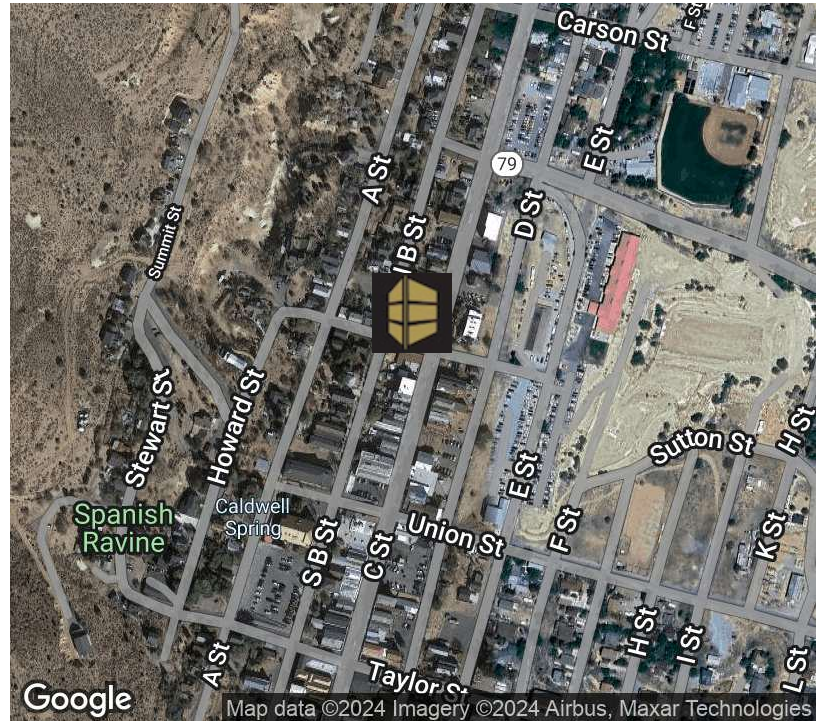


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	5,791 SF
Lot Size:	0.1 Acres
Price / SF:	\$125.19
Year Built:	1861 & 1977
Zoning:	CR

PROPERTY OVERVIEW

Discover the unique potential of investing in the vibrant Nevada market. Located in Virginia City, NV, the area offers a historic backdrop and a thriving business environment in historic Virginia City. Positioned within close proximity to notable points of interest such as the Silver Terrace Cemetery Fourth Ward School Museum and right across the street from The Way it Was Museum, investors can leverage the rich heritage and cultural appeal of the region. With an eye on the future, the property presents an exceptional opportunity to continue as a mint and jewelry store or even potentially do a bar/restaurant. Strategically positioned to benefit from the area's economic growth and business opportunities. Whether it's the allure of historic charm or the promise of future development, this location offers a compelling investment prospect for investors.

About the most recent use - The Marshall Mint began minting operations in Virginia City, Nevada, in 1991 to offer a quality of jewelry and "proof like" minted product rarely found today by the public. The Marshall Mint quickly expanded operations and by 1992 started offering a full line of custom gold and silver medallions, nuggets, collector coins and currency, bullion, jewelry, and a world-class mineral and gem museum.

PROPERTY HIGHLIGHTS

- First floor currently fine jewelry and "proof like" minted product
- Second Floor has 6 motel like hotel rooms that could be renovated
- Price includes FF&E - (inventory available separately)
- Potential owner financing available

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

- Potential owner financing available
- First floor currently fine jewelry and "proof like" minted product
- Second Floor has 6 motel like hotel rooms that could be renovated
- 96 and 98 N. C Street and 97 N. B Street are the 3 addresses associated
- Price includes FF&E - (inventory available separately)

ABOUT- The subject is currently improved with a 5,791± square foot commercial building that was built in two phases. The original buildings (northern portion, 98 N. C Street) was constructed in 1861 and contains 2,440± square feet of building area.

The second building (southern portion, 96 N. C Street) was constructed in 1977 of average quality construction and it contains 3,351± square feet of building area. Each building has its own entrance off of C Street but they share a canopy cover.

The front (C Street side) of the subject buildings are separated downstairs, with the southern portion being a jewelry store and the northern portion being the assay office museum and mint, but the rear of the subject buildings are combined and share a work room, an office, a storage room, a storage closet and a single user restroom.

LOCATION DESCRIPTION

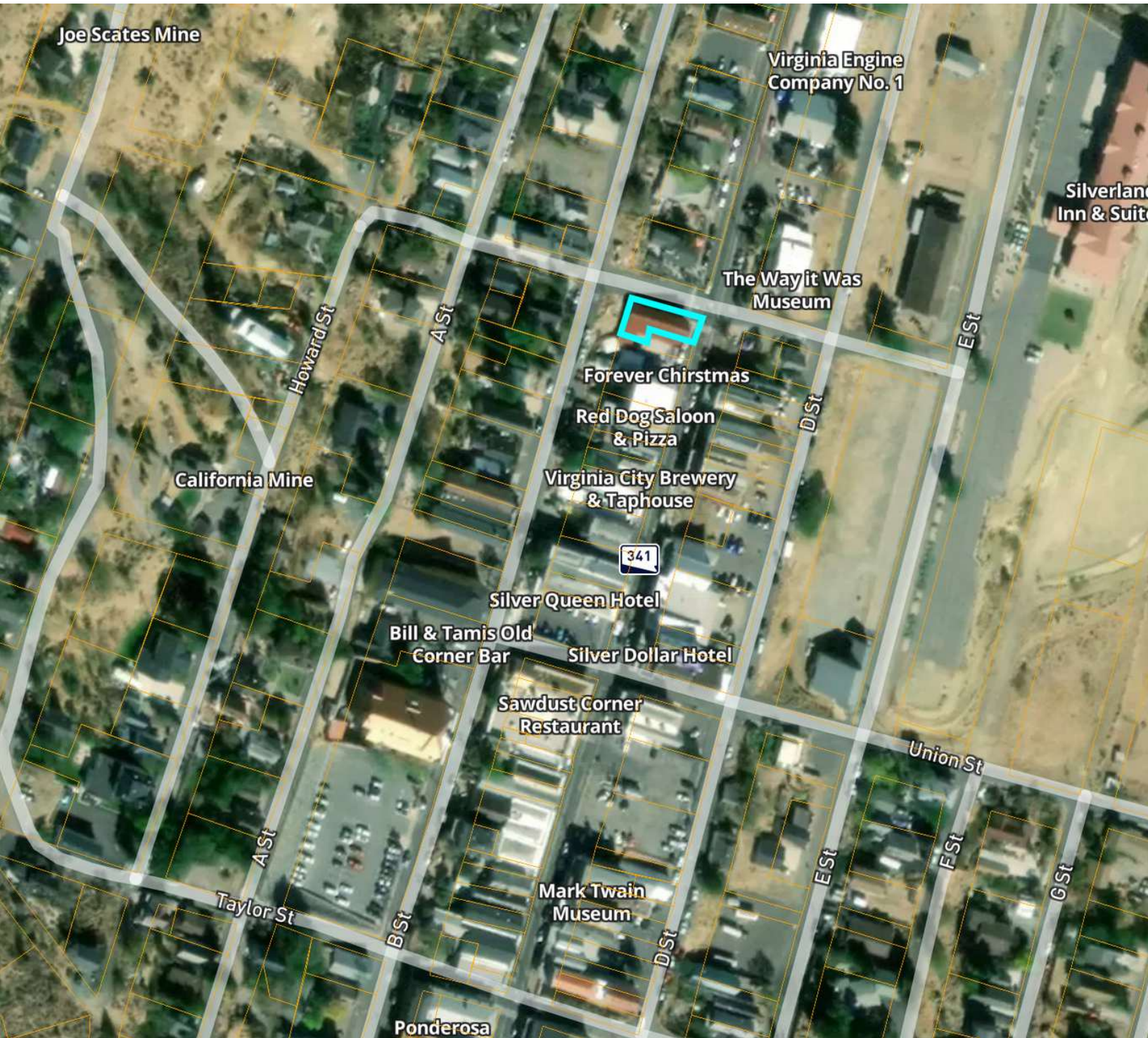
The original (northern) portion is improved with two hotel rooms, each with its own ensuite bathroom as well as a kitchenette that has a dining area, full bathroom and laundry hook-ups. The newer (southern) portion is improved with five hotel rooms, each with their own ensuite bathroom. There are two exits to the rear of the building from the second floor, one in the northern portion and one in the southern portion.

According to representatives of the Storey County Building Department, as long as the subject operates under its current ownership no changes need to be made to the subject improvements. However, in the event of a sale, in order for any new owner of the subject building to obtain a business license there would need to be an inspection by the Fire Department. Part of this inspection will be to determine if the subject plumbing and electrical systems are up to code. Additionally, all commercial buildings in Virginia City are now required to be sprinklered. The subject building does not have sprinklers. According to the current owner, the subject likely has galvanized pipes that will need replacing. If the subject systems are not up to code, they will need to be brought up to code and sprinklers installed throughout the entire building in order for a new owner to operate a business in it.

5,791± square foot commercial building that was built in two phases with construction years of 1861 and 1977.

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LOCATION MAP



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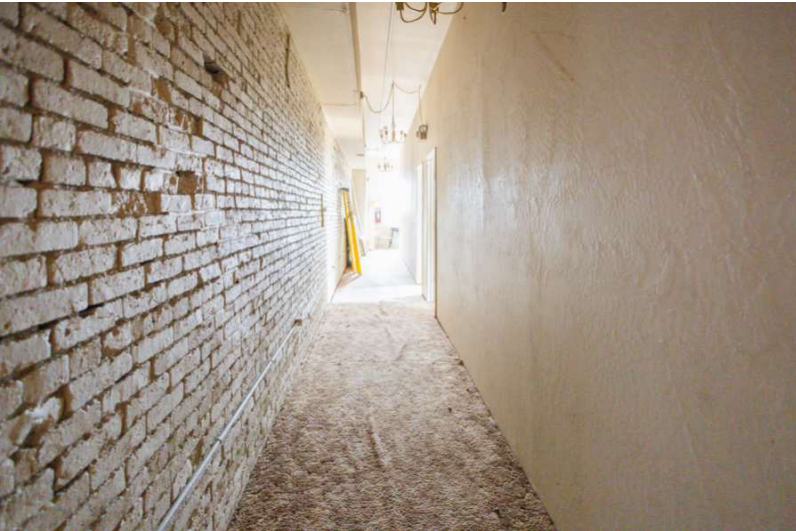
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1ST FLOOR



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2ND FLOOR



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	783	3,682	60,074
Average Age	52	46	44
Average Age (Male)	52	45	43
Average Age (Female)	52	46	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	375	1,515	23,750
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$125,047	\$110,213	\$132,750
Average House Value	\$466,080	\$405,247	\$637,885

Demographics data derived from AlphaMap

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MEET THE TEAM



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