

FOR SALE
MOTEL PORTFOLIO

Big Chief Motel Portfolio—434 W Front St.
BATTLE MOUNTAIN, NV 89820



58 UNIT MOTEL PORTFOLIO—21,827± SF MOTEL & ADDITIONAL PARCELS



PROPERTY DESCRIPTION

- 434 W Front Street—002-032-06
21,827± SF 58 Unit Motel on 1.15± Acres
- 408 W Front Street—002-032-03
2,517± SF 4 Bed 2.5 Bath Residence on .21± Acres
- 474 W Front Street—002-032-01
1,708± SF Convenience Store on .21± Acres
- 415 W 2nd Street—002-032-04
.12± Acre Lot
- East Front Street—011-080-03
2.40± Acre Lot with Billboard—approx. 1.4 miles east of other parcels

PROPERTY HIGHLIGHTS

- 2023 Revenue: \$1,648,658
- 2023 Total Expenses: \$835,658
- 2023 NOI: \$813,000
- 2023 Occupancy: 65%
- 2023 CAP Rate: 12.0%
- Annual Expense %: 50.7%

2023 Actual Numbers with Family Member as Owner/Operator/Manager

- Value Add additional buildings/land could generate additional revenue and/or accommodate additional development
- Located on the main street in Battle Mountain and additional parcel has signage at east part of town

OFFERING SUMMARY

SALES PRICE	ZONING
\$6,800,000.00	C2-Commercial
TOTAL BUILDINGS SF	TOTAL ACRES
26,052± SF	4.09± ACRES
MOTEL UNITS	COUNTY
58	Lander

[VIDEO TOUR OF BIG CHIEF MOTEL PORTFOLIO](#)

Units	Room Type	Units w/Kitchens	Daily Avg Rental*	Weekly Rate*
32	Double Queen Room	15	\$119.00	\$550—\$599
24	Single King Room	8	\$99.00	\$450 - \$550
2	Single Queen	-	\$99.00	\$450

58

Total

*Prices do not include tax

JEB JOHNSON NV LICENSE #: S.178879
LOUIE LLAMAS NV LICENSE #: S.188166



775.825.4400

FOR SALE
MOTEL PORTFOLIO

Big Chief Motel Portfolio—434 W Front St.
BATTLE MOUNTAIN, NV 89820

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE



2 Queen Room



1 King Room

MOTEL RENOVATIONS & IMPROVEMENTS

- 58 fully updated rooms on 1.15 acre
- Laundry Area, Pool and Barbeque Area
- New Exterior Paint
- Rooms include Microwave, Refrigerator, Coffee Pot, & High Speed Wireless Internet
- Room Heating/AC Units replaced in 2023—additional units are available on standby
- Metal Roofing was replaced in 2012
- Parking Lot Resurfaced in 2023
- Monument Sign Updated in 2023
- Updated Exterior Lighting in 2023
- Updated Pool area—New Pump in 2020 and new Pool Furniture in 2022



JEB JOHNSON JJohnson@stark.realestate
LOUIE LLAMAS Lllamas@stark.realestate



775.825.4400

NV LICENSE #s: S.178879 & S.188166

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE



WWW.STARK.REALESTATE

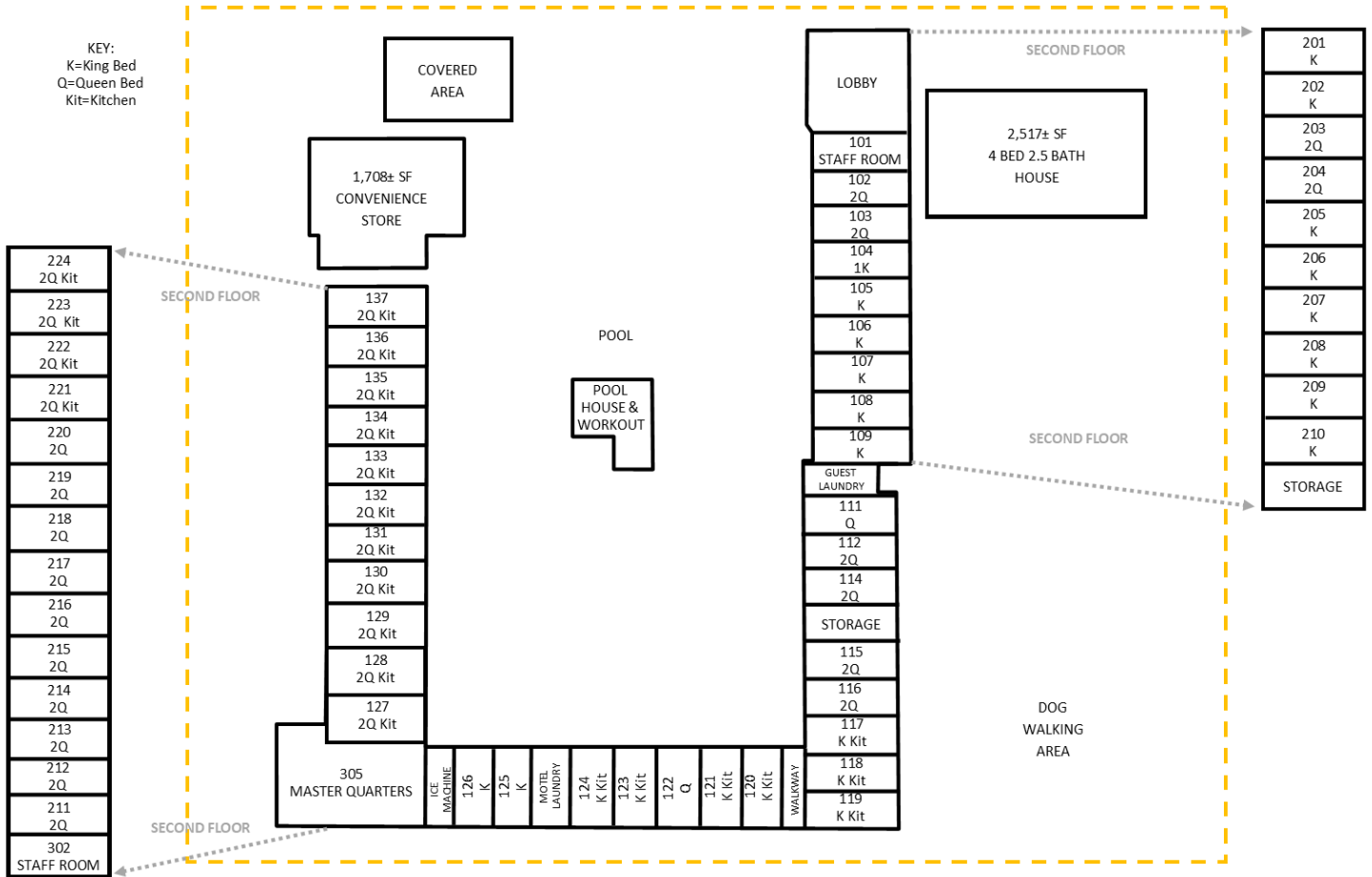


9855 Double R Blvd., Suite 200, Reno, Nevada 89521

Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.

FOR SALE
MOTEL PORTFOLIO

Big Chief Motel Portfolio—434 W Front St.
BATTLE MOUNTAIN, NV 89820



JEB JOHNSON JJohnson@stark.realestate
LOUIE LLAMAS LLlamas@stark.realestate

775.825.4400

NV LICENSE #s: S.178879 & S.188166



WWW.STARK.REALESTATE

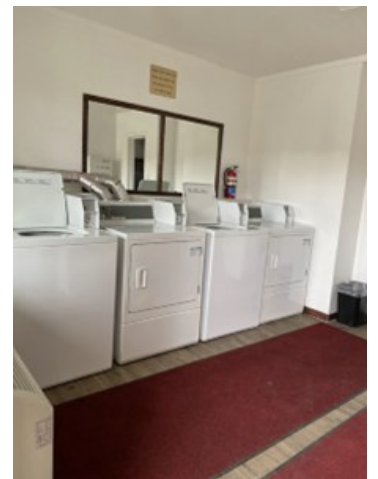
9855 Double R Blvd., Suite 200, Reno, Nevada 89521

Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.

FOR SALE
MOTEL PORTFOLIO

Big Chief Motel Portfolio—434 W Front St.
BATTLE MOUNTAIN, NV 89820

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE




JEB JOHNSON JJohnson@stark.realestate
LOUIE LLAMAS Lllamas@stark.realestate

 **775.825.4400**

NV LICENSE #s: S.178879 & S.188166

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

 WWW.STARK.REALESTATE

 9855 Double R Blvd., Suite 200, Reno, Nevada 89521

Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.