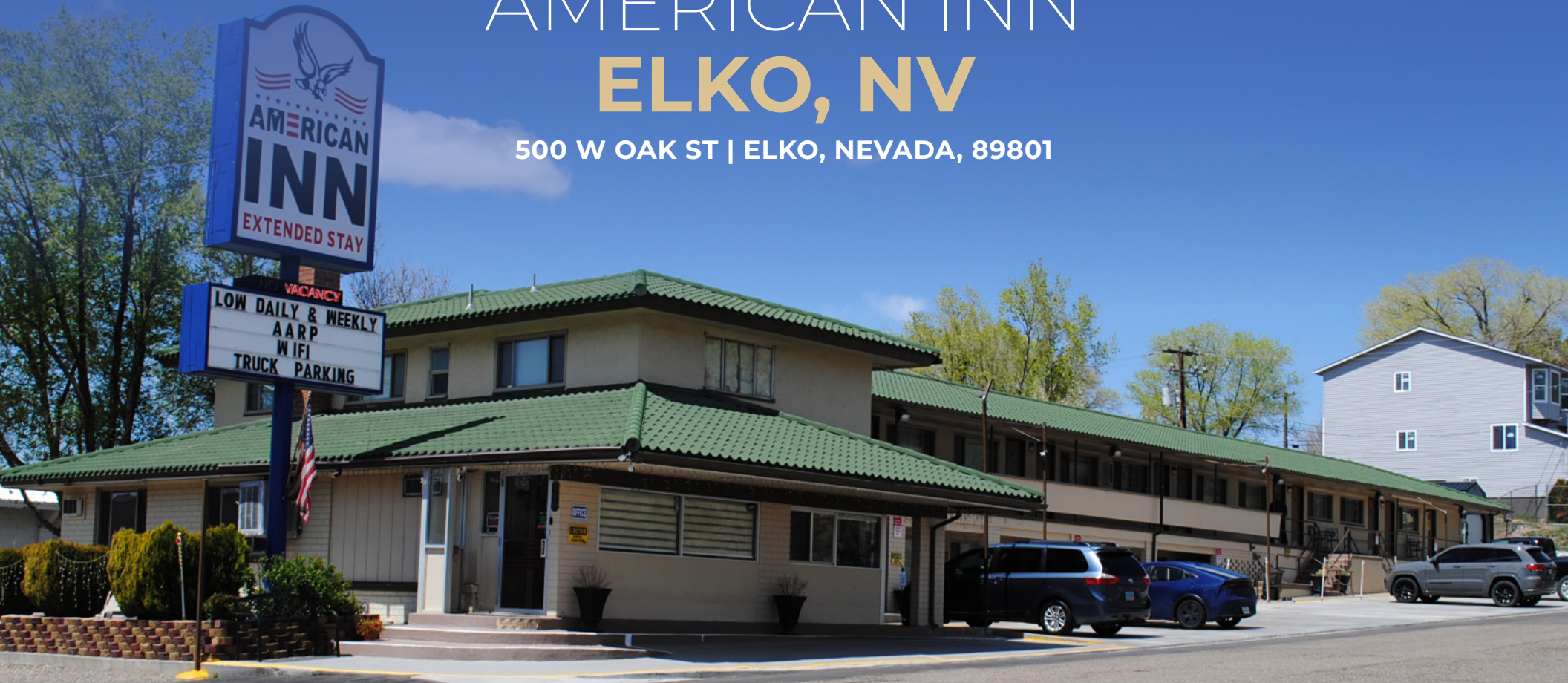


AMERICAN INN ELKO, NV

500 W OAK ST | ELKO, NEVADA, 89801



APEX 
COMMERCIAL REAL ESTATE SERVICES

kwVIP
KELLERWILLIAMS. REALTY

500 W OAK ST | ELKO, NEVADA, 89801



**JUSTIN
SCOTT**

951.314.3404

justin@apex-cre.com

License #: S.0203614



All materials and information received or derived from Keller Williams its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining

and reading applicable documents and reports and consulting appropriate independent professionals.

Keller Williams makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DESCRIPTION

The American Inn in Elko, Nevada presents a strong investment opportunity with recent renovations and consistent performance. This independent hotel features 19 updated rooms—11 King Suites and 8 Double Queens—across a two-story wood-frame building on a commercially zoned quarter-acre lot. With a 62% occupancy rate and a 12.54% cap rate, the property delivers attractive returns for an owner/operator or investor seeking a well-maintained, income-producing asset.

Centrally located near Downtown Elko with convenient access to major highways, the hotel benefits from steady demand driven by local industry, tourism, regional travel, and events such as the Elko Mining Expo—one of the largest mining industry gatherings in North America, drawing thousands of visitors each June. Elko serves as a base for visitors exploring the Ruby Mountains, attending local events like the National Cowboy Poetry Gathering, or doing business in the area. Guest amenities include complimentary Wi-Fi, Dish Network TV, on-site laundry, a barbeque area, and pet-friendly accommodations—contributing to positive guest experiences and repeat stays.

In 2024, the property underwent a full renovation including new windows, upgraded FF&E, brand new 55" LG TVs, all-wood floors, and a complete security camera system. Additional income is generated through leased vending machines, an ATM, and an ice machine. With no franchise affiliation, there are no transfer fees, liquidated damages, or PIP obligations—giving ownership full operational control with minimal ongoing capital requirements.

With a strong foundation in place and room for continued growth, the American Inn offers a rare chance to acquire a high-yield hospitality asset in a strategic Nevada market. This turnkey property is ready to serve both leisure and business travelers, providing stable cash flow and long-term upside.

PROPERTY OVERVIEW

| | |
|----------------------------------|------------------------------------|
| PROPERTY NAME | American Inn Elko |
| ADDRESS | 500 W Oak St Elko, NeVada, 89801 |
| LISTING PRICE | 990,000 |
| SALE CONDITION | Regular Sale |
| INVESTMENT TYPE | Owner/User |
| APN/PARCEL ID(S) (PULL FROM GIS) | 001-144-004 |
| CONSTRUCTION | Wood Frame/Brick |

PROPERTY DETAILS

| | |
|-------------------|-----------|
| YEAR BUILT | 1976 |
| YEAR RENOVATED | 2024 |
| # OF FLOORS | 2 |
| # OF BUILDINGS | 1 |
| SQUARE FOOTAGE | 10,716 SF |
| LAND AREA (ACRES) | .25 Acres |
| ZONING | ZC |
| PARKING SPACES | 18 |
| ROOMS/KEYS | 19 |

ROOM MIX

| | |
|--------------|----|
| KING SUITE | 11 |
| DOUBLE QUEEN | 8 |

AERIAL OVERVIEW



MARKET OVERVIEW

DISCOVER A STRATEGIC INVESTMENT IN THE HEART OF NEVADA'S HIGH DESERT

Positioned at the crossroads of adventure and Americana, this investment opportunity lies in the vibrant Elko region—an area rich in cultural heritage and outdoor recreation. From the alpine beauty of the Ruby Mountains to the living legacy of the American West at the Western Folklife Center, the region draws travelers seeking both rugged landscapes and authentic experiences. With national parks, scenic byways, museums, and historic trails all within a short drive, Elko is more than just a gateway—it's a destination. Investing here means tapping into a growing market surrounded by tourism, tradition, and untapped potential.



LAMOILLE CANYON

- Nevada's Hidden Yosemite
- Distance from Elko: ±22 miles

Lamoille Canyon is a glacier-carved gem within the Ruby Mountains. Visitors cruise a scenic byway to encounter alpine meadows, waterfalls, and panoramic hiking trails. With its dramatic views and diverse wildlife, it's a must-see for nature lovers and photographers alike.

RUBY MOUNTAINS

- Alpine Majesty in the High Desert
- Distance from Elko: ±24 miles

Known as the "Swiss Alps of Nevada," the Ruby Mountains boast rugged ridgelines and secluded trails. Whether you're a backcountry explorer or scenic drive enthusiast, this majestic range offers sweeping vistas, vibrant fall foliage, and a quiet break from the bustle.

SOUTH FORK STATE RECREATION AREA

- Lakeside Leisure Just Outside Town
- Distance from Elko: ±8.5 miles

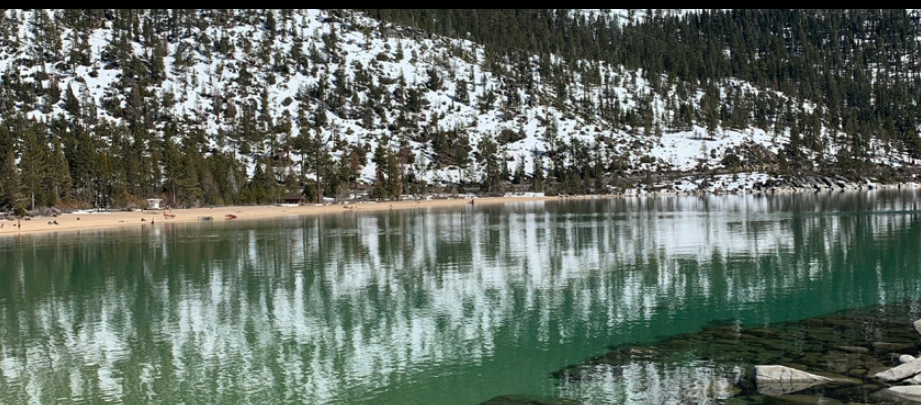
A favorite local escape, South Fork Reservoir is ideal for fishing, kayaking, and peaceful camping. Surrounded by sage-dotted hills and golden skies, this spot offers a quick retreat into nature with easy access and plenty of space to unwind.

CALIFORNIA TRAIL INTERPRETIVE CENTER

- Pioneers' Stories Brought to Life
- Distance from Elko: ±5.4 miles

Step into 19th-century wagon life through immersive exhibits and outdoor trails. This center brings the pioneer experience to life with hands-on displays, history talks, and scenic walks tracing the paths of hopeful settlers bound for California.

MARKET OVERVIEW



NORTHEASTERN NEVADA MUSEUM

- Where Art and History Meet
- Distance from Elko: ± 0.4 miles

This museum blends natural history, fine art, and regional heritage into an engaging experience. From lifelike wildlife scenes to Basque culture and Old West relics, it's a rich, curated journey through northeastern Nevada's past and present.

WESTERN FOLKLIFE CENTER

- The Living Heart of Cowboy Culture
- Distance from Elko: ± 0 miles

Located in the historic Pioneer Hotel, this center celebrates the voices and visions of the American West. Home to the National Cowboy Poetry Gathering, it features western music, stories, and exhibits that honor cowboy heritage in vivid, heartfelt form.

COWBOY ARTS & GEAR MUSEUM

- Craftsmanship of the American West
- Distance from Elko: ± 0 miles

This museum spotlights the artistry behind saddles, bits, and spurs. Through exhibits and demonstrations, visitors gain insight into the gear that helped shape cowboy life. It's a small but powerful tribute to tradition and trade.

ANGEL LAKE

- An Alpine Gem in the East Humboldt Range
- Distance from Elko: ± 46 miles

Angel Lake offers a postcard-perfect escape at high elevation. Surrounded by peaks and wildflowers, it's ideal for a cool summer picnic, light hiking, or reflective mountain solitude. A peaceful contrast to the desert basin below.

GOLD MINING A PILLAR OF ELKO'S ECONOMY & APPEAL

Elko, Nevada stands as one of the most productive gold mining regions in North America, anchoring the local economy and attracting investment, talent, and infrastructure. As the heart of Nevada's gold belt, Elko's mining industry not only sustains thousands of jobs but also serves as a magnet for business development, tourism, and long-term economic stability—making it a strategic location for investment.

ECONOMIC ENGINE OF THE REGION

Gold mining accounts for a significant share of Elko County's economic output, with operations led by Nevada Gold Mines—a joint venture between industry giants Barrick and Newmont. In recent years, the mining sector has contributed billions to the state through employment, procurement, and taxes. This stable economic engine supports a strong local workforce and fuels ancillary business growth across housing, retail, and services.

A MAGNET FOR OPPORTUNITY

Mining activity in Elko has created an ecosystem of opportunity—drawing skilled workers, contractors, and supporting industries from across the nation. With high-paying jobs and consistent production, the region attracts a steady population base and increased demand for housing, lodging, and commercial real estate, all of which strengthen its investment profile.

A LEGACY THAT DRIVES THE FUTURE

With gold discoveries dating back to the late 19th century, Elko's mining roots run deep. Today, the area is home to some of the largest and most advanced mining operations in the country. This legacy of resource development continues to shape the region's identity, providing long-term resilience and ensuring Elko remains a cornerstone of the American mining landscape.



This map illustrates the location of the Eiko Regional Airport and its surrounding area in Nevada. A red star marks the 'SUBJECT PROPERTY' at the Eiko Regional Airport. The map includes various callouts for nearby towns, roads, and recreational areas. Key features include:

- Towns and Settlements:** Riddle, Miller Creek Settlement, Murphy Hot Springs, Jarbidge, Jackpot, Contact, Park Valley, Grouse Creek, Lucin, Montello, Pequop, Loray, Oasis, Wells, Osino, Spring Creek, Carlin, Beowawe, Crescent Valley, Alpha, Shanty Town, Cherry Creek, Gold Hill, Ibapah, West Wendover, Decoy, Currie, Oakley, Gatchell Mine, Winnemucca, Grass Valley, Ellison, Valmy, Battle Mountain, Argenta, and McDermitt.
- Roads:** Highway 80, Highway 93, and Highway 10 are shown.
- Recreational Areas:** WILD HORSE STATE RECREATION AREA, TWELVE-MILE HOT SPRINGS, ANGEL LAKE, ANGEL LAKE SCENIC DRIVE, LAMOILLE CANYON, RUBY MOUNTAINS, SOUTH FORK STATE RECREATION AREA, and DUCK VALLEY RESERVATION.
- Other Features:** ELKO Regional Airport, MAVERICK CASINO & HOTEL, GOLD DUST WEST, STOCKMEN'S GOWBOY ARTS & CRAFTS MUSEUM & STAB HOTEL, and CALIFORNIA TRAIL INTERPRETIVE CENTER.

A red star marks the 'SUBJECT PROPERTY' location at the Eiko Regional Airport. The map also shows a 50-mile radius around the airport.

AMENITIES AMERICAN INN

▪ ON SITE LAUNDRY

▪ BATHROOM



▪ FULL INTERNET TV SYSTEM

▪ WIFI



▪ DISH NETWORK

▪ BARBEQUE AREA



INTERIOR PHOTOS



EXTERIOR PHOTOS



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**

SAM IVEY

PRESIDENT

435.773.7826

sam@apex-cre.com

APEX
CAPITAL MARKETS

BRITTANY PAU'U

LOAN BROKER

801.674.3625

brittany@apex-cre.com

AMERICAN INN **ELKO, NV**



**JUSTIN
SCOTT**

951.314.3404

justin@apex-cre.com

License #: S.0203614



500 W OAK ST
ELKO, NEVADA, 89801