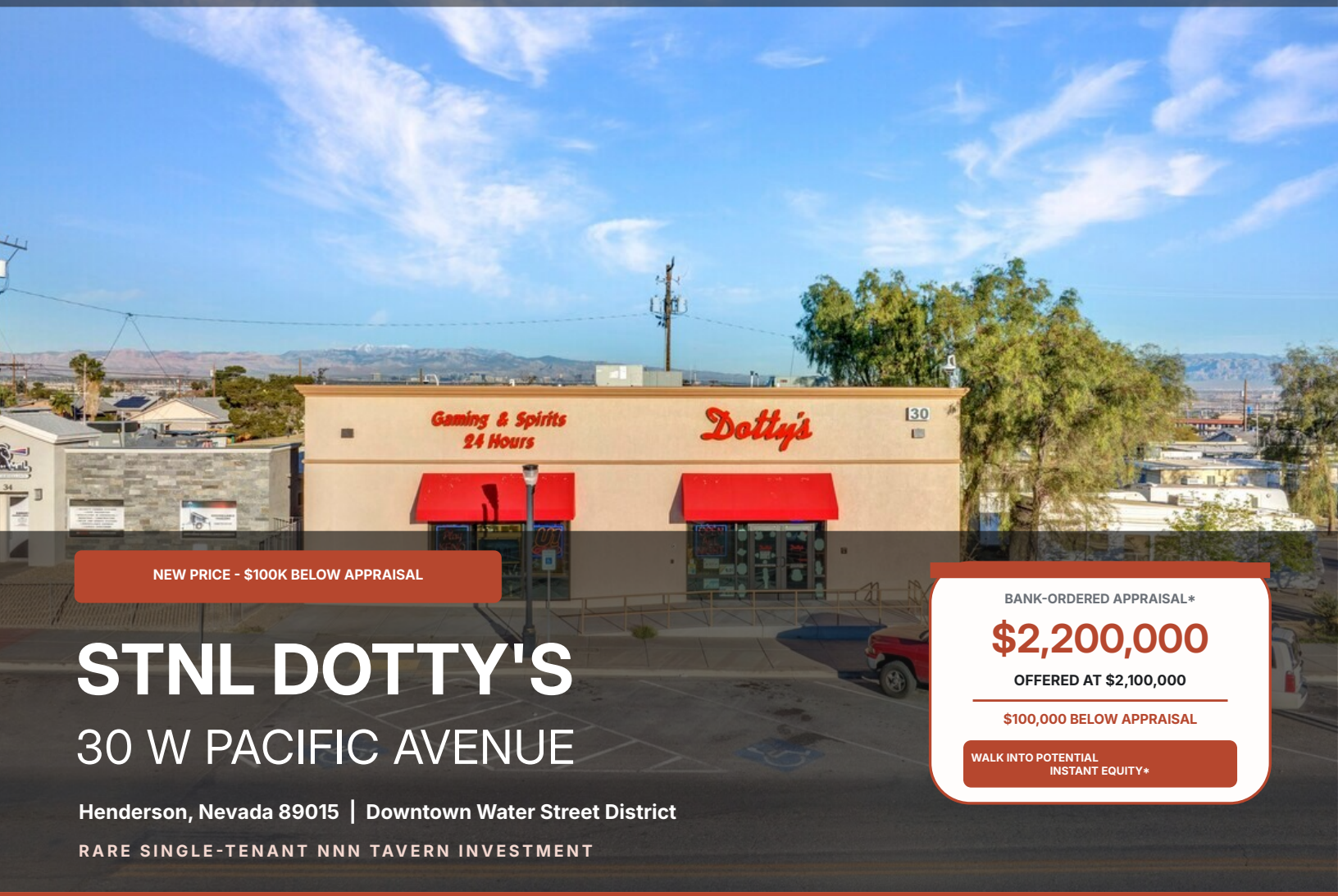




NEW PRICE - \$100K BELOW APPRAISAL

STNL DOTTY'S

30 W PACIFIC AVENUE

Henderson, Nevada 89015 | Downtown Water Street District

RARE SINGLE-TENANT NNN TAVERN INVESTMENT

BANK-ORDERED APPRAISAL*

\$2,200,000

OFFERED AT \$2,100,000

\$100,000 BELOW APPRAISAL

WALK INTO POTENTIAL
INSTANT EQUITY*

\$2,100,000

ASKING PRICE

\$2.2M

BANK APPRAISAL*

5.67%

CAP RATE

\$119,121

ANNUAL NOI

±4,072 SF

BUILDING AREA

01 STRONG TENANT

Leased to Nevada Restaurant Services, Inc., the established operator behind Dotty's neighborhood gaming taverns.

02 PASSIVE STRUCTURE

Long-term single-tenant NNN lease structure with operating expenses shifted to the tenant, subject to the lease.

03 WATER STREET CATALYST

Steps from the Water Street casino cluster, where a Winchell/Falcone affiliate completed a reported \$64.5M acquisition and advanced expansion plans.

REAL ESTATE SALE | DO NOT DISTURB TENANT | SHOWINGS BY APPOINTMENT ONLY



INVESTMENT HIGHLIGHTS

- Rare single-tenant tavern investment in a supply-constrained net-lease category.
- Leased to Nevada Restaurant Services, Inc., operator of the Dotty's gaming tavern platform.
- Recently renovated (2025) with substantial tenant build-out and site-specific improvements.
- NNN lease structure intended to provide durable cash flow and limited day-to-day ownership obligations, subject to the lease.
- Established gaming location with up to 15 restricted gaming machines per seller materials, subject to licensing and regulatory approvals.

PROPERTY & FINANCIAL SNAPSHOT

ASKING PRICE	\$2,100,000
BANK APPRAISAL*	\$2,200,000
INDICATED SPREAD*	\$100,000
ANNUAL NOI	\$119,121
CAP RATE	5.67%
BUILDING / SITE	±4,072 SF / ±0.14 AC
BUILT / RENOVATED	1989 / 2025
LEASE STRUCTURE	7-YEAR NNN

APN 179-18-310-135 | DX zoning / Opportunity Zone status per seller; independently verify.

TENANT STRENGTH

DOTTY'S / NEVADA RESTAURANT SERVICES, INC.

- Founded in 1991 and established across Nevada.
- 150+ Nevada locations per prior listing materials.
- Corporate tenant named in the lease; buyer to review all lease and guaranty terms.

WATER STREET INVESTMENT MOMENTUM

STEPS FROM THREE DOWNTOWN CASINOS

- 2024** A Winchell/Falcone affiliate completed the reported \$64.5M acquisition of Emerald Island and Rainbow Club.
- 2025/26** Ownership acquired and demolished a nearby muffler-shop site for added parking; Henderson planners approved a proposed 14,500-SF expansion and exterior remodel.
- 2026*** ECL agreed to acquire The Pass. Closing was targeted for Aug. 1, subject to approval; ECL said it would evaluate renovations and new amenities after closing.

*The Pass transaction was reported pending as of July 12, 2026. Sources: KSNV (1/11/24; 6/9/26), Nevada Independent (4/13/25; 6/17/26), LVRJ (10/17/25).

LOCATION CATALYSTS

- Immediate adjacency to downtown Henderson's gaming, dining and entertainment core.
- The reported \$64.5M acquisition, added parking and expansion planning signal continued private commitment to the corridor.
- Announced casino, dining and amenity upgrades may support traffic, visibility and long-term tenant demand.