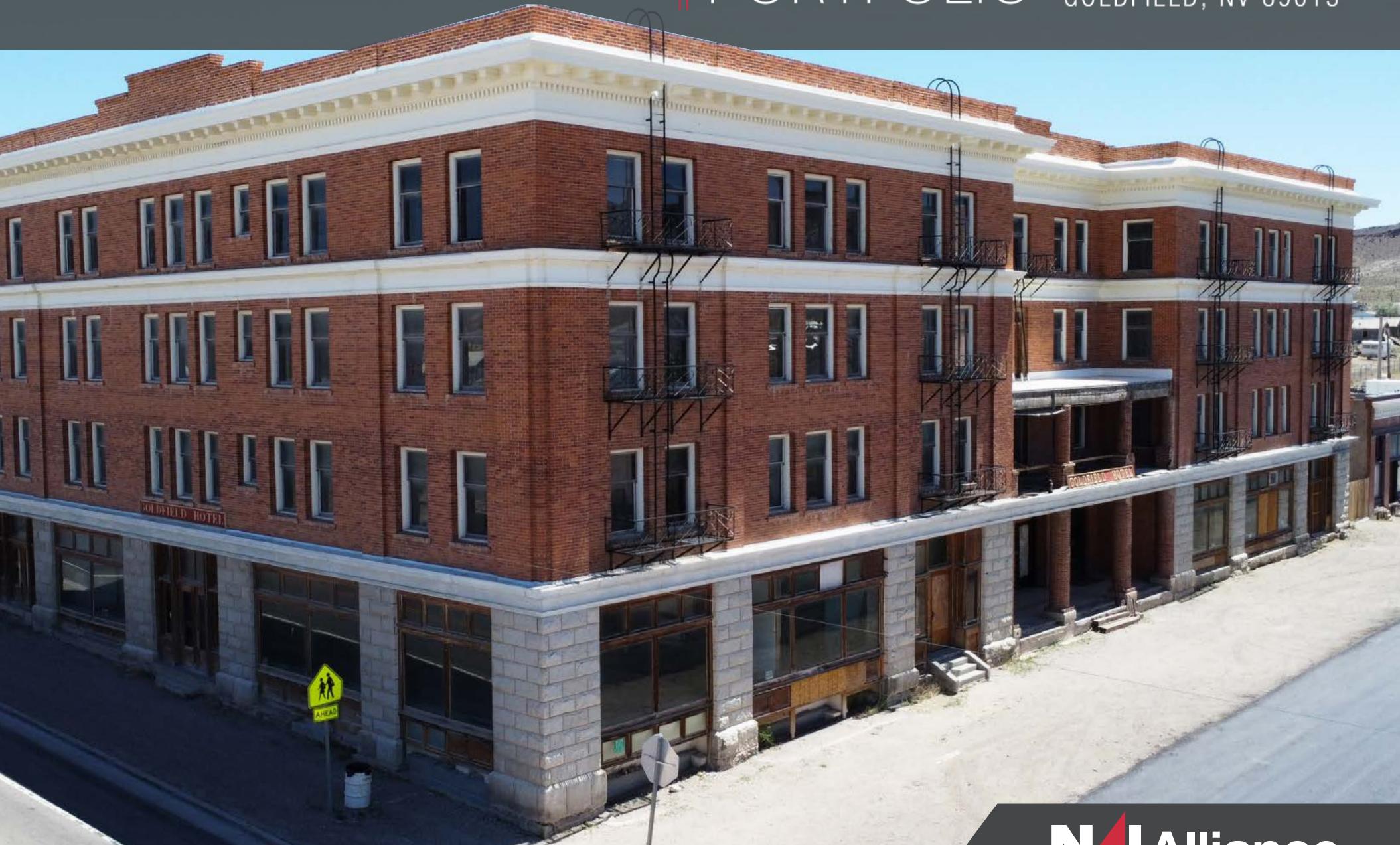


OFFERING
MEMORANDUM

GOLDFIELD HOTEL PORTFOLIO

69 COLUMBIA AVE
GOLDFIELD, NV 89013



NAI Alliance



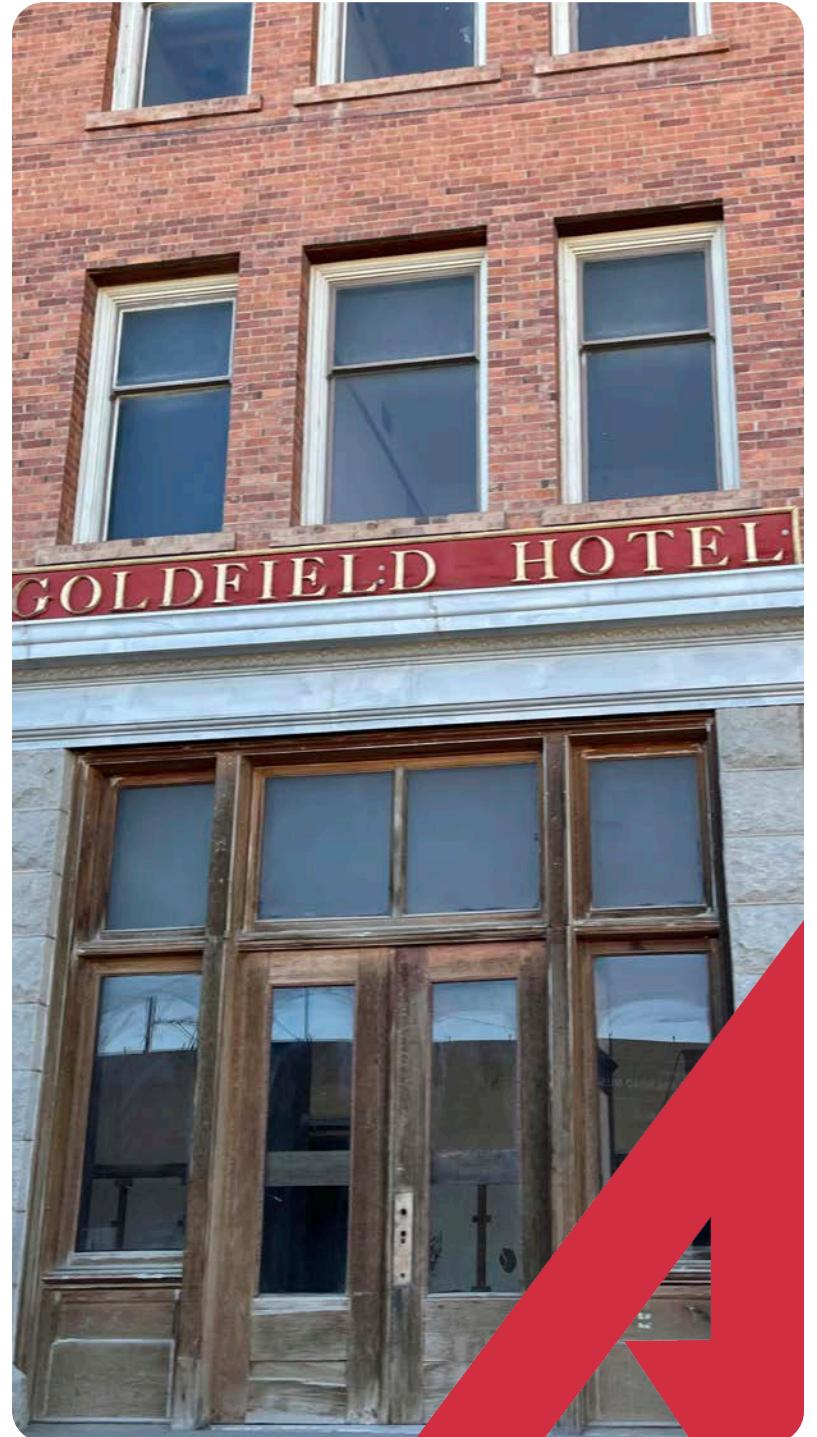
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01

Executive Summary

Then & Now
Offering Summary



Then

The historic Goldfield Hotel was opened in 1908 by the Goldfield Realty Company at a cost of around \$300,000. At the time of its opening, Goldfield was the largest city in Nevada, and was the embodiment of the Old West. The discovery of a rich vein of gold in 1902 created a boom in mining and lured a population of 20,000 people looking to capitalize on the fortune. Along with the miners, investors, bankers, saloon owners, industrialists, including a host of historical figures like Charles Schwab, Wyatt and Virgil Earp and Samuel Clemens (Mark Twain), flocked to Goldfield to claim a piece of the pie.

The Goldfield Hotel was one of the most extravagant hotels in the west with a grand lobby, bar (with separate service for women), restaurant and store. The interior was decorated with elaborate mahogany woodwork, intricate tile floors and polished granite walls on the main floor. Every room in the hotel featured electric lights, heating and telephones, all of which were rare at the time. The hotel also featured an elevator, which, running at 300 feet per minute, made it the most modern elevator west of the Mississippi.

The foundation and main floor of the hotel were built of granite mined in Rocklin, California and were restored over the last decade by the current owners. The second, third and fourth floors were constructed of red brick and the walls were plastered inside. Recent renovations include removal of the plaster and re-mortar of the brick interiors. Sheetrock over wood studs has replaced the plaster walls. New plumbing and electrical have replaced much of the original, though restoration is still underway. The mahogany trim for doors, windows and rails has been carefully removed and stored, and replaced as renovations proceed.

Featured in numerous movies and television shows, the 101-room hotel remains an attraction today, despite the fact that it's not currently operating as a hotel. Since the early 2000's, the hotel has been featured on numerous ghost-hunting shows, including numerous episodes on the Travel Channel's Ghost Adventures. Known as one of the "scariest places on the planet", the Goldfield Hotel has all the makings for a great boutique, destination hotel.



Now

The Goldfield Hotel was built with 154 rooms. There is a basement with +/- 12' ceilings and the rock foundation which has been restored with new concrete. The first floor has a restaurant, store, hotel front desk area, bar (with separate service area for women, a requirement in the early 1900s) and some hotel rooms. The walls on the first floor are made of granite that was mined in Rocklin, California, and have been restored with new concrete. The 2nd-4th floors are hotel rooms of varying sizes and layouts, with brick exterior walls. Restorations are underway from the 2nd floor up. The hotel features extensive mahogany woodwork on all floors which has been well maintained and/or restored.

Sheetrock interior walls are replacing the original plaster over lath and plaster over brick exterior walls. The original mortar between the brick is being replaced with new mortar. These extensive renovations have taken place over the last couple of decades and are substantially complete on the 2nd floor through the 4th floor. A seismic retrofit was completed and there are now numerous pilings drilled into the earth that extend up through the walls to the roof. An additional staircase was added on the north wing by eliminating a room on each of the 2nd-4th floors. An enclosed external staircase was added on the south wing, with designs to extend the hallways to the stairwell. This allows for 3 stairwells and an elevator serving each of the upper floors. The elevator is the original installed when the hotel was built in 1908 and needs to be restored to be functional, or can be replaced with a modern elevator.

The hotel's plumbing and electrical have been replaced as part of the restoration. Dry and cold storage areas have been built onto the back of the kitchen to accommodate service when the hotel is reopened. The roof has been replaced in the last few years and is in very good condition. The mahogany molding from the floors still under renovation has been meticulously removed and stored in the Brown-Parker Auto Garage across the street from the hotel. The exterior of the hotel is granite and red brick with round red brick columns, wood railings and stone cornice. Operations as a boutique hotel, apartments, or a combination are all viable options for the property. Goldfield has a history as an artists community, and live/work artist housing could also be very desirable.





As Seen on!

Ghost Adventures

The hotel is a recurring highlight of this popular paranormal investigation series. It debuted in the show's 2004 documentary, where a dramatic incident involving a flying brick in the basement became infamous. Ghost Adventures revisited the hotel in 2008, 2011, 2013, and 2021, capturing unexplained activity and intensifying its haunted reputation.

GHOST ADVENTURES

Additional Show / Film Appearances

In 2008, the SyFy channel's TAPS team conducted their own investigation, contributing to the lore surrounding the property. Film Appearances: The hotel served as a filming location for movies such as *Vanishing Point* (1971), where it doubled as a radio station, *Cherry 2000* (1987), and *Ghosts of Goldfield* (2007).



Other Mentions

KLAS 8 News Now, Buzzfeed Unsolved, The History Channel, Paranormal Lockdown, Paranormal Voyages, and many more references across various media outlets.

Offering Summary

NAI Alliance is pleased to present the opportunity to purchase the historic Goldfield Hotel and surrounding properties. Once teeming with the Who's-who of American Society, the Goldfield Hotel offers buyers the opportunity to own a legendary piece of Gold Rush Americana. This sale includes a total of the hotel and 4 vacant parcels to be used as parking or storage. The Goldfield Hotel is currently listed on the Nevada register of historical places.

The $\pm 51,150$ SF Goldfield Hotel consists of four floors of rooms and amenities, and sits atop a $\pm 5,200$ SF basement. In the 1970s-80s, a seismic retrofit was completed by adding vertical supports from the earth to the ceiling in numerous locations throughout the building. Also added at that time were fire sprinklers throughout the building, though a section of the 4th floor was not completed at the time due to funding.

Offering Summary

 **\$2,500,000**
OFFERING PRICE

 **\$48.18**
PRICE PER SF

 **$\pm 51,858$ SF**
BUILDING SIZE

 **± 1.01 AC**
ACREAGE



02

Property Information

Property Details

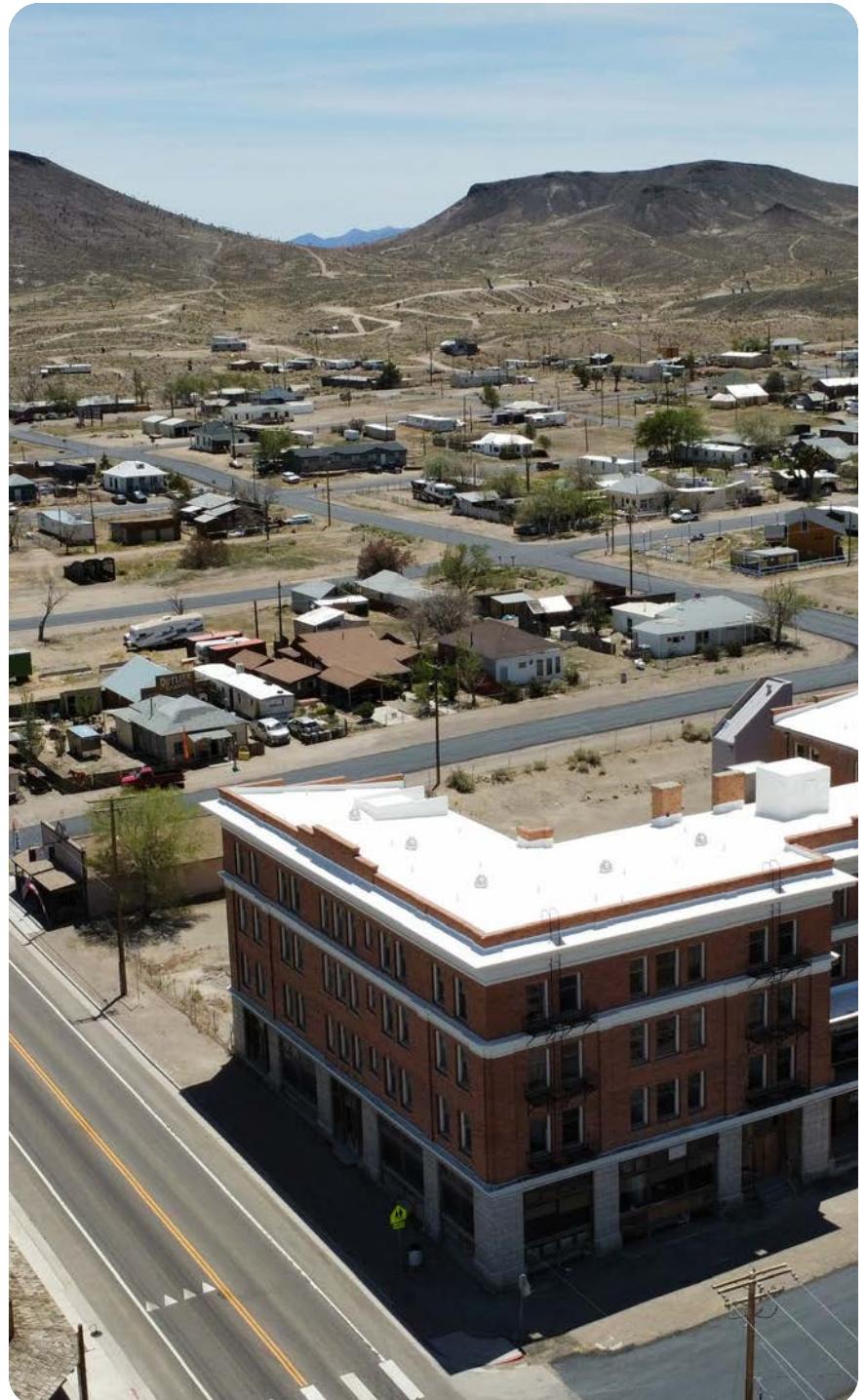


Property Details



Over view

Address	69 Columbia Ave Goldfield, NV 89013
Parcel Numbers	001-214-01, 001-214-04 001-214-05, 001-214-06 001-214-12
Total Square Footage	± 51,88 SF
Building Size Breakdown	Goldfield Hotel: +/- 51,145 SF Goldfield Hotel Rear (Addition): +/- 713 SF
Total Acreage	±1.01 AC
Zoning (Land Use Code)	Commercial (400) Residential (280) Vacant (100)
Year Built	1908
Year Renovated	Current Day (ongoing)
Number of Beds	101
Number of Stories	4
Number of Buildings	1
Occupancy	Vacent



69 Columbia Ave Goldfield, NV 89013

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Property Location

[Local Map](#)
[Aerial Map](#)
[Regional Map](#)
[Parcel Breakdown](#)
[Floor Plans](#)
[Property Photos](#)



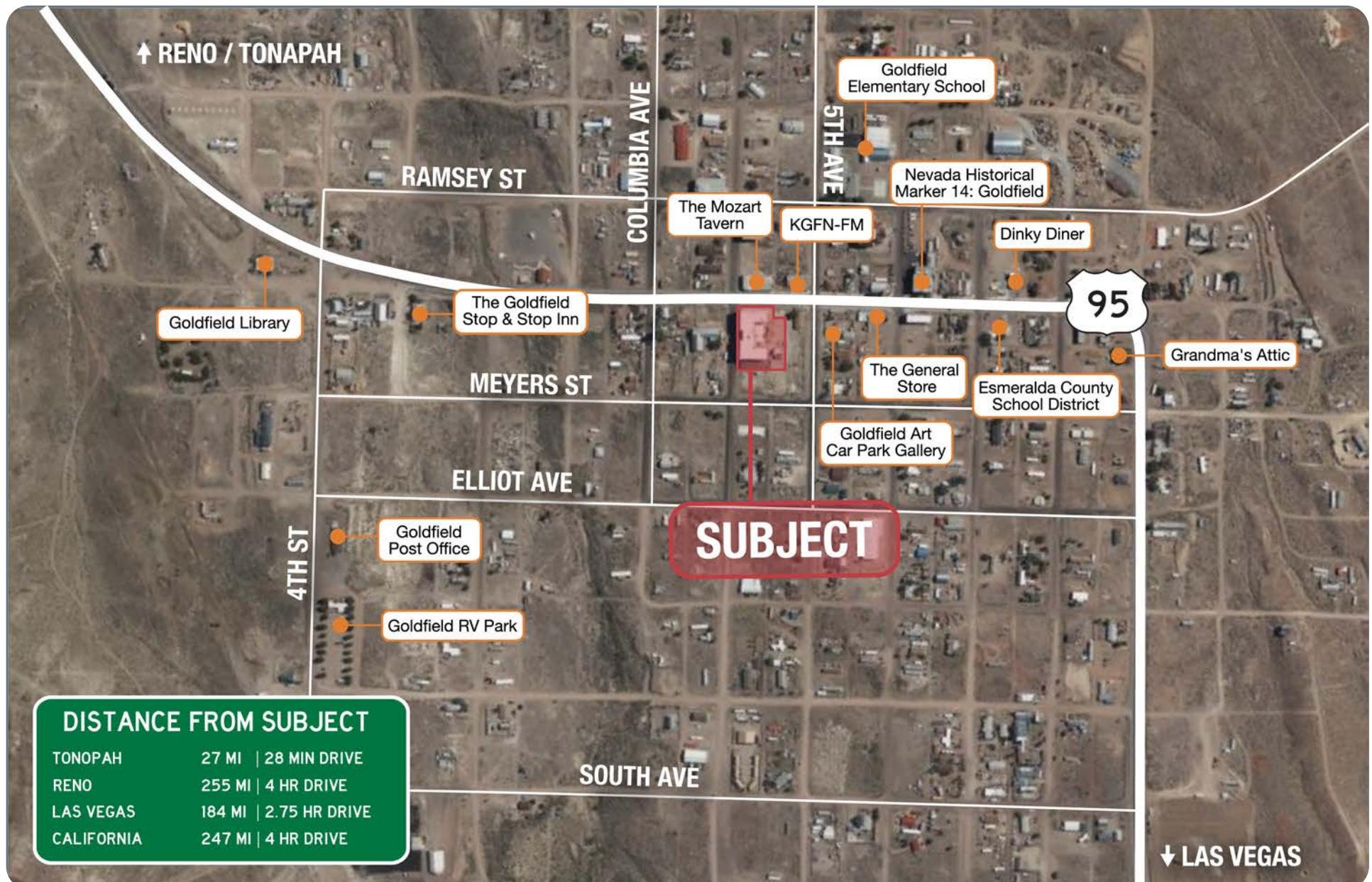
Aerial Map



Aerial Map



Regional Map

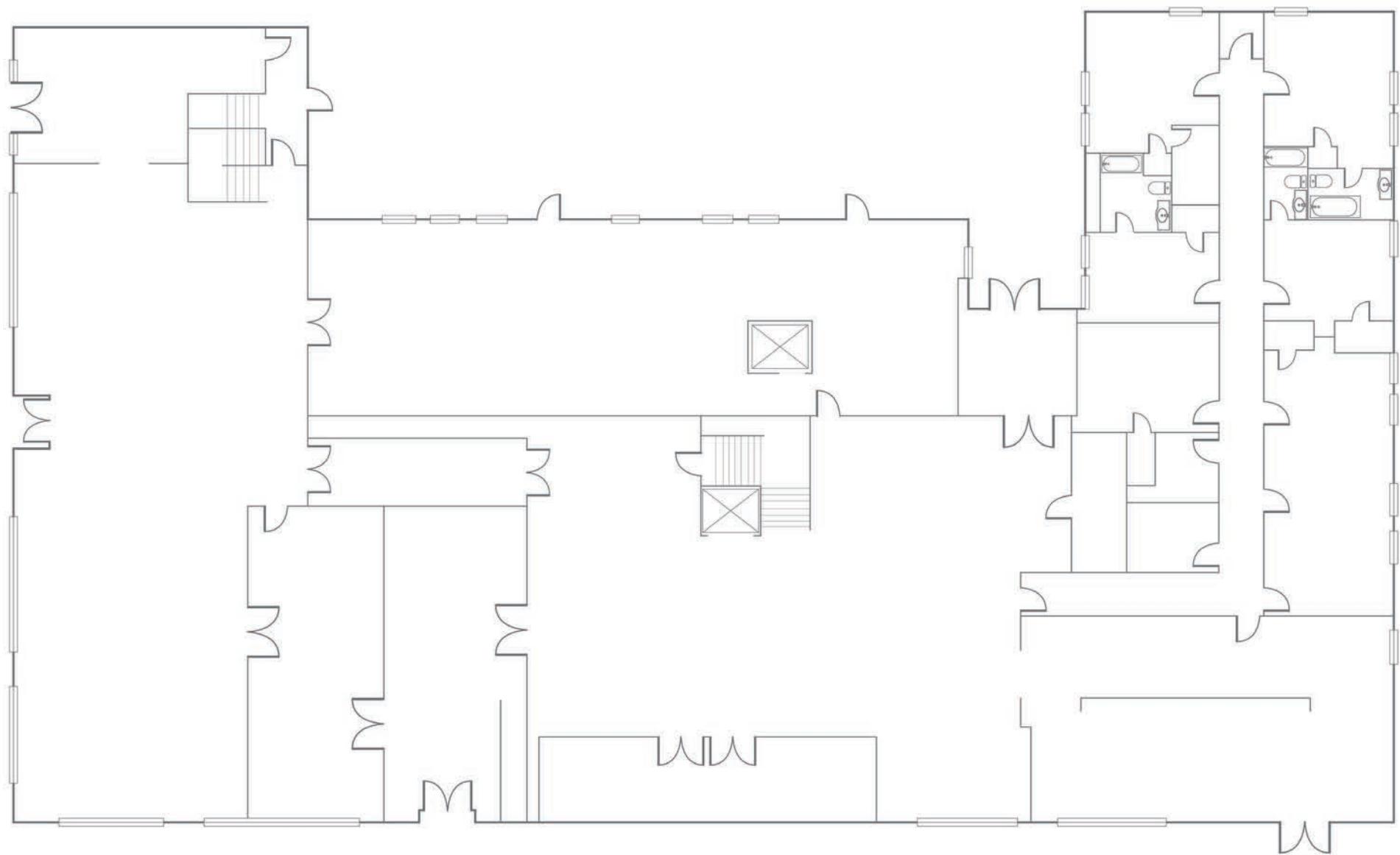


Parcel Breakdown

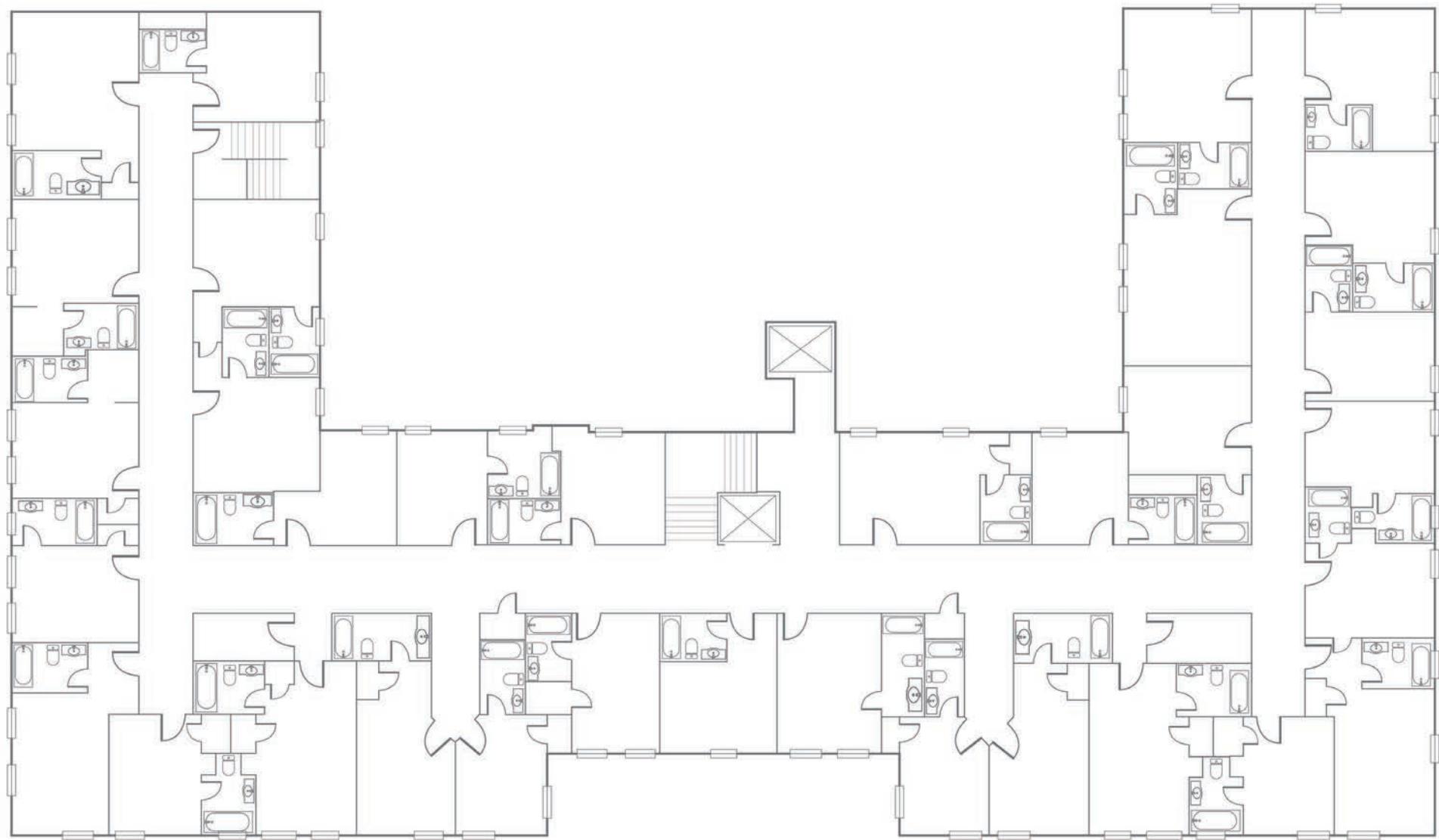


Parcel Number	Acreage	Building SF	Description
001-214-01	±0.41	±51,145	Goldfield Hotel
001-214-12	±0.32	±713	Rear Parcel of Goldfield Hotel Includes Staircase
001-214-04	±0.07		Vacant Fenced Land
001-214-05	±0.07		Vacant Fenced Land
001-214-06	±0.14		Vacant Fenced Land

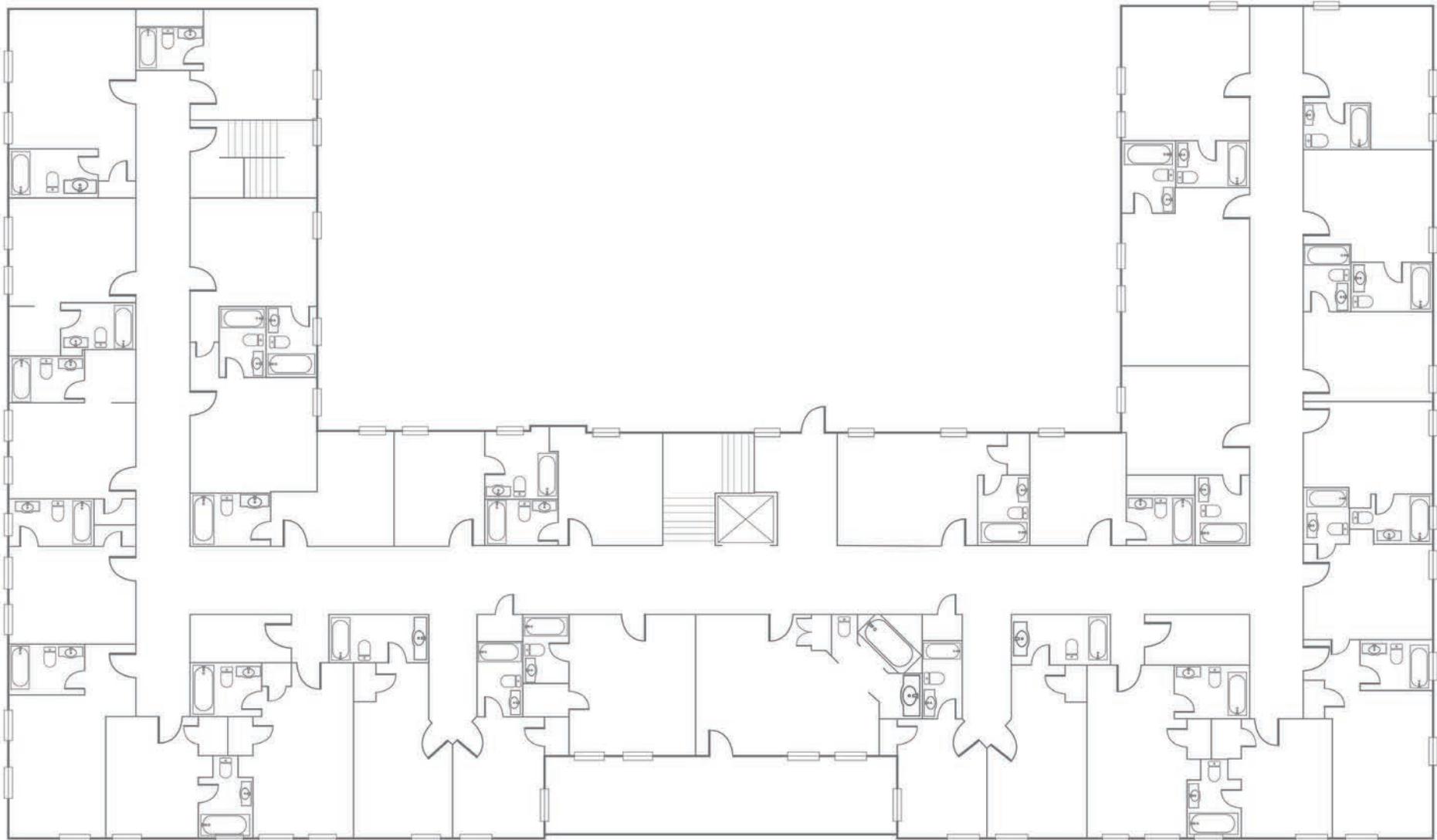
First Floor



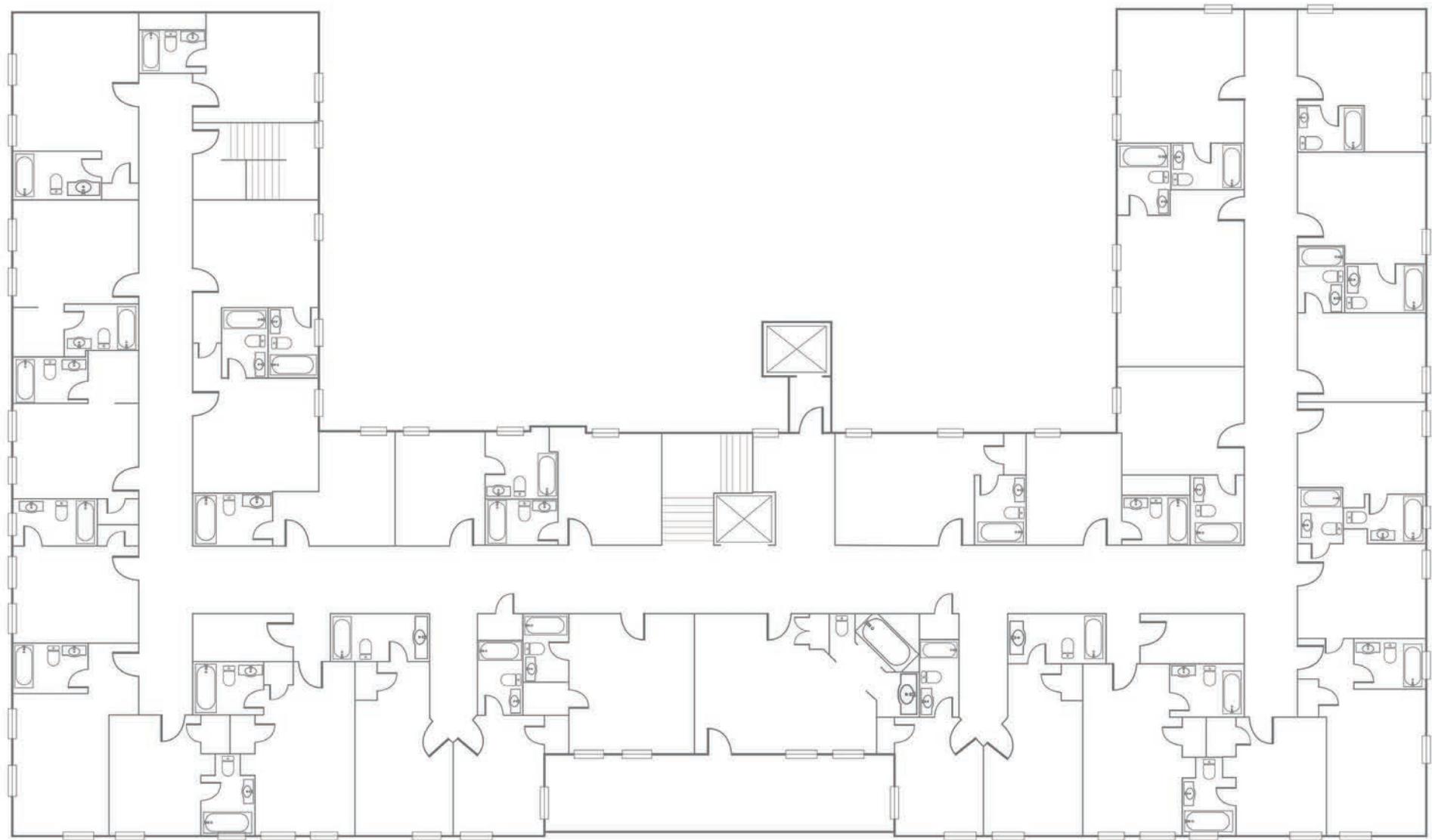
Second Floor



Third Floor



Forth Floor





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Market Analysis

Market Overview
Demographics
About Nevada
About Northern Nevada



Tonopah / Goldfield

Tonopah's location is one of its major selling points, as it is strategically situated near several lithium/boron/gold & silver mines and processing plants. Lithium is a crucial mineral used in battery manufacturing for electric vehicles and renewable energy technologies, which are becoming increasingly popular due to state and federal mandates to sell all electric vehicles by 2035. Nevada is home to abundant lithium deposits, particularly in the Clayton Valley area, making it a focus for companies seeking a dependable source of the mineral here in the US. The nearby Clayton Valley lithium mining operations, less than an hour from Tonopah, offers great potential for job creation and economic growth, making Tonopah an attractive place to call home for those involved with Lithium as well as other mining operations. The proposed TLC Lithium project, also known as the "Made in America" lithium deposit, would be only a short 8-minute drive, or 6 miles, from Tonopah. Overall, Tonopah's unique position with regards to lithium production offers an opportunity for significant economic development and job growth in central Nevada.



10 Mile Demographics

KEY FACTS



264
POPULATION



3.2%
UNEMPLOYMENT



2.0
HOUSEHOLD
SIZE (AVG.)



56
MEDIAN
AGE

INCOME FACTS

\$42,495

MEDIAN
HOUSEHOLD
INCOME

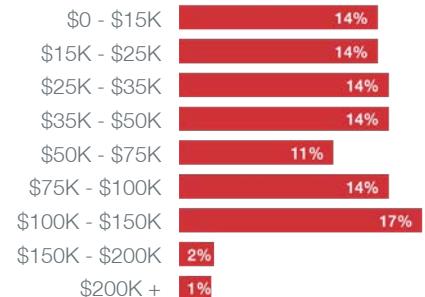
\$31,093

PER CAPITA
INCOME

\$91,060

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



45
BUSINESSES



255
EMPLOYEES

EDUCATION FACTS

19%

NO HIGH
SCHOOL
DIPLOMA

26%

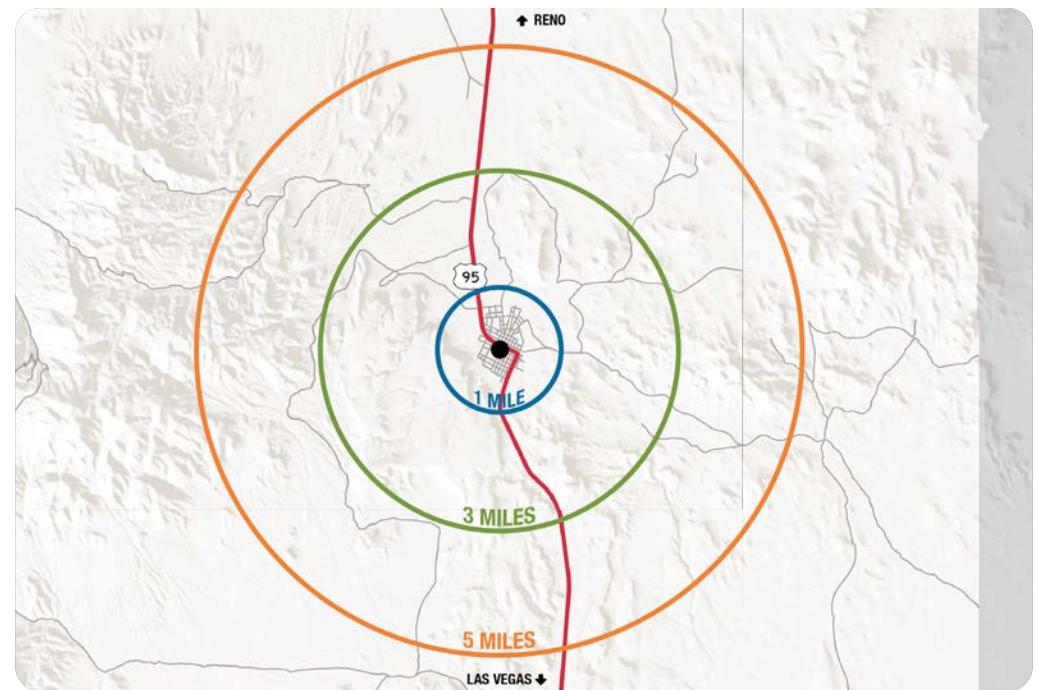
HIGH
SCHOOL
GRADUATE

34%

SOME
COLLEGE

21%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

About Nevada

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

- ☒ Corporate Income Tax
- ☒ Corporate Shares Tax
- ☒ Franchise Tax
- ☒ Personal Income Tax
- ☒ Franchise Tax on Income
- ☒ Inheritance or Gift Tax
- ☒ Unitary Tax
- ☒ Estate Tax

Tax Abatement on

- ☒ Sales & Use Tax
- ☒ Modified Business Tax
- ☒ Personal Property Tax
- ☒ Real Property Tax (for Recycling)
- ☒ Aviation Parts Tax
- ☒ Data Center Tax



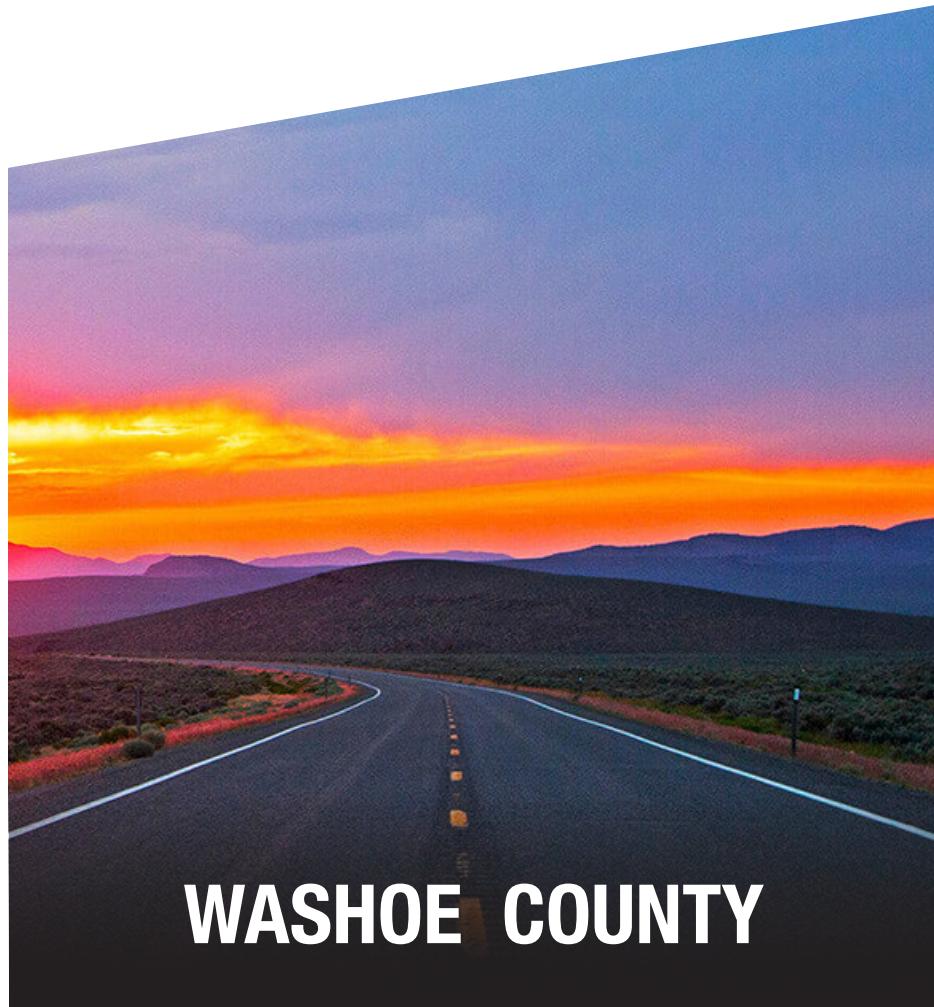
61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

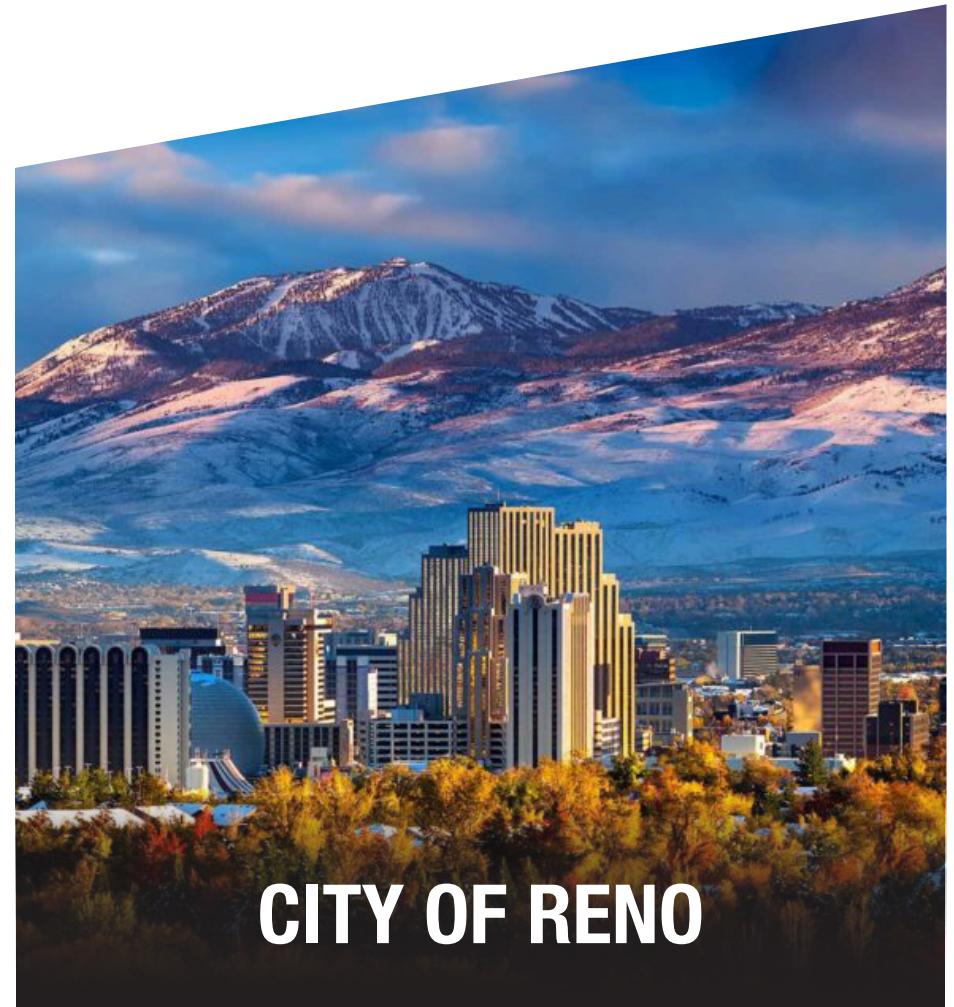
About Northern Nevada



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.

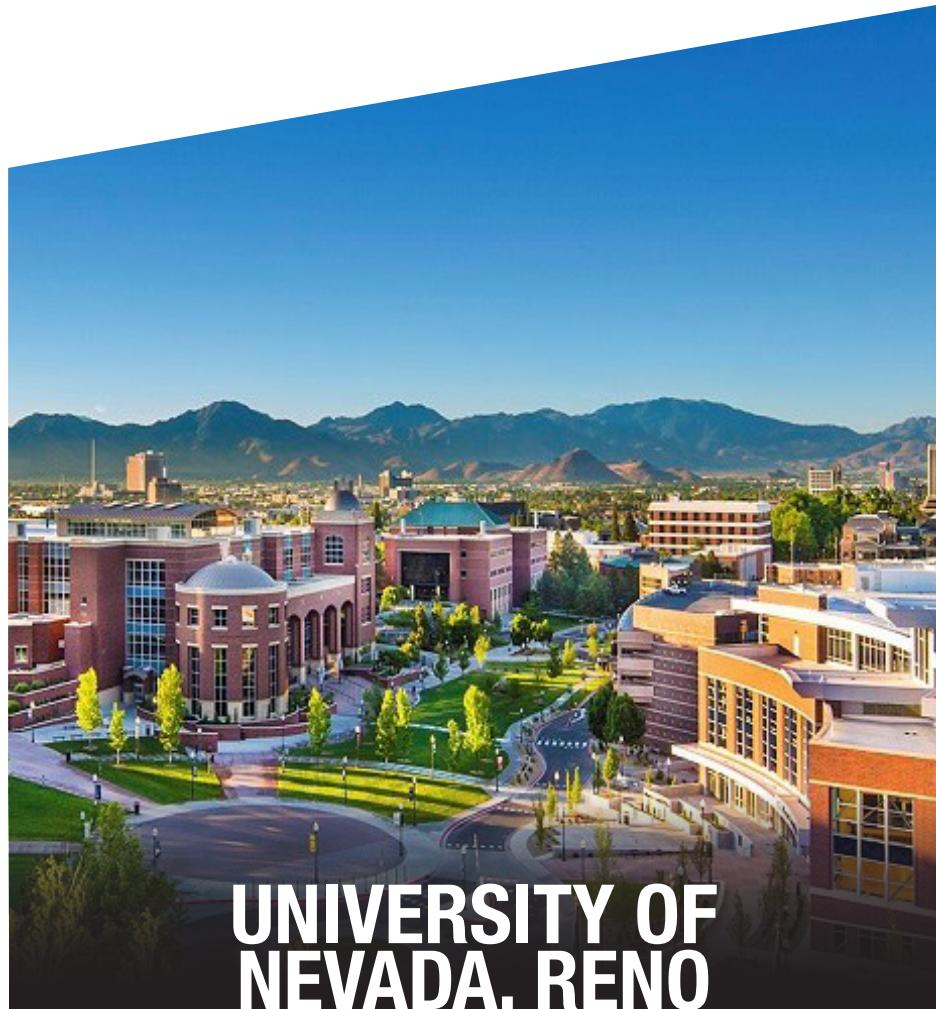


CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.

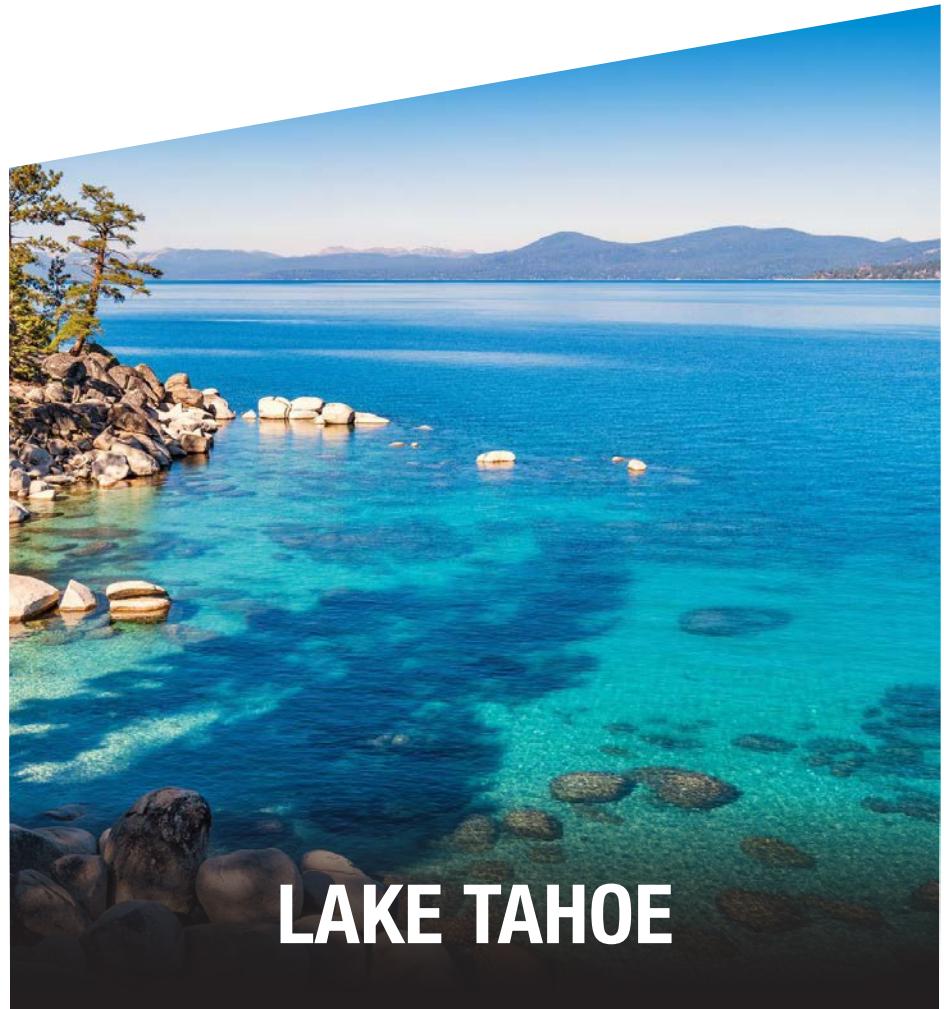
About Northern Nevada



UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

05

About The Team



PREPARED BY



Brian Egan, CCIM
Sr. Vice President | Principal
(775) 336 4672
began@naialliance.com
NRED N°: BS.1000906

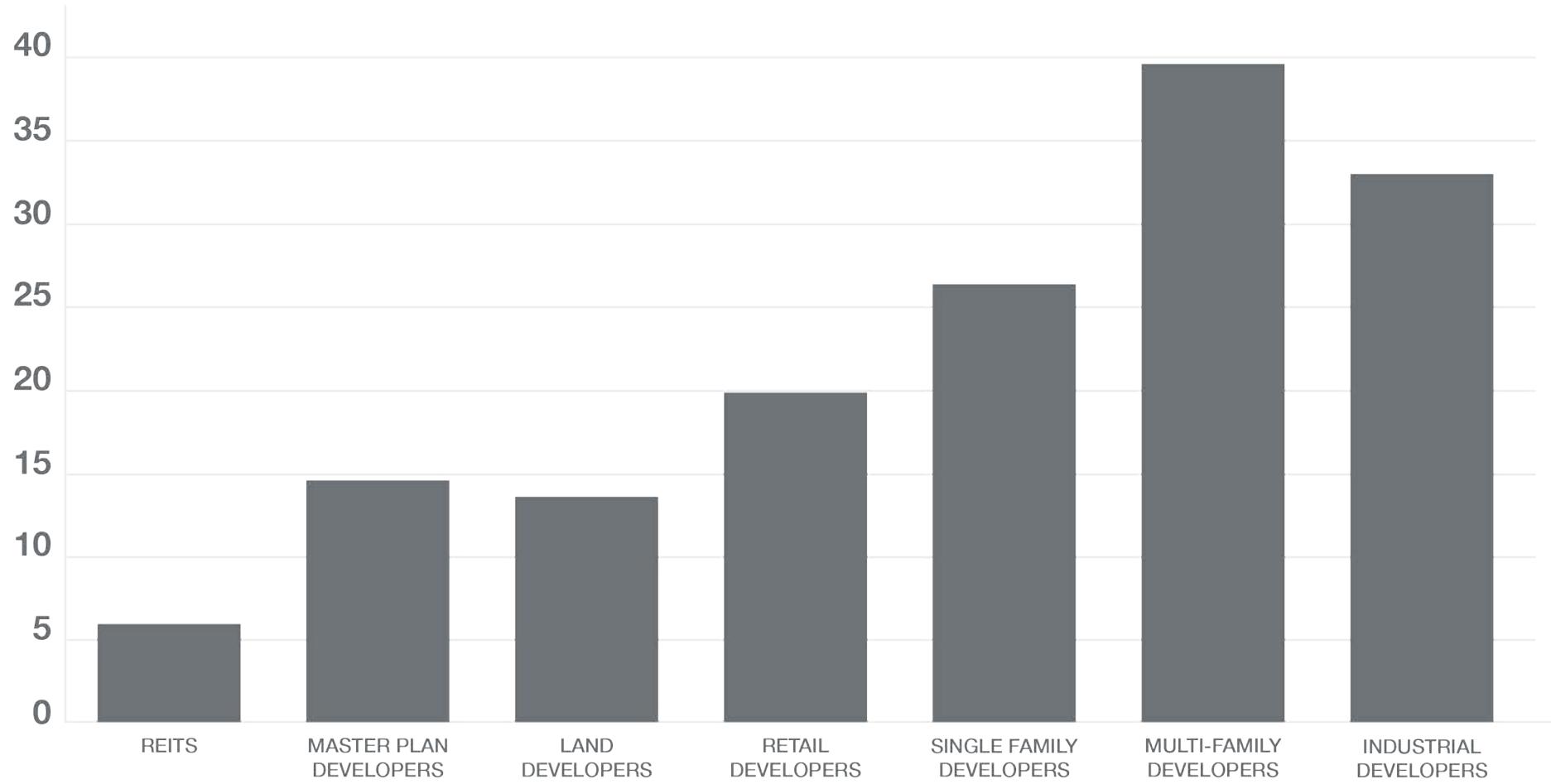
Brian Egan joined NAI Alliance in 2020 as a multifamily and retail specialist representing both buyers and sellers, landlord and tenants throughout the Reno/Tahoe area. Having partnered with his father and brother with Egan Commercial Real Estate at the start of his career, Brian draws on over 80 collective years of family experience as he helps clients navigate the ever-changing multifamily and retail market landscape. He earned his CCIM designation in 2006, and went on to serve on the board of Northern Nevada CCIM, including President in 2011. He has also served as President of the Northern Nevada Apartment Association and as a Director on the NAIOP, Northern Nevada Board.

Brian prides himself on his ability to find exceptional investments for his clients across all stages of the market cycle. Having started his commercial real estate career in 2003, Brian has worked through all the market conditions and has a strong understanding of how to advise investment strategies and guide his clients through transactions in uncertain times. He is skilled at listening to client needs and translating them into actionable plans. His client list includes both smaller 4-10 unit owners as well as large apartment groups that have owned and developed thousands of units in the Northern and Southern Nevada Markets.

Brian also prides himself in his seasoned experience in small commercial redevelopment, including a handful of adaptive-reuse projects in downtown Reno. Over the years he has been involved in the sale of several retail-commercial centers and free-standing assets. His client list includes Patagonia, Campo, Liberty Food and Wine, Pizzaria Lupo, Old Granite Street Eatery, D'Andrea Pointe Shopping Center, Salon Suites, NV Physical Therapy, Knitting Factory Entertainment Group, Virginia Street Brewhouse, Rogue Gaming, PDS Gaming, Bibo Coffee Co., and many more.

Brian grew up in Reno, NV and graduated from The University of San Diego in 1998. He earned his real estate license in 2003.

Developer Network



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The Offering Memorandum provided herewith contains valuable and confidential information that is the sole property of the issuing party. It is of utmost importance that the recipient of this document, who has received it exclusively through an NAI Alliance broker, understands the strict confidentiality and proprietary nature of its contents. Therefore, it is imperative that this information is not shared with any other individual or entity without obtaining prior written consent.

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NAI Alliance, as the issuing entity, has not conducted any investigation into the accuracy or reliability of the income and expenses associated with the property, future financial projections, dimensions and square footage of the property and its improvements, the presence of any contaminating substances such as PCBs or asbestos, compliance with state and federal regulations, the physical condition of the property's structures, or the financial health and future prospects of any existing tenants or their plans regarding occupancy of the property.

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In summary, this Offering Memorandum serves as an introductory document, providing prospective buyers with a preliminary level of interest in the property at the specified address. It is crucial that the recipient acknowledges the confidential and proprietary nature of the information contained herein and strictly abides by the confidentiality requirements. The document acts as a starting point for further investigation and evaluation, and any decisions or actions taken based on this memorandum are solely at the discretion and responsibility of the recipient.

GOLDFIELD HOTEL PORTFOLIO

69 COLUMBIA AVE
GOLDFIELD, NV 89013



Brian Egan CCIM
Sr. Vice President | Principal
(775) 336 4672
began@naialliance.com
NRED N°: BS.1000906

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