

PORTFOLIO SALE | \$8.8M

Cap Rate | 17.89%

Battle Mountain, NV

1. Owl Club Casino & Restaurant
2. Owl Club Motel
3. Nevada Casino & Bar
4. 8 Room Motel
5. Commercial Building
6. Parking Lot/Vacant Land

Portfolio Investment Opportunity
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Property Portfolio



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THE OFFERING

Portfolio Description

Battle Mountain Portfolio | \$8,800,000

This 6-property portfolio, offered at \$8.8M, delivers high cash flow with substantial value-add and redevelopment potential. With a blended 17.89% cap rate and consistent EBITDA performance, this diversified hospitality package offers a rare opportunity for investors seeking both income and upside. Properties include two casinos, two motels, one commercial building, and one parking lot in downtown Battle Mountain, a market poised for long-term growth due to major infrastructure and mining projects

Financials

- Pro Forma Adjusted EBITDA (2023): \$1.57M
- Cap Rate: 17.89%
- 3-Year Average Adjusted EBITDA (2021-2023): \$1.72M
- Adjustments include rent, depreciation, and PPP forgiveness normalization

Strategic Location

- Located in the heart of downtown Battle Mountain
- Proximity to I-80 and Union Pacific rail lines
- Benefiting from the \$2.2B Thacker Pass Lithium Mine project (~50 miles away)
- \$5.6M infrastructure investment approved in 2025
- Tourism and business growth driving increased hospitality demand

PORTFOLIO HIGHLIGHTS

- Income: ~\$1.6M adjusted EBITDA (2023)
- Assets: 2 casinos, 2 motels, 1 vacant commercial building, 1 parking lot
- Zoning: Primarily C-1 and R-2
- Use Potential: Hospitality, housing, or commercial/retail conversion
- Upside: Operational efficiencies + interior/exterior upgrades



Price

\$8.8M

EBITDA

\$1.57M

Total Building SF

25,308 SF

Price/SF

\$348

Year Built

1900-1997

Building Class

C

Prop Type

Hospitality & MU

Owl Club - Casino & Restaurant

72 E. Front St, Battle Mountain, NV 89820

The Owl Club Casino & Restaurant is a landmark property in Battle Mountain, combining a bustling casino with a full-service restaurant. The establishment has earned a loyal customer base, offering a unique blend of entertainment, dining, and hospitality under one roof. Its central location on Front Street ensures high visibility and accessibility, making it a popular destination for both locals and visitors. The casino features a variety of gaming options, while the restaurant delivers a welcoming dining experience, further solidifying its reputation as a community favorite.

PROPERTY HIGHLIGHTS

- Combination of casino and dining services
- Central location with high foot traffic
- Established reputation in the community



Price

Building Size

Year Built

Prop Type

Zoning

Machines (Owned)

Restaurant Seating

Employees

Portfolio

6,555 SF

1900

Hospitality

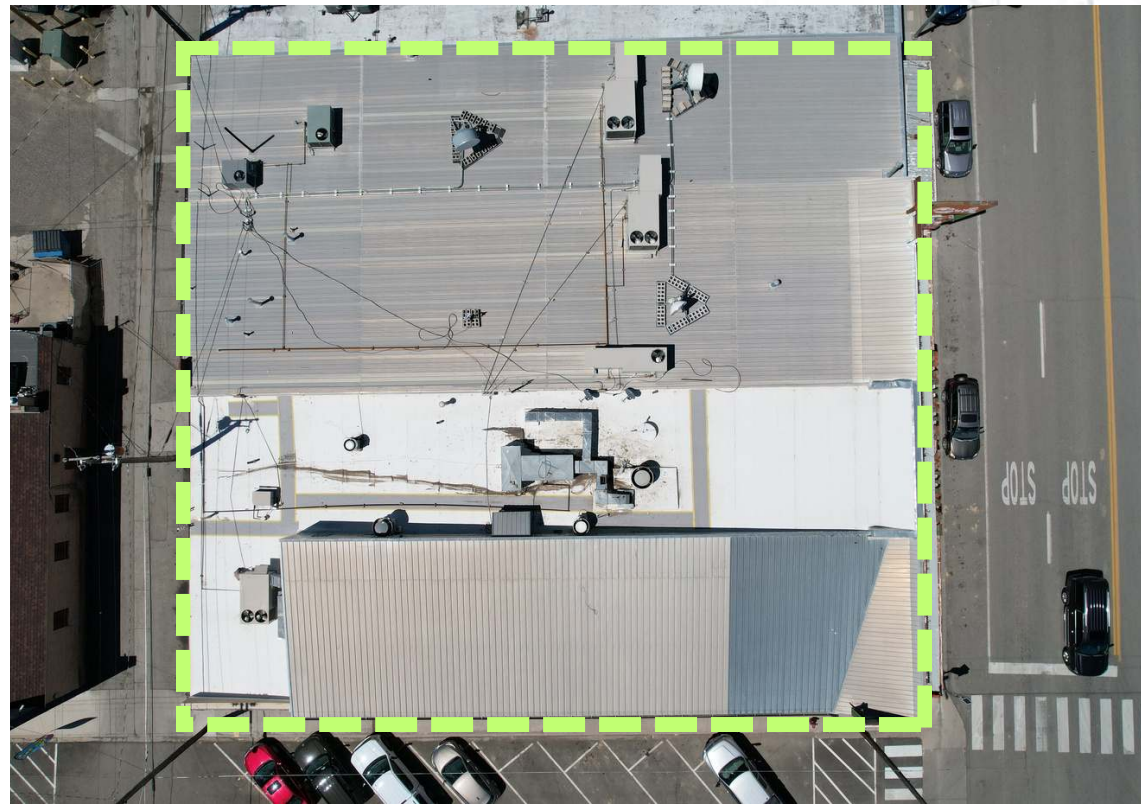
C-1

76

130

50

Owl Club - Casino & Restaurant



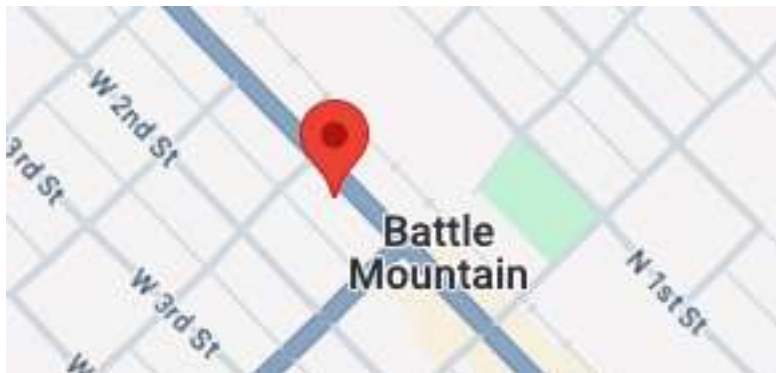
Owl Club Motel

8 E. Front St, Battle Mountain, NV 89820

Nestled in the heart of downtown Battle Mountain, the Owl Club Motel is a charming 18-room lodging facility catering to both travelers and long-term guests. Its convenient location provides easy access to local businesses, dining, and entertainment options. Known for its welcoming atmosphere, this motel combines practicality with comfort, offering well-maintained rooms and amenities that meet the needs of visitors. With its central positioning, the Owl Club Motel serves as a reliable and consistent hospitality option in the region.

PROPERTY HIGHLIGHTS

- Central location in downtown Battle Mountain
- Proximity to local attractions and amenities
- Well-maintained facilities



Price

Building Size

Units

Price/Unit

Year Built

Prop Type

Zoning

Portfolio

5,524 SF

18

Portfolio

1940

Hospitality

C-1

Owl Club Motel



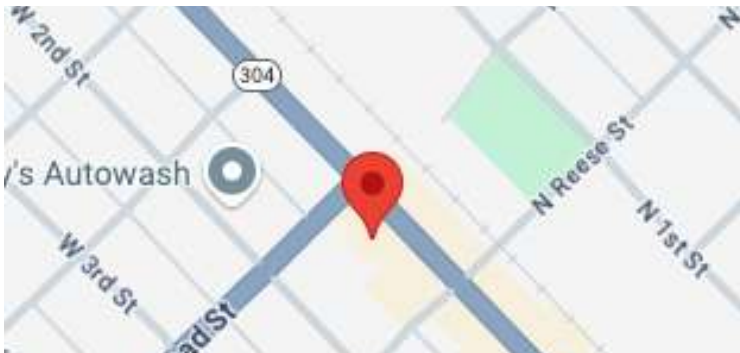
Nevada Casino & Bar

36 E. Front St, Battle Mountain, NV 89820

The Nevada Casino & Bar stands as a cornerstone of Battle Mountain's nightlife and entertainment scene. This well-established venue combines the thrill of casino gaming with a vibrant bar atmosphere, attracting a diverse clientele. Situated in a prime downtown location, the property enjoys consistent foot traffic and serves as a gathering place for locals and travelers alike. With its inviting ambiance and array of gaming and beverage options, The Nevada Casino & Bar continues to be a hub for social activity and entertainment in the area.

PROPERTY HIGHLIGHTS

- Combination of casino gaming and bar services
- Central location attracting both locals and travelers
- Established presence in the local entertainment scene



Price

Building Size

Year Built

Prop Type

Zoning

Machines (Owned)

Employees

Portfolio

6,555 SF

1900

Hospitality

C-1

35 (Room for 70)

9

Nevada Casino & Bar



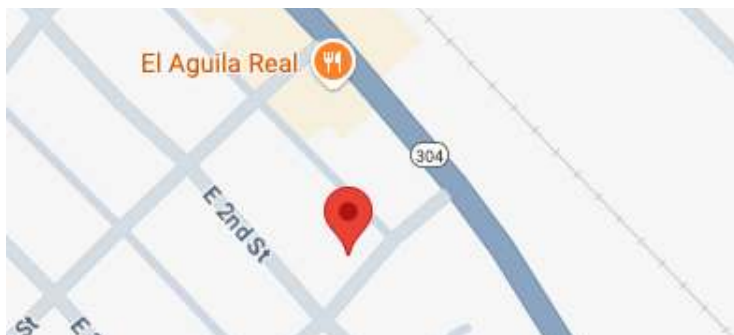
8 Room Motel

195 S. Galena St, Battle Mountain, NV 89820

Designed specifically for employee housing, this 8-room motel provides an ideal solution for accommodating staff working in the Battle Mountain area. Each room is tailored to offer a comfortable and practical living space for employees, featuring essential amenities and a quiet environment. Situated in a central location, this property ensures proximity to local workplaces and community resources, making it a valuable asset for businesses seeking reliable housing options for their team members.

PROPERTY HIGHLIGHTS

- Dedicated employee housing facility
- Convenient location for staff working in nearby establishments
- Adequate amenities to support employee needs



Price

Building Size

Units

Price/Unit

Year Built

Prop Type

Zoning

Portfolio

3,474 SF

8

Portfolio

1997

Hospitality

R-2

8 Room Motel



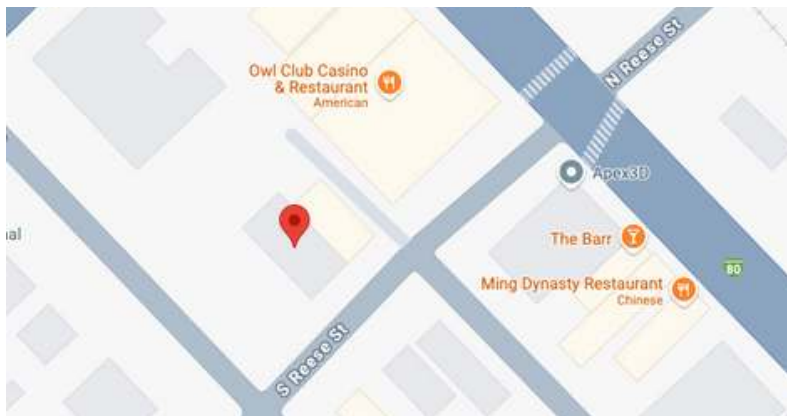
Commercial Building

165 S Reese St, Battle Mountain, NV 89820

This 3,200 SF building, formerly the Silver Dollar Bar, is currently being utilized as a storage facility but offers significant potential for repositioning. With existing bathrooms and plumbing hookups for additional restrooms, the space is well-suited for conversion into office use or continued use as secure, spacious storage. Centrally located in downtown Battle Mountain, the property offers both functionality and future upside for buyers seeking versatility in a growing market.

PROPERTY HIGHLIGHTS

- Vacant 3,200 SF building on 9,500 SF lot (.22 acres)
- Equipped with bathrooms and additional plumbing infrastructure
- Flexible layout ideal for storage, office, or future tenant buildout



Price

Building Size

Units

Price/Unit

Year Built

Prop Type

Zoning

Portfolio

3,200 SF

1

Portfolio

1982

Hospitality/Commercial

C-1

Commercial Building



FINANCIAL ANALYSIS *(Actuals)*

OWL CLUB INC. (Owl Club Casino & Restaurant, Owl Club Motel, and Owl Club Employee Housing)

EBITDA INFORMATION AND OTHER ADJUSTMENTS

YEAR	2023	2022	2021
BOOK BASIS TRIAL BALANCE NET INCOME	\$781,426	\$1,259,746	\$1,238,763
ADD BACK:			
INTEREST	\$5,646	\$5,400	\$4,643
INCOME TAXES	\$0	\$0	\$0
DEPRECIATION	\$166,218	\$161,440	\$167,858
AMORTIZATION	\$0	\$0	\$0
EBITDA	\$953,290	\$1,426,586	\$1,411,264
OTHER INFO AND POSSIBLE ADJUSTMENTS:			
PPP LOAN FORGIVENESS	\$0	-\$368,812	-\$264,800
RELATED PARTY RENT EXPENSE (BUILDING)	\$120,000	\$120,000	\$120,000
GAIN ON SALE OF FIXED ASSETS	-\$2,849	-\$4,000	\$0
EBITDA ADJUSTED FOR OTHER ITEMS	\$1,070,441	\$1,173,774	\$1,266,464

FINANCIAL ANALYSIS *(Pro-Forma)*

THE NEVADA CASINO & BAR

EBITDA INFORMATION AND OTHER ADJUSTMENTS *(Pro-Forma)*

YEAR	2023	2022	2021
BOOK BASIS TRIAL BALANCE NET INCOME	\$390,713	\$629,873	\$619,382
ADD BACK:			
INTEREST	\$2,823	\$2,700	\$2,322
INCOME TAXES	\$0	\$0	\$0
DEPRECIATION	\$83,109	\$80,720	\$83,929
AMORTIZATION	\$0	\$0	\$0
EBITDA	\$476,645	\$713,293	\$705,632
OTHER INFO AND POSSIBLE ADJUSTMENTS:			
PPP LOAN FORGIVENESS	\$0	-\$184,406	-\$132,400
RELATED PARTY RENT EXPENSE (BUILDING)	\$24,000	\$24,000	\$24,000
GAIN ON SALE OF FIXED ASSETS	\$0	\$0	\$0
EBITDA ADJUSTED FOR OTHER ITEMS	\$500,645	\$552,887	\$597,232

FINANCIAL ANALYSIS (Pro-Forma)

ALL PORTFOLIO PROPERTIES

EBITDA INFORMATION AND OTHER ADJUSTMENTS (Pro-Forma)

Cap Rate | 17.89%

YEAR	2023	2022	2021
BOOK BASIS TRIAL BALANCE NET INCOME	\$1,172,139	\$1,889,619	\$1,858,145
ADD BACK:			
INTEREST	\$8,469	\$8,100	\$6,965
INCOME TAXES	\$0	\$0	\$0
DEPRECIATION	\$249,327	\$242,160	\$251,787
AMORTIZATION	\$0	\$0	\$0
EBITDA	\$1,429,935	\$2,139,879	\$2,116,896
OTHER INFO AND POSSIBLE ADJUSTMENTS:			
PPP LOAN FORGIVENESS	\$0	-\$553,218	-\$397,200
RELATED PARTY RENT EXPENSE (BUILDING)	\$144,000	\$144,000	\$144,000
GAIN ON SALE OF FIXED ASSETS	-\$2,849	\$0	\$0
EBITDA ADJUSTED FOR OTHER ITEMS	\$1,573,935	\$1,730,661	\$1,863,696

PROPERTY INFO

ALL PORTFOLIO PROPERTIES

Parcel Number	210201
Owner	RIPLEY VENTURES, LLC
In Care Of	
Mailing Address	72 E FRONT STREET BATTLE MOUNTAIN, NV 89820-0000
Site Address	8 E FRONT STREET
District	2.0 - Battle Mountain Town
Landuse Code	430
Town	
Property Name	OWL MOTEL
Acreage	0.16
Lot Size	6969
Building Size	0
Year Built	1966
Flood Zone	ZONE AE
Zoning	C1

Parcel Number	210202
Owner	NEVADA HOTEL REAL ESTATE, LLC
In Care Of	
Mailing Address	72 E FRONT STREET BATTLE MOUNTAIN, NV 89820-0000
Site Address	36 E FRONT STREET
District	2.0 - Battle Mountain Town
Landuse Code	420
Town	
Property Name	NEVADA HOTEL
Acreage	0.25
Lot Size	10890
Building Size	0
Year Built	1896
Flood Zone	ZONE AE
Zoning	C1

Parcel Number	210215
Owner	RIPLEY VENTURES, LLC
In Care Of	
Mailing Address	72 E FRONT STREET BATTLE MOUNTAIN, NV 89820-0000
Site Address	72 E FRONT STREET
District	2.0 - Battle Mountain Town
Landuse Code	420
Town	
Property Name	OWL CLUB - RESTAURANT/BAR - BM
Acreage	0.31
Lot Size	13503
Building Size	0
Year Built	1886
Flood Zone	ZONE AE
Zoning	C1

Parcel Number	210208
Owner	RIPLEY PROPERTIES, LLC
In Care Of	
Mailing Address	470 26TH STREET BATTLE MOUNTAIN, NV 89820
Site Address	165 S REESE ST
District	2.0 - Battle Mountain Town
Landuse Code	408
Town	
Property Name	SILVER DOLLAR BAR
Acreage	0.22
Lot Size	9583
Building Size	0
Year Built	1982
Flood Zone	ZONE AE
Zoning	C1

Parcel Number	210213
Owner	RIPLEY, RICHARD W & CHRISTINA M
In Care Of	
Mailing Address	470 26TH STREET BATTLE MOUNTAIN, NV 89820
Site Address	35 E 2ND STREET
District	2.0 - Battle Mountain Town
Landuse Code	402
Town	
Property Name	PARKING LOT
Acreage	0.21
Lot Size	9147
Building Size	0
Year Built	0
Flood Zone	ZONE AE
Zoning	C1



Parcel Number	210610
Owner	RIPLEY VENTURES, LLC
In Care Of	
Mailing Address	72 E FRONT STREET BATTLE MOUNTAIN, NV 89820
Site Address	195 S GALENA STREET
District	2.0 - Battle Mountain Town
Landuse Code	430
Town	
Property Name	BEL-COURT MOTEL
Acreage	0.14
Lot Size	6011
Building Size	0
Year Built	1940
Flood Zone	ZONE AE
Zoning	C1

WHY BATTLE MOUNTAIN?

TAX ADVANTAGES

- No corporate income tax
- No personal income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

QUALITY OF LIFE

- Affordable living costs
- Strong community spirit
- Four distinct seasons
- Balanced Lifestyle

OPERATING ADVANTAGES

- Centrally located on I-80 and rail lines
- Ample commercial land available
- Pro-development local leadership

TRANSPORTATION

- Direct access to I-80 and Union Pacific Rail
- Proximity to major Western markets
- Battle Mountain Airport available for general aviation

ECONOMIC GROWTH

Thacker Pass Lithium Mine:

\$2.2B project ~50 miles from town creating 1,800 construction and 360 long-term jobs, fueling regional economic demand.

West Community Plan:

\$5.6M infrastructure investment approved in 2025 to improve roads and water systems.

Available Land:

Hundreds of undeveloped acres zoned for commercial/industrial use with incentives available.

Tourism Impact:

Part of Nevada's \$98B tourism economy (2024), benefiting hospitality-related assets.



MARMOT
PROPERTIES



MARMOT PROPERTIES

Developer

- Specializes in high-quality urban renewal projects, focusing on sustainable business models to revitalize communities.
- Engages in adaptive reuse and redevelopment, transforming existing structures into modern, functional spaces.

Brokerage

- Provides comprehensive real estate brokerage services, assisting clients in buying and selling properties.
- Employs a team of experienced agents with in-depth knowledge of the Northern Nevada market.

General Contracting

- Offers general contracting services, overseeing construction and renovation projects to ensure quality and timely completion.
- Portfolio of urban renewal projects, emphasizing restoration and maintenance.

Management

- Provides property management for over 400 doors in Midtown and downtown Reno, focusing on compassionate, sustainable oversight and high resident satisfaction.



Portfolio

Battle Mountain, NV

- Owl Club Casino & Restaurant
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- Parking Lot/Vacant Land



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GC: Commercial B \$3M Bid Limit

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PROPERTIES

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