

ATOMICINN

THE ATOMIC INN • 300 & 350 S. FIRST STREET, BEATTY, NV 89003

Investment ■
Federal & Corporate Tenancies ■



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03

Executive Summary

- + Property Highlights
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Sale Details



\$2,900,000
Sale Price



±17,598 SF
Space Available



\$290,241
NOI

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±722	±837	±943
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$49,956	\$51,066	\$50,438



Property Highlights

- Bookings consistently supported by military and mining contractor activity (Federal & Corporate credit)
- Historic hotel near several prominent tourist attractions including Death Valley, the Rhyolite ghost town, and the Amargosa River
- Recently renovated rooms
- Roof replacement in 2021



Sale Highlights

\$2,900,000

Sale Price

±17,598 SF

Available Square Footage

±4.57 AC

Acreage

\$290,241

NOI

Beatty (Nye County)

Submarket

Property Overview

The Atomic Inn at 300 & 350 South First Street in Beatty, Nevada, is a 54 room hotel with additional RV stalls and renovated rooms including new paint, flooring, and appliances. The hotel was originally constructed in 1980 to accommodate defense contractors and military personnel working with the Ford Aerospace Corporation who worked at the nearby Nellis Air Force Base and continues to cater to the mining and military contractors in the area.

Area Overview

Beatty, Nevada, a Southern Nye County town roughly 100 miles northwest of Las Vegas, offers a unique commercial realty submarket anchored by its support of mining and military contractors. Despite its small size, Beatty provides essential amenities, including restaurants, shops, a casino, and museums, catering to both residents and transient workers. The town's proximity to significant mining operations and military testing grounds ensures a consistent demand for related commercial services, further enhanced by its quirky charm, including resident wild burros.

300 - 350 S. First Street

+ Parcel Number	018-201-67
+ Land Use	Hospitality / Commercial Living Accommodations
+ Year Built	1980 (renovated 2017)
+ Property Size	±17,598 SF
+ Lot Size	±4.57 AC
+ Submarket	Beatty (Nye County)
+ Traffic Counts	Main St. // ±4,050 VPD Second St. // ±4,600 VPD

Phoenix Inn LLC dba Atomic Inn

Profit & Loss (Adjusted)

January - December 2023

(Amounts in USD)

		Itemized Profits	Amount	
Income		• Lodging Sales Credit Cards	\$394,981	
		• Lodging Sales Nellis	\$143,835	
		Total Lodging Sales	\$538,816	
		• Refunds-Allowances	(\$1,226)	
		• Other Income/Retail Sales	\$852	
		Total Income	\$538,442	
Cost of Goods Sold		• Authnet Credit Card Gateway	\$825	
		• BofA Merchant Fees	\$8,848	
		• Commissions - Booking.com	\$8,953	
		• Commissions - National Park Fees	\$320	
		• Open Hotel	\$1,847	
		Total Cost of Goods Sold	\$20,793	
		Gross Profit	\$517,649	
	Labor Costs		Itemized Expenses	Amount
			• Labor Front Desk	\$17,013
			• Labor Housekeeping	\$16,206
		• Labor Maintenance	\$19,063	
		Total Contract 1099 Labor	\$52,282	
Operating Costs			• Advertising	\$4,658
			• Automobile	\$500
			• Dues & Subscriptions	\$1,112
			• Insurance	\$11,001
			• Legal & Professional Fees	\$5,675
			• Meals & Entertainment	\$1,415
			• Office Supplies & Expenses	\$1,454
			• Phone	\$2,998
			• Repairs & Maintenance	\$18,206
			• Supplies & Materials	\$15,501
			• Taxes - Room Tax	\$31,366
			• Taxes - Property	\$12,614
		• Travel	\$8,785	
		• Utilities - DirectTV	\$4,130	
		• Utilities - Electric	\$59,122	
		• Utilities - Water	\$15,874	
		• Utilities - Trash	\$1,508	
	Total Operating Expenses	\$195,919		
	Total Expenses	\$248,201		

Net Operating Income	Amount
Gross Profit	\$517,649
Total Expenses	- \$248,201
Net Operating Income	\$290,241

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Maps & Photos

- + Demographic Profile
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Fast Facts

						
1,251	12	835	328	58.1%	48.6%	1.53%
Daytime Population	Individuals Abducted	Tinfoil Hats	Households	Employees Drive to Work	White Collar Employees	2024-2029 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	771	891	989
2020 Population	696	791	884
2025 Population	722	837	943
2030 Population	739	856	965
2010-2020 Annual Rate	-1.02%	-1.18%	-1.12%
2020-2025 Annual Rate	0.87%	1.34%	1.53%
2025-2030 Annual Rate	0.47%	0.45%	0.46%
2025 Median Age	49.3	48.3	48.9

Households	1 mile	3 miles	5 miles
2010 Households	360	433	501
2020 Households	321	378	443
2025 Total Households	328	386	456
2030 Total Households	334	393	464
2010-2020 Annual Rate	-1.14%	-1.35%	-1.22%
2020-2025 Annual Rate	0.51%	0.49%	0.68%
2025-2030 Annual Rate	0.36%	0.36%	0.35%

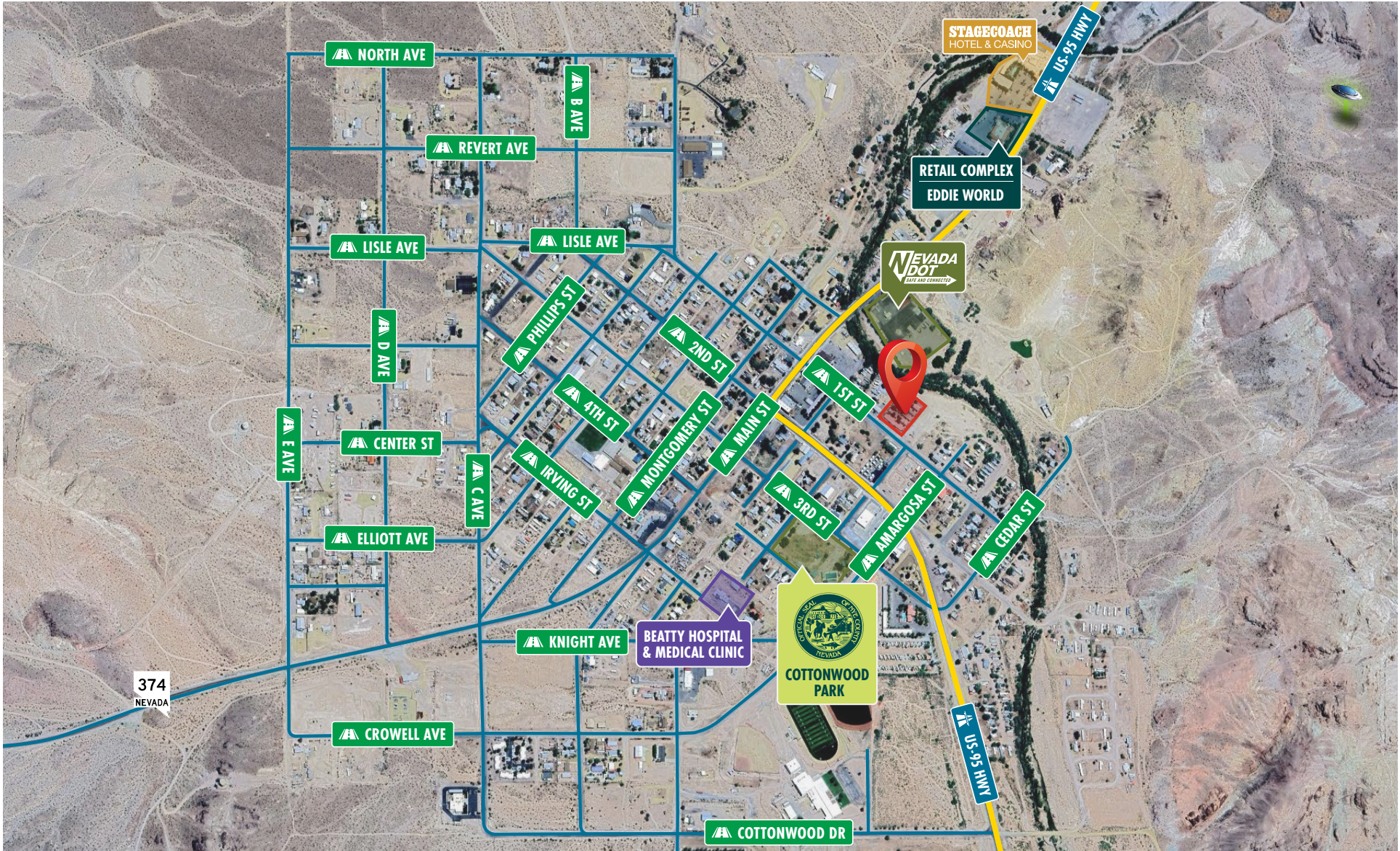
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$49,956	\$51,066	\$50,438
2030 Average Household Income	\$57,490	\$59,182	\$58,264
2025-2030 Annual Rate	2.85%	2.99%	2.93%

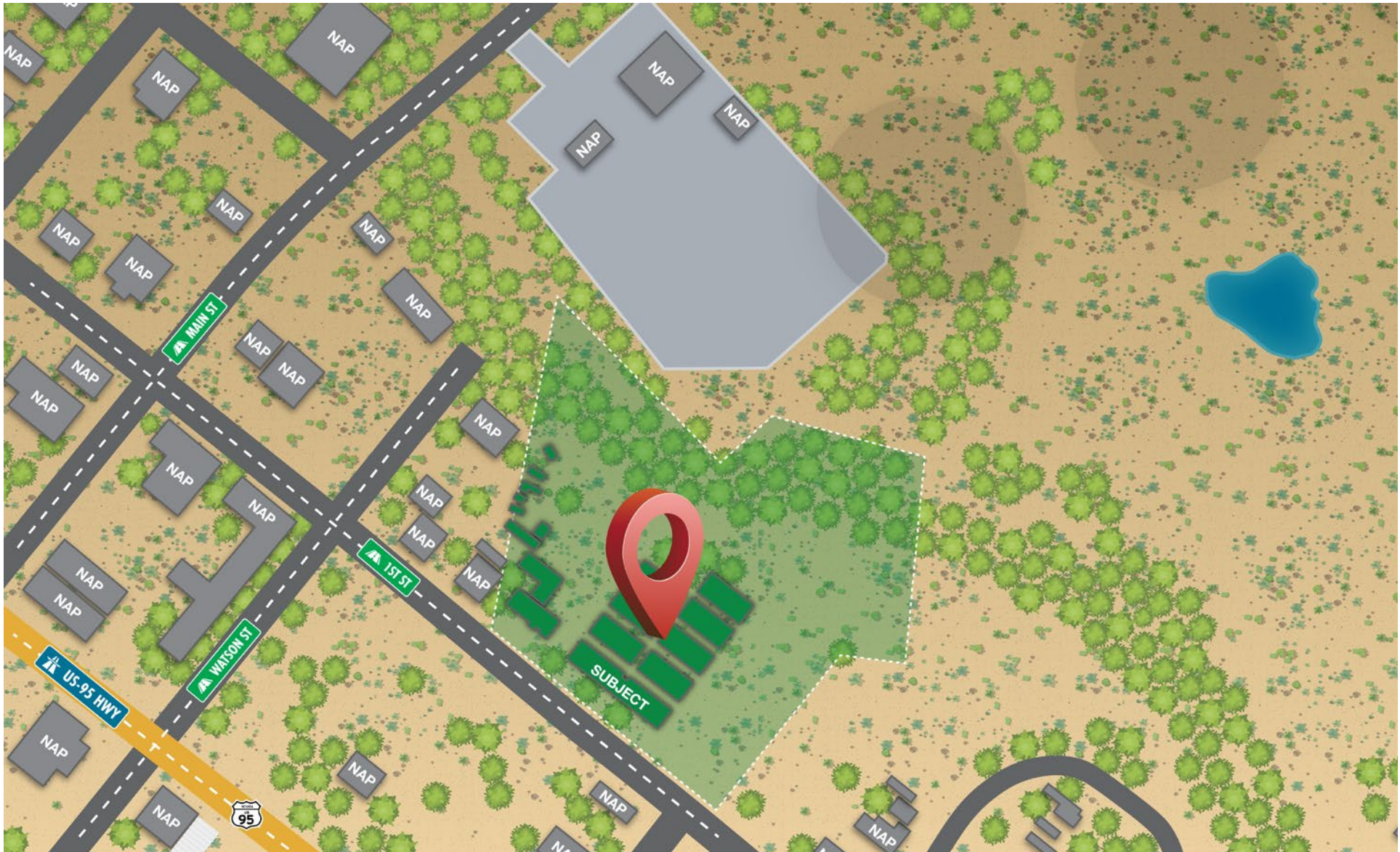
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	484	587	687
2020 Total Housing Units	396	472	558
2025 Total Housing Units	406	484	573
2025 Owner Occupied Housing Units	218	255	302
2025 Renter Occupied Housing Units	110	131	154
2025 Vacant Housing Units	78	98	117
2030 Total Housing Units	411	490	580
2030 Owner Occupied Housing Units	230	269	319
2030 Renter Occupied Housing Units	104	124	145
2030 Vacant Housing Units	77	97	116

Source: ESRI

Thanks to Spl. Agents F. Mulder & D. Scully

- Retail Center
- Casino
- Golf & Recreation
- Hospital
- Municipal



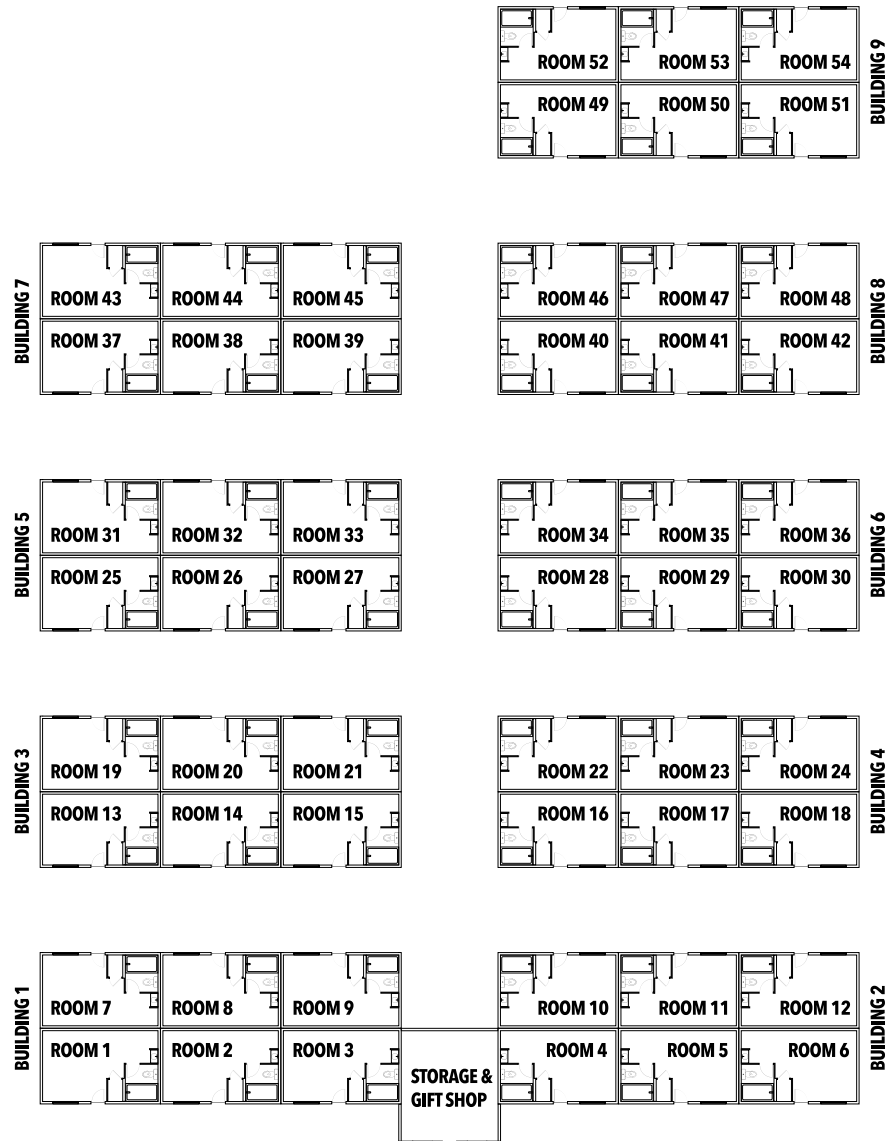


Property Photos



Property Photos





Complex Details

- + **Total SF:** ±17,598
 - **Motel SF:** ±16,632
 - **Office SF:** ±966
- + **Total Buildings:** 9
- + **Total Rooms:** 54
- + **Ave. Room Size:** ±308

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

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Market Overview

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Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

Nye County’s abundant land and comparatively lower property costs can be highly attractive to owner-users. The availability of large parcels makes it ideal for businesses requiring substantial space, such as those in manufacturing, logistics, or outdoor-related industries. The increasing interest in renewable energy projects also opens doors for investments in related infrastructure and support services. Businesses that cater to tourism, especially those leveraging the proximity to natural attractions, can find a receptive market.

Nye County, Nevada, presents a unique landscape for commercial real estate, characterized by its vast, open spaces and diverse submarkets. Primarily, the town of Pahrump stands out as the county’s most populous area, experiencing steady growth and offering a range of commercial opportunities. This submarket features retail spaces along Highway 160, as well as developing industrial areas. Tonopah, another significant town, maintains a historic charm and offers potential for niche businesses catering to tourism and local services. Nye County is famously known for its expansive rural areas, its proximity to Death Valley National Park, and areas such as the Tonopah test range. The county’s population is relatively spread out, but Pahrump is seeing the most consistent growth. Industries such as tourism, mining, and increasingly, renewable energy, are important to the county’s economic landscape.

Nye County

Nye County Cities	Land Area (Square Miles)	Population	Pop. Density (Per Sq. Mile)
Pahrump	±328.94	44,738	136.06
Tonopah	±16.2	2,179	235.34
Amargosa Valley	±98.66	1,064	10.78
Beatty	±17.7	880	49.77
Gabbs	±1.5	186	124.17
Duckwater	±4,346.4	228	0.052
Manhattan	±0.28	124	450

Source: www.wikipedia.com, clarkcountynv.gov

Nevada Tax Advantages

NEVADA

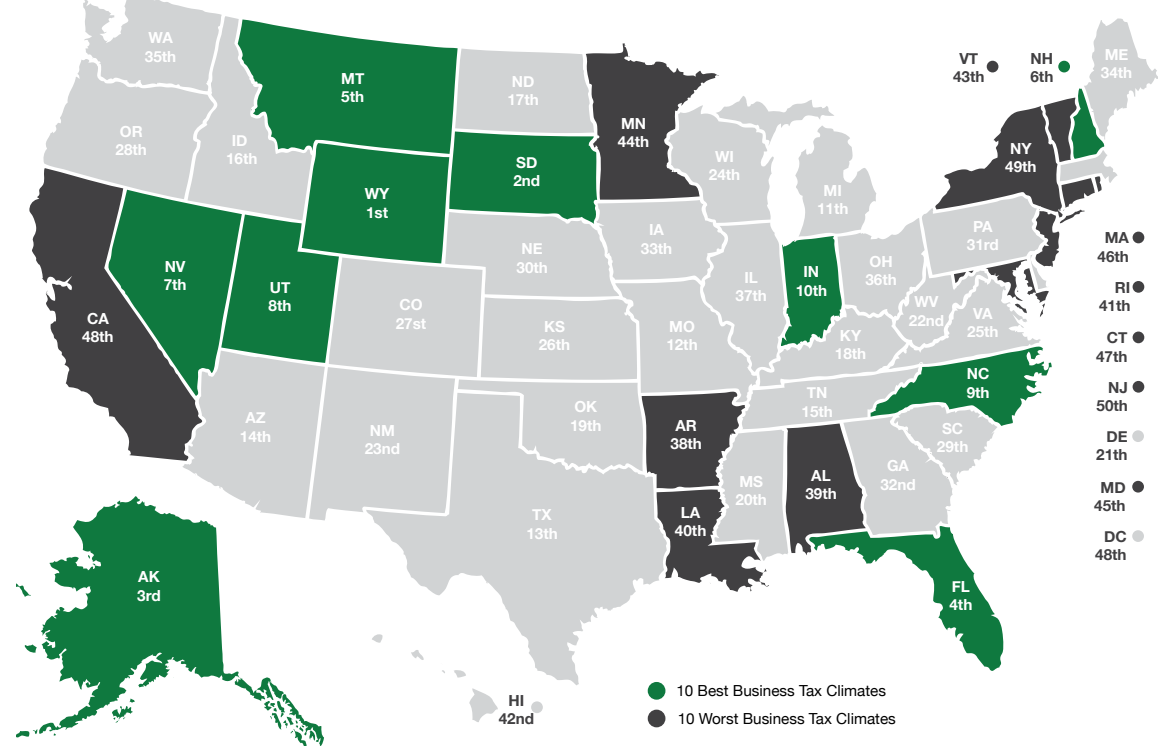
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



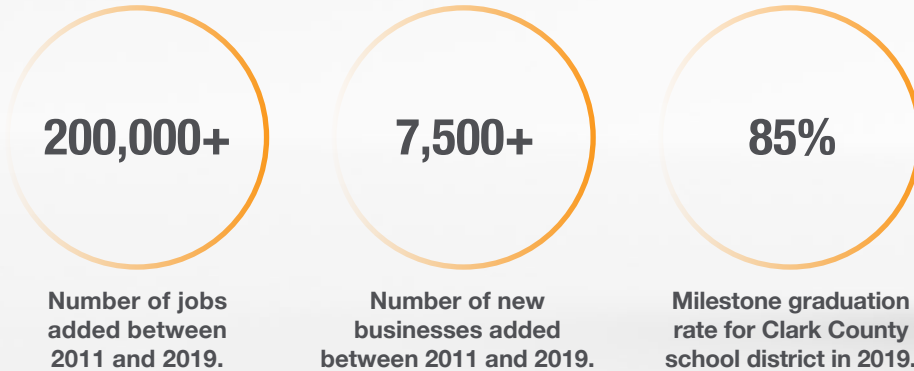
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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