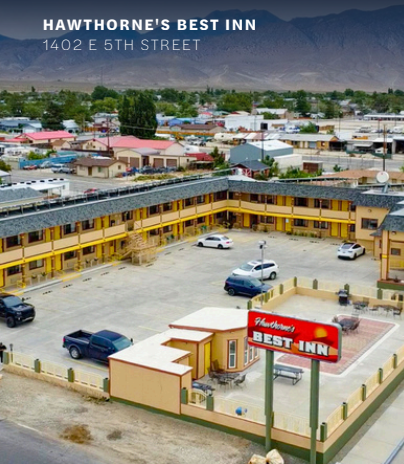


Hawthorne

Hospitality Portfolio

HAWTHORNE, NEVADA

PORTFOLIO OF FOUR ASSETS
STRATEGICALLY POSITIONED ALONG
THE U.S. HIGHWAY 95 CORRIDOR



PROPERTY SUMMARY

The Hawthorne Hospitality Portfolio represents a rare opportunity to acquire a four property collection of high performing hospitality and residential assets in the heart of Hawthorne, Nevada. Strategically positioned along the U.S. Highway 95 corridor, the portfolio includes two operating motels totaling 86 guest rooms, a vacant commercial parcel, and a residential parcel with a manufactured home currently used for workforce housing. Together, these assets offer scale, operational flexibility, and multiple avenues for value creation in a market defined by stable, long term demand drivers.

For more than 40 years, the portfolio has been owned, operated, and meticulously maintained by the same owner, resulting in properties that are exceptionally clean, well kept, and in pristine condition. Both motels are equipped with solar panel systems that significantly reduce energy consumption and operating expenses, enhancing cash flow and long term NOI stability.



86 KEYS
TOTAL GUEST ROOMS

40+

40+ YEARS
SAME OWNERSHIP



2 MOTELS
OPERATING ASSETS



\$2.3B CONTRACT
MILITARY DEMAND



GOLD PROJECT
MINING GROWTH



LAND & HOUSING
VALUE-ADD UPSIDE

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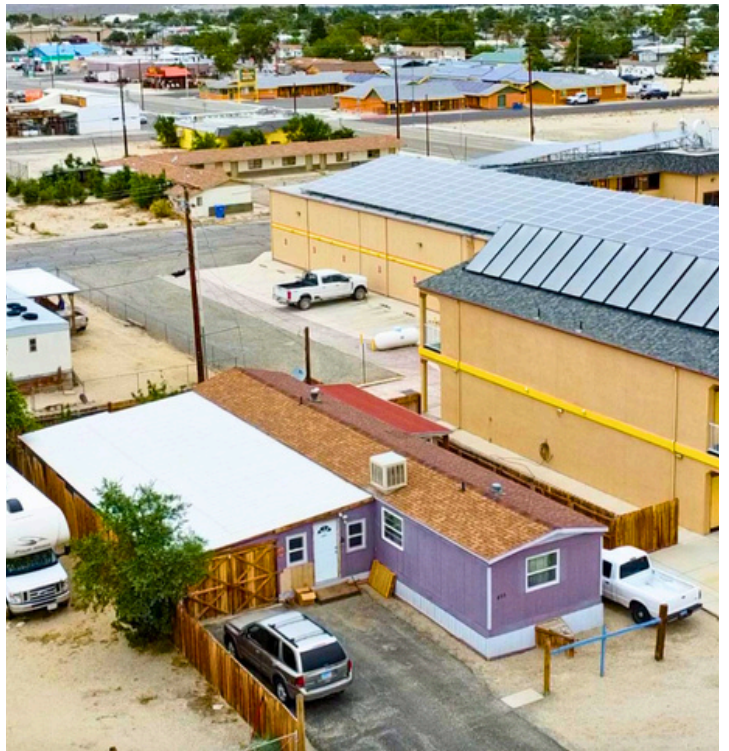
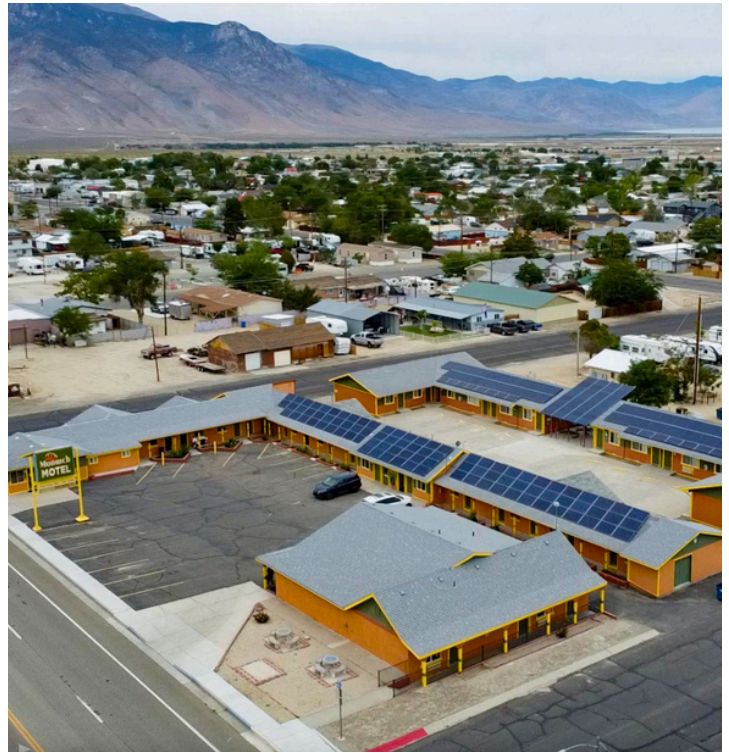
KWVIP
KELLERWILLIAMS, REALTY

APEX

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KW VIP
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APEX