

**FOR SALE****HOSPITALITY**

LOVELOCK HOSPITALITY & RV PARK

RE/MAX Commercial is pleased to present the Lovelock Hospitality portfolio for sale in Lovelock, NV. A great investment opportunity. Occupancy is increasing as mining activity picks up. Recent property upgrades including new roof and exterior paint. The portfolio totals 10.06 acres with a proforma 7.77% cap rate.

RE/MAX PREMIER PROPERTIES

JUSTIN SIGSTAD
Vice President
(775) 343-2706
JSigstad@remax.net
NV S.190787

KEVIN SIGSTAD, CCIM,
Broker Owner
(775) 828-3700
ksigstad@remax.net
B.63841

PROPERTY SUMMARY

LOVELOCK HOSPITALITY & RV PARK

55 Cornell Avenue
Lovelock, NV 89419



Property Summary

| | |
|-------------------|-------------|
| Building SF: | 13,726 |
| Lot Size: | 10.06 Acres |
| NOI: | \$427,141 |
| Units: | 108 |
| Price: | \$5,500,000 |
| Year Built: | 1945 |
| Zoning: | GC |
| Proforma Cap Rate | 7.77% |

Property Overview

Available as a portfolio or individually
Lovelock Inn - 55 Cornell ave, \$2,500,000
Brookwood Motel & RV Park - 205 Cornell, \$1,800,000
Lovelock Nugget Motel - 515 Cornell , \$1,200,000

Property Summary

RE/MAX Commercial is pleased to present the Lovelock Hospitality portfolio for sale in Lovelock, NV. A great investment opportunity comprised of a 37 rooms motel called Lovelock Inn. Property also has a restaurant that could be opened or leased out. Occupancy is increasing as mining activity picks up. Recent property upgrades including new roof and exterior paint. The Lovelock Inn is also available for sale with the Lovelock Nugget Motel that has 17 rooms and It also includes the Brookwood Motel and RV Park that has 41 mobile home spaces and a 9 room motel. The portfolio totals 10.06 acres with a proforma 7.77% cap rate.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

LOVELOCK HOSPITALITY & RV PARK

55 Cornell Avenue
Lovelock, NV 89419



PROPERTY PHOTOS

LOVELOCK HOSPITALITY & RV PARK

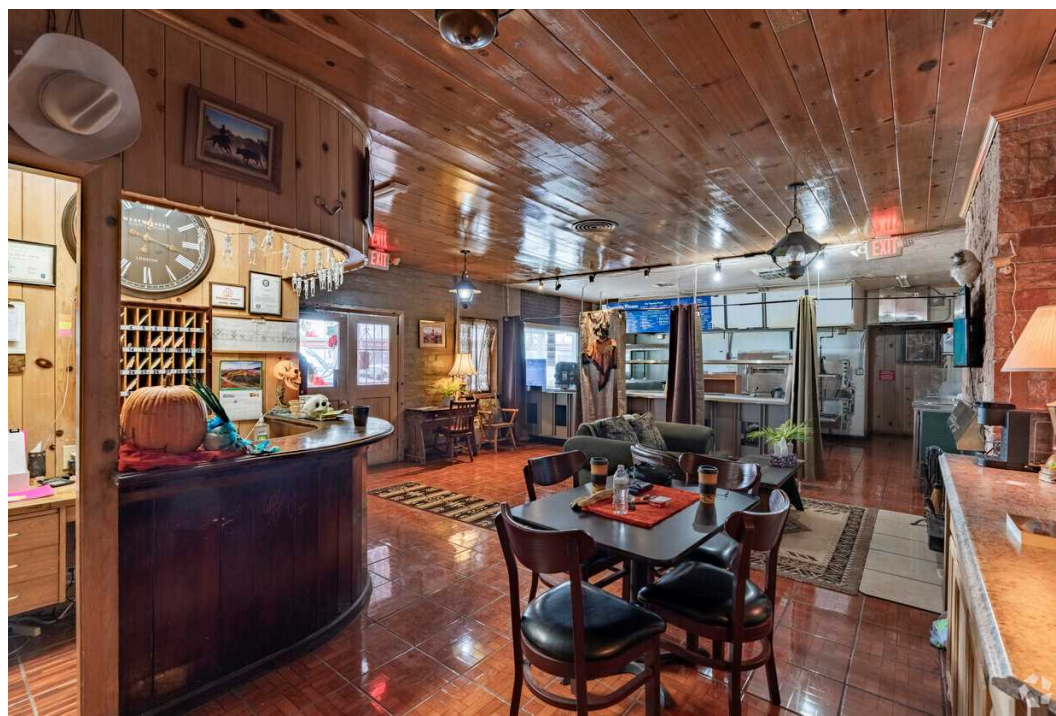
515 Cornell Avenue
Lovelock, NV 89419



PROPERTY PHOTOS

LOVELOCK HOSPITALITY & RV PARK

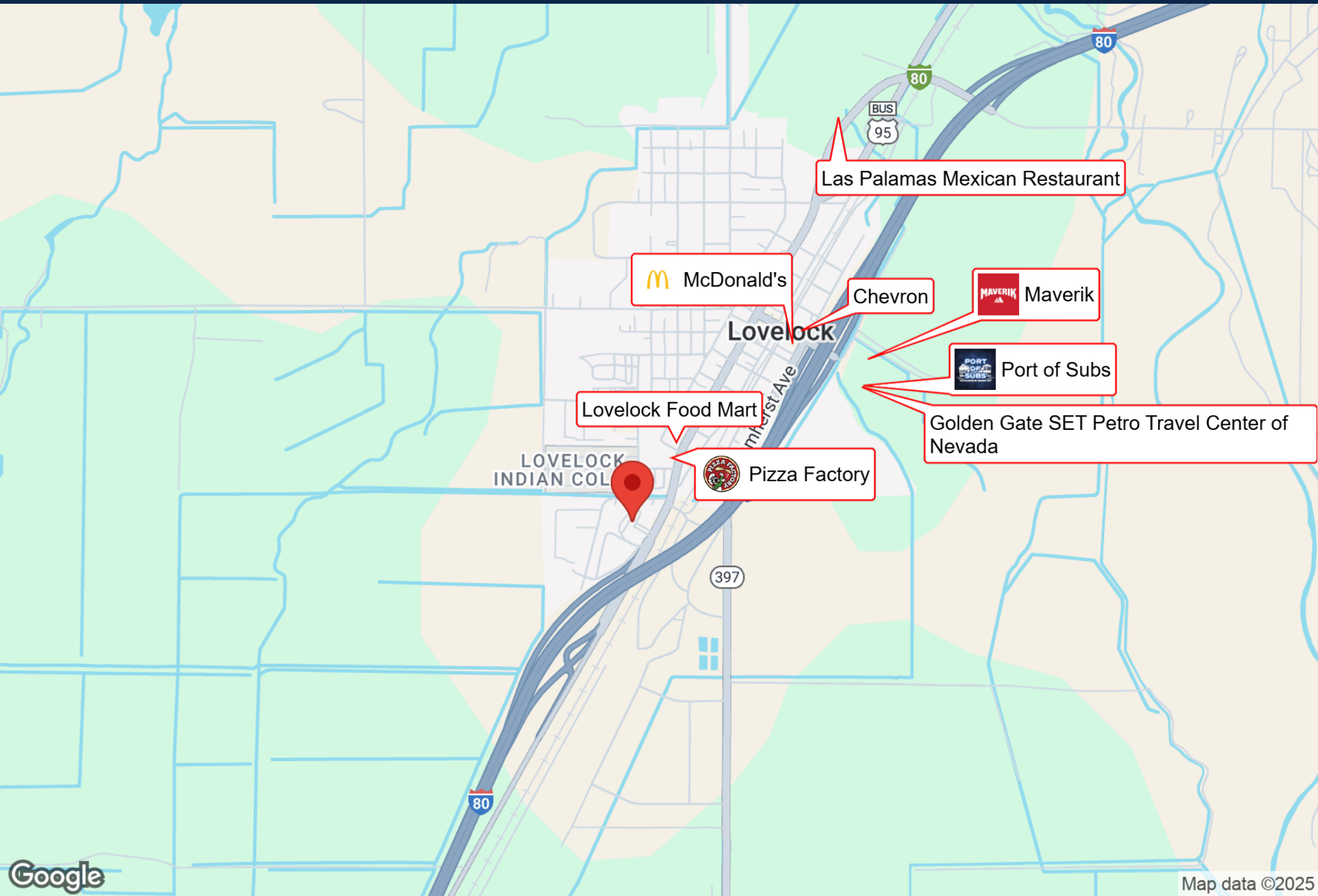
205 Cornell Avenue
Lovelock, NV 89419



BUSINESS MAP

LOVELOCK HOSPITALITY & RV PARK

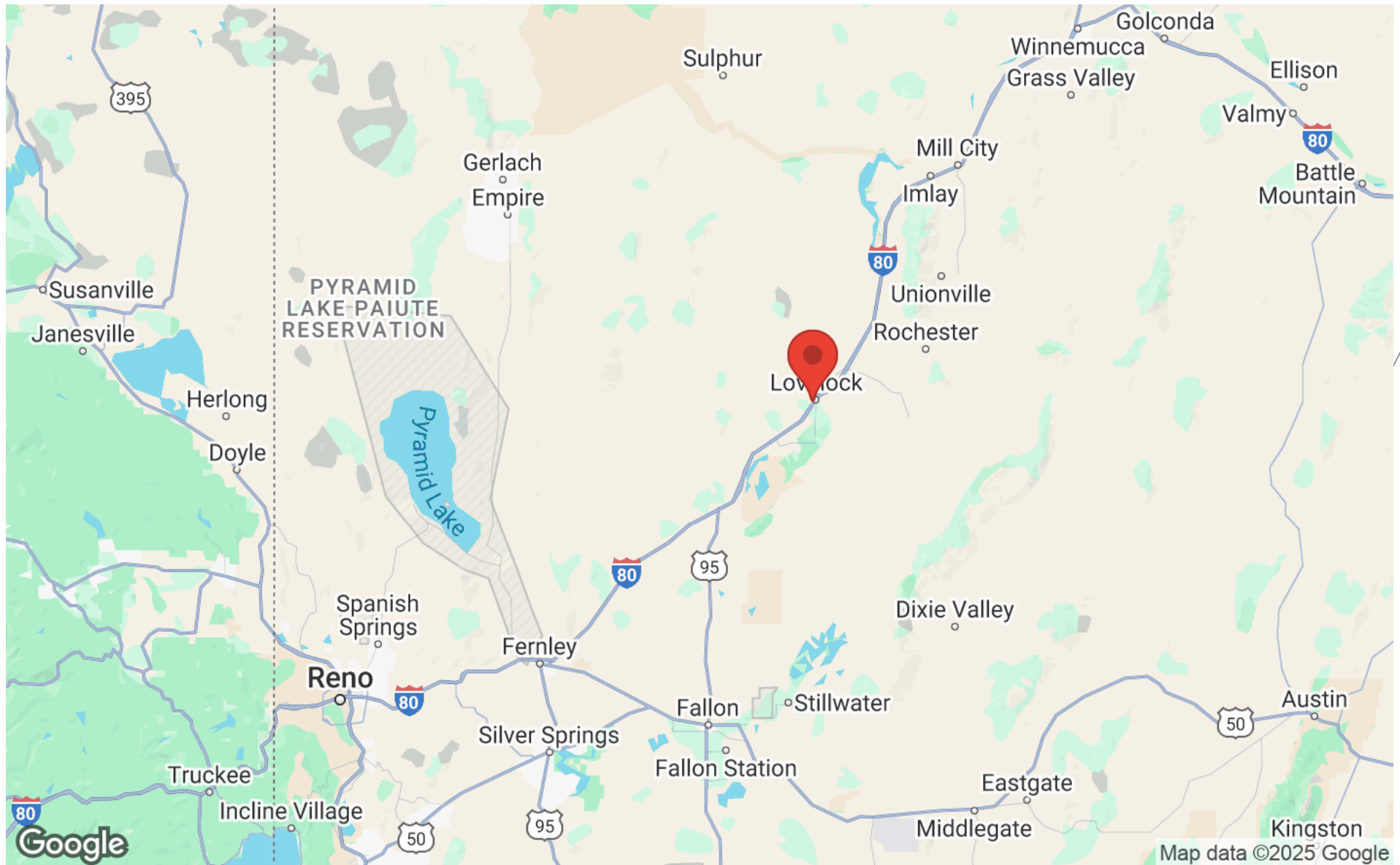
55 Cornell Avenue
Lovelock, NV 89419



REGIONAL MAP

LOVELOCK HOSPITALITY & RV PARK

55 Cornell Avenue
Lovelock, NV 89419

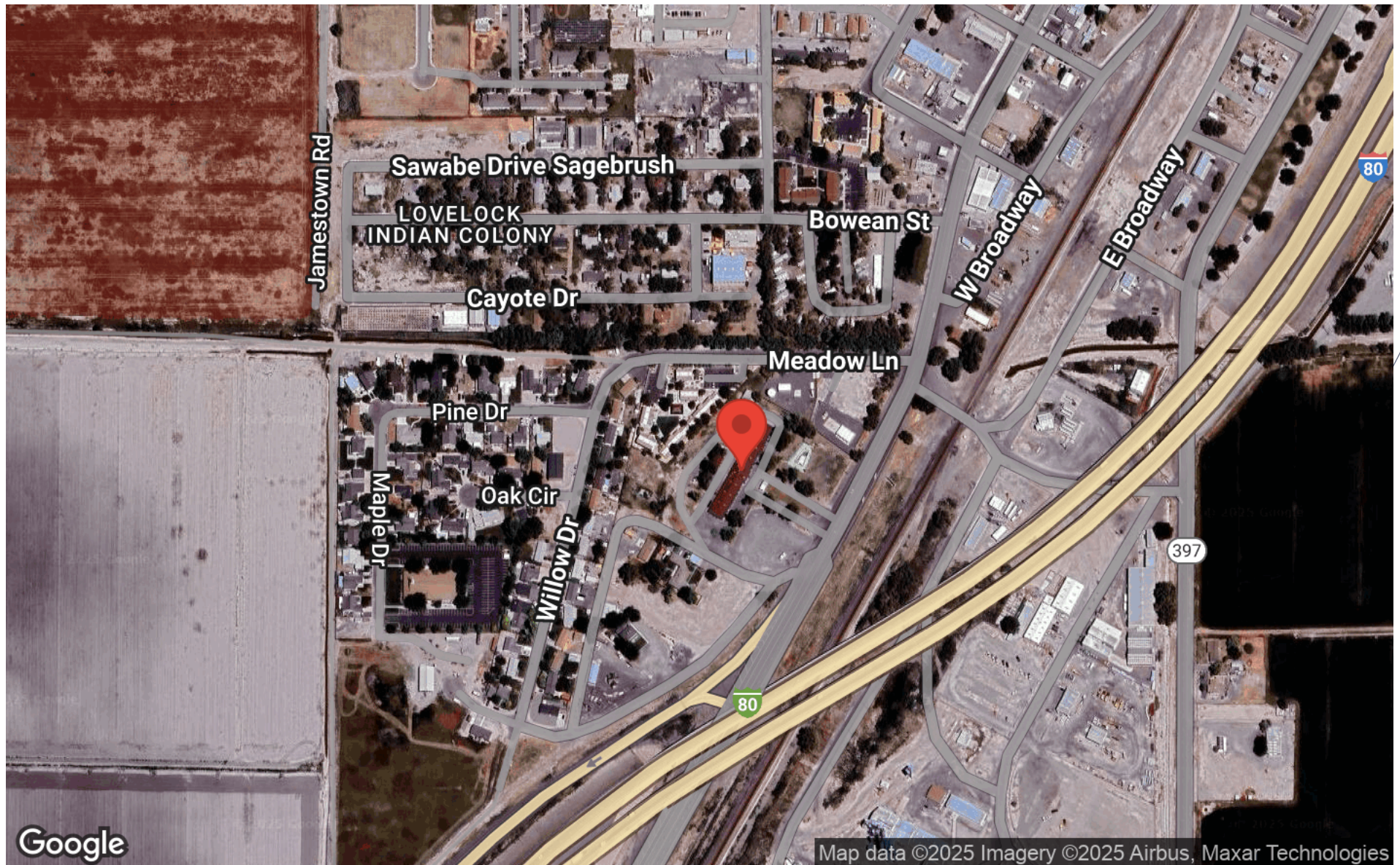


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

AERIAL MAP

LOVELOCK HOSPITALITY & RV PARK

55 Cornell Avenue
Lovelock, NV 89419

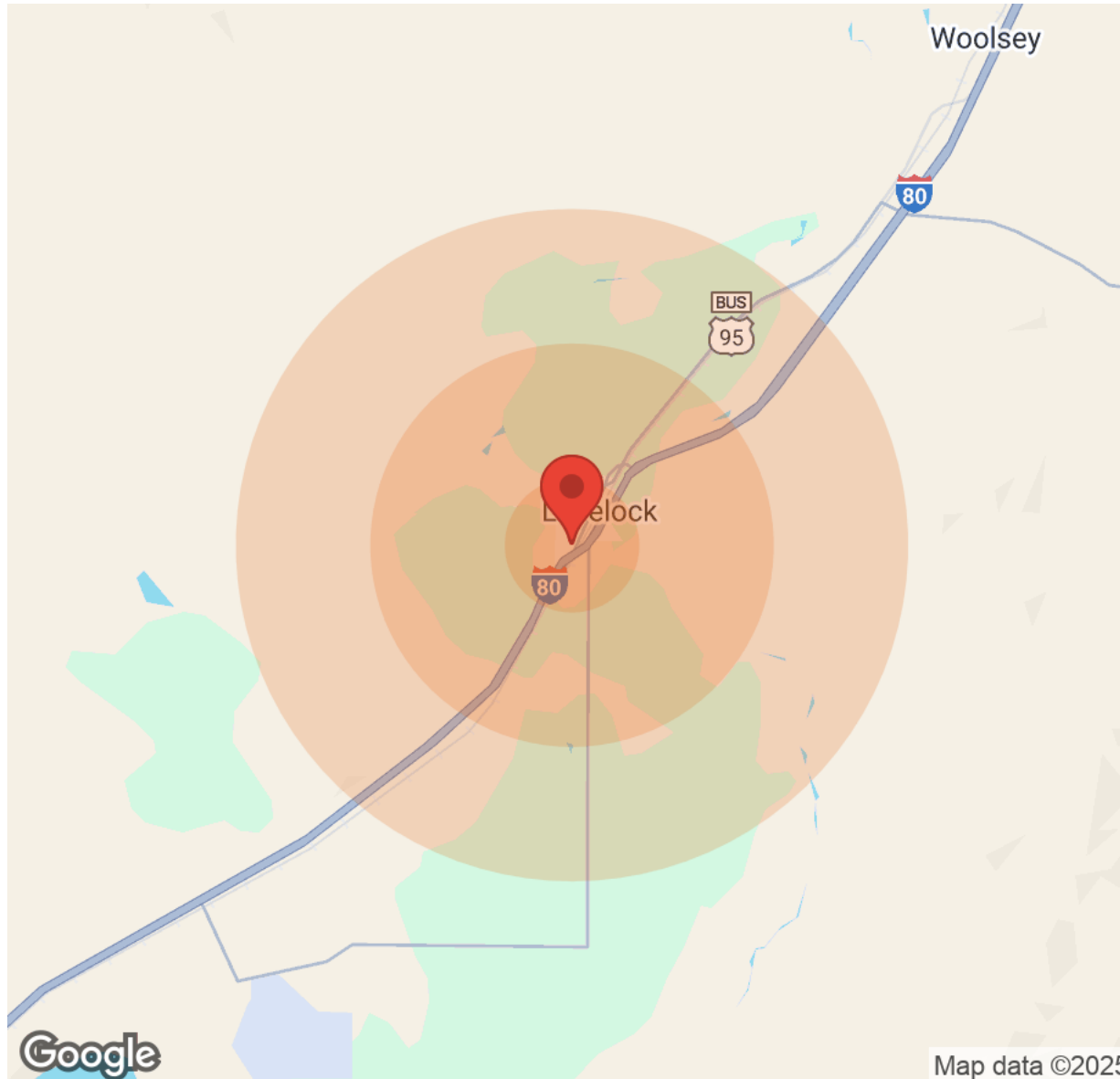


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

DEMOGRAPHICS

LOVELOCK HOSPITALITY & RV PARK

55 Cornell Avenue
Lovelock, NV 89419



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 502 | 968 | 968 |
| Female | 444 | 816 | 816 |
| Total Population | 946 | 1,784 | 1,784 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 201 | 376 | 376 |
| Ages 15-24 | 199 | 359 | 359 |
| Ages 25-54 | 384 | 696 | 696 |
| Ages 55-64 | 73 | 158 | 158 |
| Ages 65+ | 89 | 195 | 195 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$31,018 | \$35,667 | \$35,667 |
| < \$15,000 | 74 | 107 | 107 |
| \$15,000-\$24,999 | 100 | 129 | 129 |
| \$25,000-\$34,999 | 37 | 83 | 83 |
| \$35,000-\$49,999 | 53 | 146 | 146 |
| \$50,000-\$74,999 | 71 | 120 | 120 |
| \$75,000-\$99,999 | 30 | 81 | 81 |
| \$100,000-\$149,999 | 10 | 35 | 35 |
| \$150,000-\$199,999 | 7 | 11 | 11 |
| > \$200,000 | N/A | 9 | 9 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 557 | 1,045 | 1,045 |
| Occupied | 455 | 853 | 853 |
| Owner Occupied | 224 | 481 | 481 |
| Renter Occupied | 231 | 372 | 372 |
| Vacant | 102 | 192 | 192 |

All materials and information received or derived from RE/MAX Premier Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Premier Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Premier Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Premier Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Premier Properties does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX PREMIER PROPERTIES

5476 Reno Corporate Dr
Reno, NV 89511



Each Office Independently Owned and Operated

PRESENTED BY:

JUSTIN SIGSTAD

Vice President

O: (775) 343-2706

C: (775) 343-2706

JSigstad@remax.net

NV S.190787

KEVIN SIGSTAD, CCIM, CDPE, CPM

Broker Owner

O: (775) 828-3700

C: (775) 284-1808

ksigstad@remax.net

B.63841



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.