545 E STREETHAWTHORNE, NV 89415













NAl Alliance





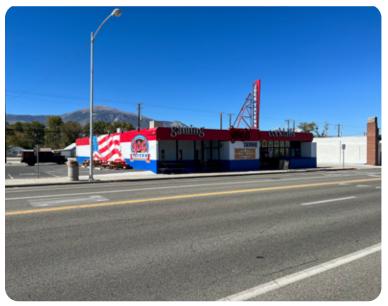






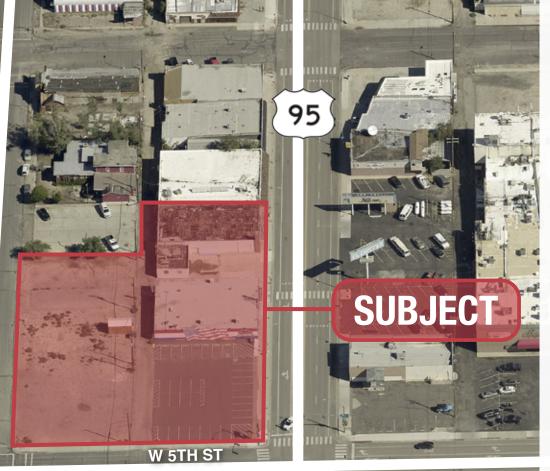
















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Property Highlights

NAI Alliance is pleased to present this unique opportunity to acquire a very large multi-parcel and multi-building portfolio. The Offering consists of:

- Joes Tavern, a turnkey bar and restaurant with gaming potential.
- The adjacent building, a former casino space in need of capital repairs
- Several adjoining land parcels and smaller storage structures.

Please contact Brian Egan for more details and to schedule a showing of the property.

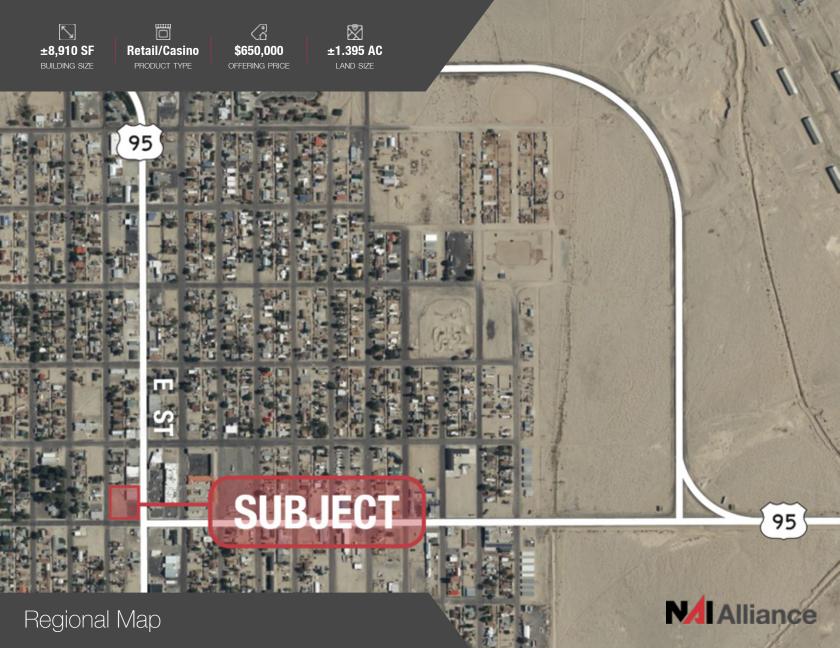
Property Details

Multiple, Hawthorne NV
±8,910 SF
1952 - 2015
C-1: Commercial
±1.395 AC

Property Break Down

001-164-07 545 E. St.	±0.14 AC Building ±5,949 Year Built 1952
001-164-08 555-523 E. St.	±0.06 AC Building ±2,961 SF
001-164-10 501 E St	±0.10 AC Vacant Land
001-164-12 524 D. St.	±0.15 AC Vacant Land
001-164-11 504 5th St.	±0.21 AC Vacant Land
001-164-13 534 D. St.	±0.07 AC Vacant Land
001-164-14 554 D. St.	±0.09 AC Vacant Land
001-164-18 503 E. St.	±0.625 AC Vacant Land
001-164-19 509 E. St.	±0.04 AC Vacant Land

Aerial Map + Property Highlights



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 2022 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
- fill Inheritance or Gift Tax
- unitary Tax
- **Estate Tax**

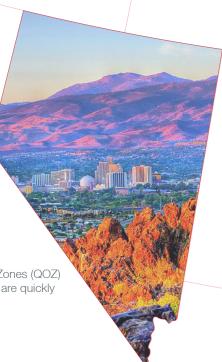
Tax Abatement on

- 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:

Sources: 2020 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governer's Office of Economic Development



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