

# DESERT ACREAGE

*Nevada Broker Lic. B.1002112*

## 435 9th Street

Lovelock, Nevada 89419

OFFERED AT

**\$300,000**

**20 Unit Motel | Desert Haven Motel**

Excellent Investment Opportunity with Big Upside Potential

Confidential Investment Offering

Prepared by Desert Acreage

# Executive Summary

## Income-Producing Motel Investment

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The Desert Haven Motel at 435 9th Street presents a unique investment opportunity in the heart of central Lovelock. This well-known, classic Americana non-operating motel consists of 20 units plus office space in two buildings, offering significant potential for income generation. The property can be operated as a motel or converted to apartments, providing flexibility for investors.



PROPERTY TYPE

**Commercial / Motel**

TOTAL BUILDING SIZE

**4,869 SF**

NUMBER OF UNITS

**20 Rooms**

LOT SIZE

**17,124 SF (0.39 ac)**

PROPERTY STYLE

**Motel**

DEVELOPMENT STATUS

**Built**

POTENTIAL MONTHLY INCOME

**\$40,000+**

AVERAGE RATE PER ROOM

**\$70/night**

# Property Details

## Features & Investment Potential

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### Desert Haven Motel (4,869 SF)

The property consists of two buildings containing 20 rooms plus office space. Some rooms feature kitchens, adding to the property's versatility. The motel is well-known in the area and represents a classic Americana style property located in the heart of central Lovelock.

The property appears to be in fair condition with deferred maintenance, ready for upgrades and remodeling to maximize its income potential.

#### **Parking & Lot**

The 17,124 square foot lot provides plenty of parking space for guests, a significant advantage for motel operations. The property is located at the corner of Dartmouth Ave and 9th Street, providing excellent visibility and accessibility.

#### **Use Flexibility**

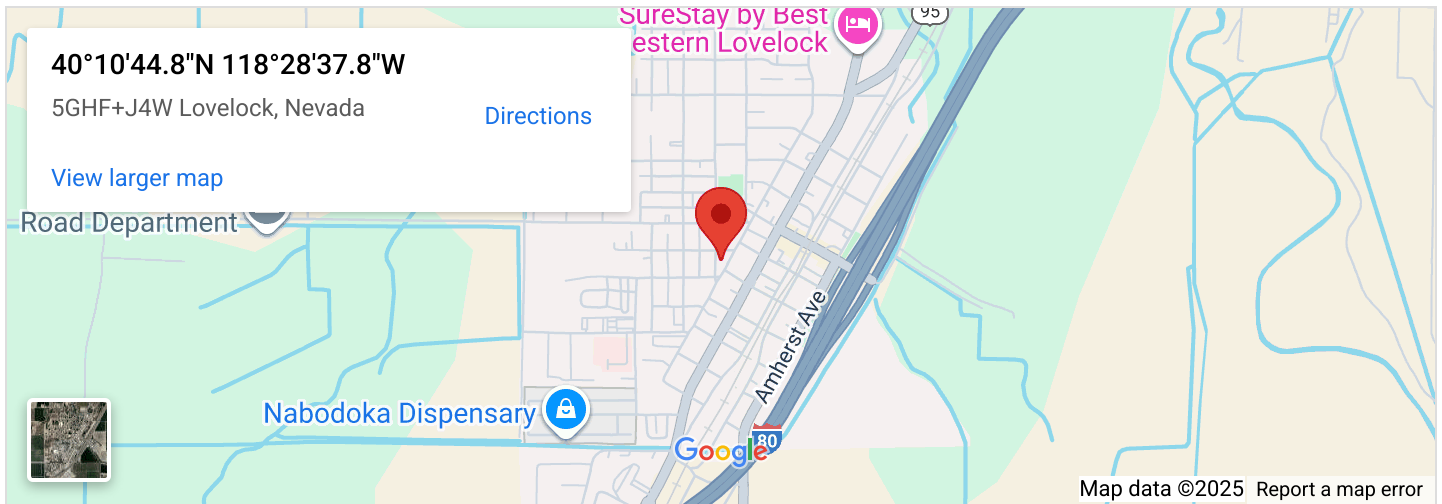
To Seller's knowledge, the property can be operated as its current motel use or converted to apartments, providing unique flexibility for investors to choose the best use based on market conditions and investment strategy.

### Investment Highlights

- 20 unit motel with excellent income potential
- Capable of grossing \$40,000+ per month at full occupancy
- Flexible use - operate as motel or convert to apartments
- Well-known location in heart of central Lovelock
- Some rooms feature kitchens for extended stays
- Plenty of parking on 17,124 SF lot
- Expanding mines and local enterprises increasing housing demand
- Value-add opportunity with upgrades and remodeling

# Location & Market Analysis

## Prime Central Lovelock Location



GPS Coordinates: 40.179109, -118.477169 | Corner of Dartmouth Ave and 9th Street

## Prime Location

The Desert Haven Motel is located at 435 9th Street in the heart of central Lovelock, at the corner of Dartmouth Ave and 9th Street. The property benefits from excellent visibility and accessibility in this prime location. Please note that Google Maps does not accurately map the address, so please use the cross streets or GPS coordinates to locate the property.

**Directions:** The property is located at the corner of Dartmouth Ave and 9th Street in Lovelock. Please call in advance to schedule a viewing. Please do not enter onto the property without an appointment.

## Market Opportunity

Based on a nightly average rental rate of \$70 per room, which is low as compared to competing motels in Lovelock, this property is capable of grossing well over \$40,000 per month at full occupancy. Currently expanding mines and other local enterprises point to increasing short and long term housing demand now and in the future.

The property offers excellent investment and business opportunity with significant upside potential. The ability to operate as a motel or convert to apartments provides flexibility to adapt to market conditions and maximize returns.



# Financial Summary

Asking Price

**\$300,000**

Potential Monthly Income

**\$40,000+**

At Full Occupancy

Average Rate per Room

**\$70 per night**

(Low compared to competing motels)

## Value-Add Opportunities:

- Operate as motel with \$40,000+ monthly income potential at full occupancy
- Convert to apartments for long-term rental income in growing market
- Upgrades and remodeling to increase rates and occupancy
- Expanding mines and local enterprises increasing housing demand
- Prime location in heart of central Lovelock

**Note:** Financial projections are based on estimated rental rates and occupancy. Prospective buyers should conduct their own due diligence regarding potential income generation, operating costs, and market conditions. Property is currently non-operating and requires upgrades and remodeling.

# Contact Information

Schedule a Showing or Request Information



## Ready to Learn More?

For additional information, property tours, or to submit an offer, please contact Desert Acreage. All inquiries will be handled confidentially. Please call in advance to schedule a viewing. Please do not enter onto the property without an appointment.

### Desert Acreage

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