

Value-Add Hotel & Gaming Acquisition Opportunity

Rare, Non-Restricted Nevada Gaming License*
217 N. Las Vegas Blvd. | Downtown Las Vegas



Visit www.GoldSpikeOasis.com for Confidentiality Agreement

Please do not disturb business. For more information, please contact:

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LOGIC

* Source: NV Gaming Control Board- Location Detail Report

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Offering Overview

On behalf of the Tony Hsieh Estate (“Ownership”), LOGIC Commercial Real Estate (“Broker”) is pleased to present the exclusive opportunity to acquire the iconic **Gold Spike** and **Oasis** hospitality and entertainment properties (the “Properties”) located in the heart of Downtown Las Vegas. The two adjacent Properties operate as one boutique hotel with a combined +/-130 rooms currently, as well as a 24/7 bar and nightlife venue. The Gold Spike has been operating without gaming; however, Ownership has preserved its highly-coveted, non-restricted Nevada gaming license*, creating a significant value-add opportunity for a new operator to reintroduce casino operations and reposition the Properties.

A potential transaction involving the Properties offers several compelling investment opportunities, most notably:

- **Rare Boutique Hotel & Gaming Acquisition Opportunity**
- **Highly-Coveted Non-Restricted Nevada Gaming License ***
- **Value-Add Opportunity to Reintroduce a Casino & Reposition the Assets**
- **Irreplaceable Location on Las Vegas Blvd. in the Heart of Downtown Las Vegas**
- **One Block from the Fremont Street Experience w/ 26MM Visitors Annually**
- **High-Growth Submarket Surrounded by New Developments**
- **Located within a Qualified Opportunity Zone**

The Properties have been the beneficiaries of Tony Hsieh’s vision and significant investment into Downtown Las Vegas, allowing a new owner to build on Tony’s legacy of developing our local community. Together, the **Gold Spike**, a landmark property in Downtown Las Vegas since 1976, and the adjacent **Oasis** boutique hotel, offer a true, value-add hotel & casino opportunity.

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**GOLD
SPIKE**

OASIS
AT GOLD SPIKE



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3D Aerial



GOLD SPIKE

OASIS
AT GOLD SPIKE



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Oasis



Oasis



Gold Spike



Gold Spike

**GOLD
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OASIS
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