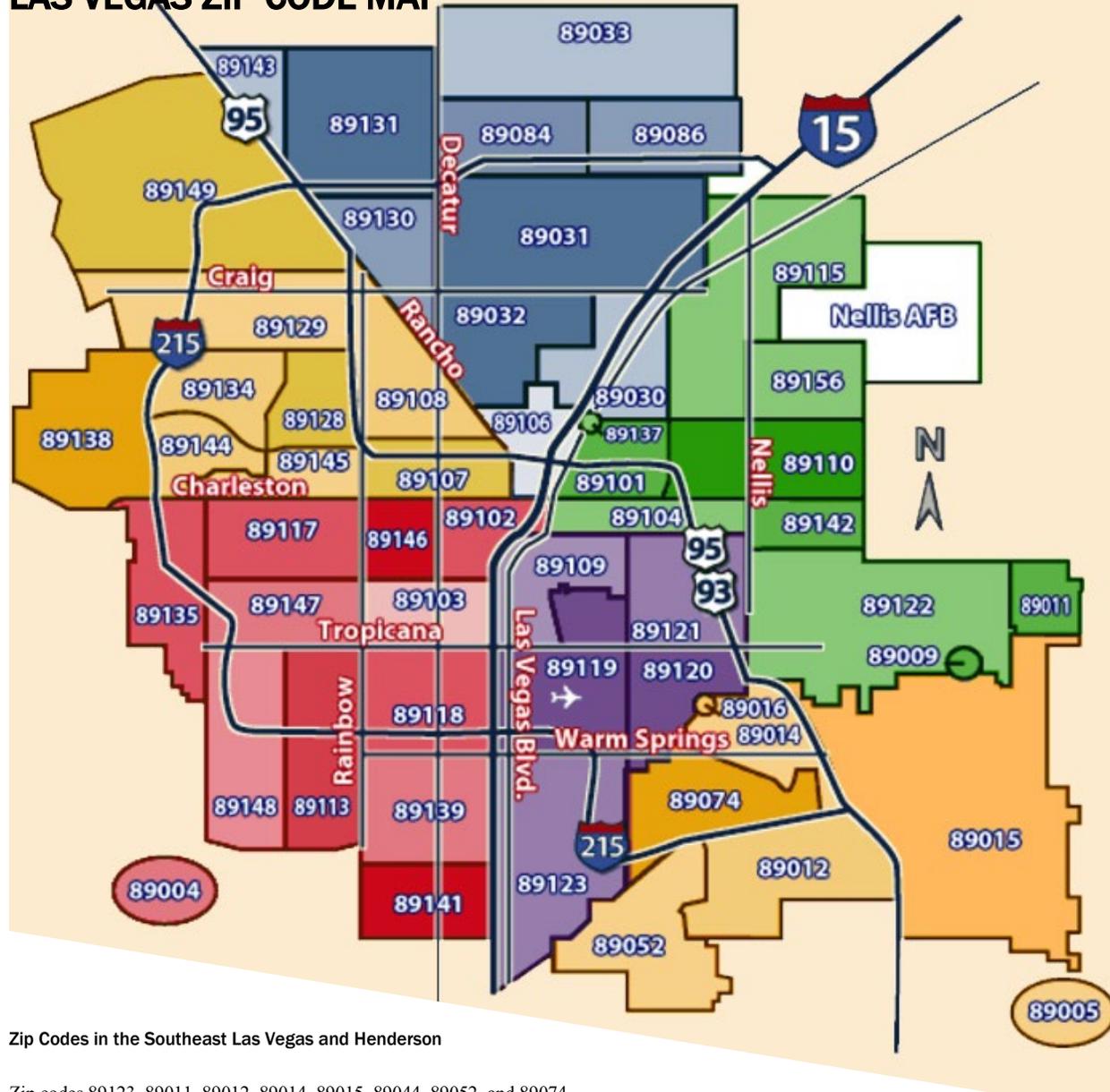


U.S. Bureau of Economic Analysis

FASTEST JOB GROWTH IN THE NATION



LAS VEGAS ZIP CODE MAP



Zip Codes in the Southeast Las Vegas and Henderson

Zip codes 89123, 89011, 89012, 89014, 89015, 89044, 89052, and 89074 are all located on the southeast side of the Las Vegas Valley and include the city of Henderson. Many of the most popular Las Vegas neighborhoods are sprawled across the McCullough mountain range, offering spectacular views of the valley floor below. Residents in this area of town have easy access to the Lake Mead National Park with great water sports, fishing, and boating. Major master-planned communities include Anthem, Seven Hills, Green Valley, Silverado Ranch, and Lake Las Vegas.

Zip Codes in Northwest Las Vegas

Zip codes 89128, 89131, 89166, 89144, 89135 and 89138 are located from the western edge of Las Vegas to the northwest portion of the Las Vegas Valley. Residents of the far west have great access to Mount Charleston for skiing and snowboarding, the Red Rock Conservation area for wildlife and hiking trails, and Floyd Lamb State Park for fishing and picnics. This area includes several large master-planned communities like Summerlin, Centennial Hills, and Desert Shores.

Zip Codes in Southwest Las Vegas

Zipcodes 89117, 89139, 89141, 89147, 89148 and 89178 are located in the southwest section of the Las Vegas Valley. Residents in this portion of Clark County have easy access to the Red Rock Conservation area with its wildlife and hiking trails, plus there is a lot of open land for horse properties. A number of popular of master-planned communities are found in the southwest, including Rhodes Ranch, Southern Highlands, Peccole Ranch, and Mountain's Edge.

Zip Codes in North Las Vegas

Both the 89031 and 89084 zip codes are located in North Las Vegas nestled against the Sheep Mountains. Residents here have easy access to Floyd Lamb State Park for fishing and picnics, the Las Vegas Motor Speedway and Nellis Air Force Base and the brand-new VA Hospital, so it is particularly popular with military personnel. This area includes the master-planned communities of Aliante and Eldorado.

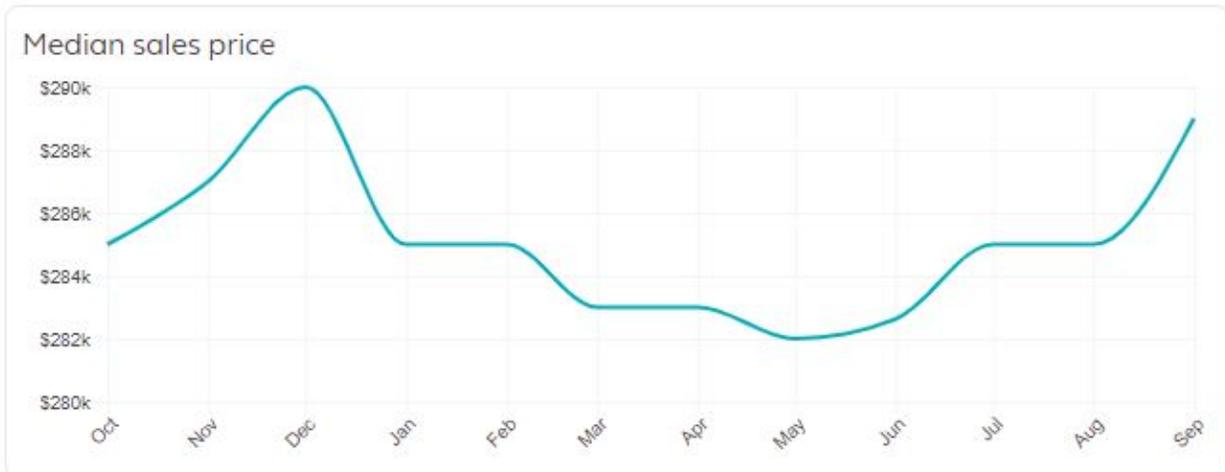
HOME PRICES

Single Family Residential Median Home Price

- ◆ The median sales price is \$289,000.
- ◆ The median list price per square foot in Las Vegas is \$171.
- ◆ The median price of current listings is \$300,000.
- ◆ 18.2% of the listings in Las Vegas had a price cut in Jan 2020.
- ◆ The median rent price in Las Vegas is \$1,500.

Market Snapshot

	Today	1 Month Ago	1 Year Ago
Active Inventory	6,516	6,018 +8%	7,161 -9%
Median List Price	\$319,900	\$324,900 -1%	\$309,000 +3%
% Distressed ⓘ	1%	1%	1%
Median Days on Movoto	52	47 +10%	48 +8%
Median Home Size	1,827	1,840	1,763 +3%
Median \$/Sqft	175	175	171 +2%



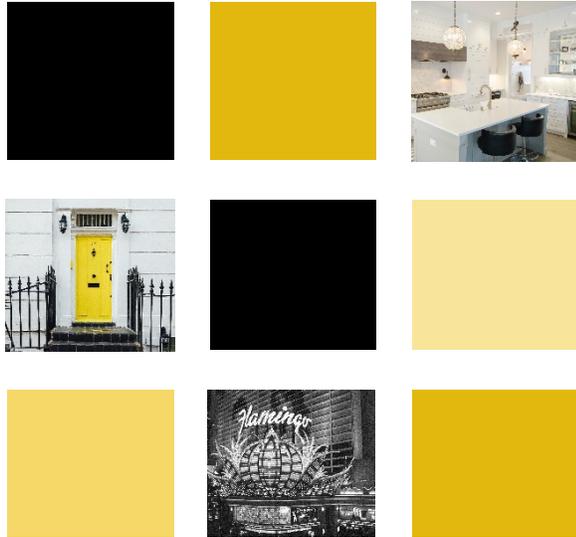


TRIUMPH PROPERTY MANAGEMENT

Triumph Property Management is the leading property management company in Las Vegas, offering excellence in service and delivery. Our experienced team has been working with us for over ten years; a team who know what it takes to make the most out of each rental property. Triumph also offers an extensive range of Las Vegas homes for rent; a range that caters for buyers of every type of home – whether standard or luxury. Whether its marketing your property, finding quality tenants, or dealing with maintenance issues on-time and under budget, Triumph continues to lead the way.

Office Location:

2500 N Buffalo Dr Suite 100
 Las Vegas, NV 89128
 Phone: (702) 367-2323



Kami Zargari