

INVESTMENT OFFERING



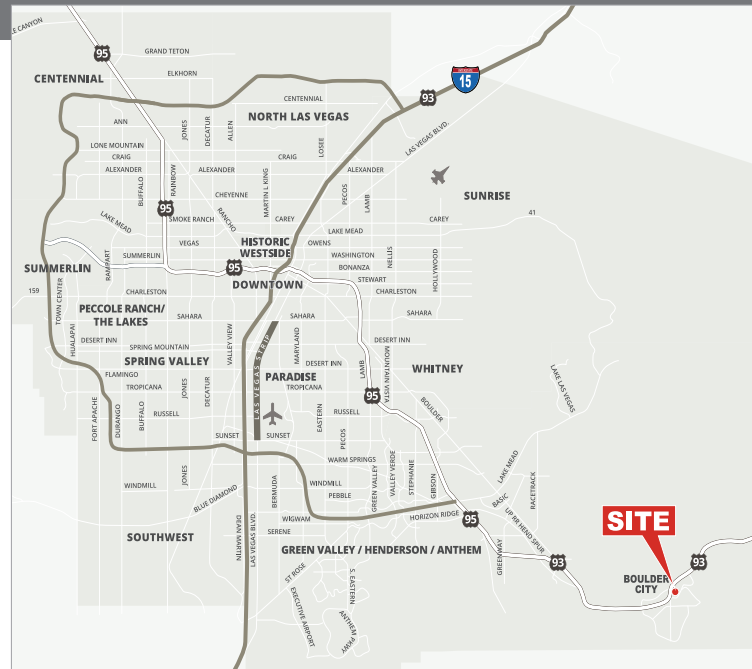
1009 Nevada Way
Boulder City, NV 89005

ASKING PRICE **\$3,500,000**
CAP RATE **11.97%**

Virtus Commercial has been retained as the exclusive broker to offer for sale the Nevada Inn Motel located in Boulder City, Nevada. The 2-story, 56-room motel is situated on a 2.54 acres lot fronting Nevada Way. The property offers excellent investment yield with steady cash flows.

INVESTMENT OVERVIEW

The investment property is located on the southeast corner of US-93 highway and Nevada Way near Lake Mead. The property is catering to fit travelers and tourists who visit Hoover Dam, Lake Mead, and Mike O'Callaghan-Pat Tillman Memorial Bridge. Complete with a swimming pool, this daily, weekly, and monthly motel has upside revenue potential through vending machine, coin laundry, pet room, jacuzzi, and a penthouse. Only 40 minutes from the world famous Las Vegas strip. Amenities within walking distance: CVS Pharmacy, Albertsons, Starbucks, Burger King, Capriotti's, Domino's, PostNet, Chevron, Nevada State Bank, Western Union, 99 Cents Only Store, UPS, Anytime Fitness, and Pit Stop to name a few.



EXCLUSIVELY MARKETING BY

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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