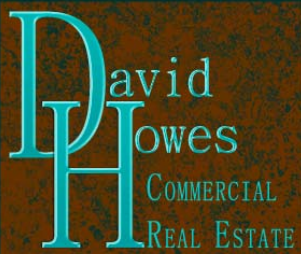


INVESTMENT OFFERING



FERGUSONS MOTEL

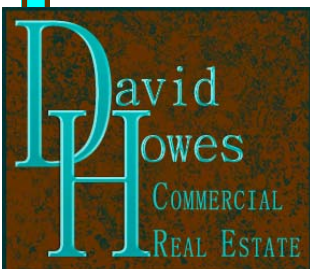
Fergusons Motel
1028 E. Fremont St
Las Vegas, Nevada 89101



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Executive Summary

Fergusons Motel
1028 E. Fremont Street
Las Vegas, Nevada 89101

Type of Property: Motel

Number of Units: 68

Financial Information: List Price: \$2,380,000.00

Traffic Counts: 14,000 per day

Visibility: Fronts on Fremont Street.
cross street is 11th Street.

Building & Improvements

Gross Building Area: +/- 37,000

Number of Floors: (2)

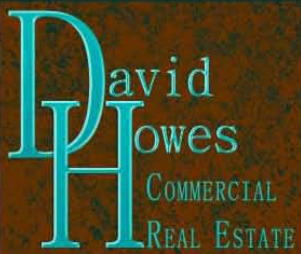
Year Built: 1946

Land

Area: +/- 1.15 Acres

Zoning: Commercial C-2

APNs: 139-35-211-025/026



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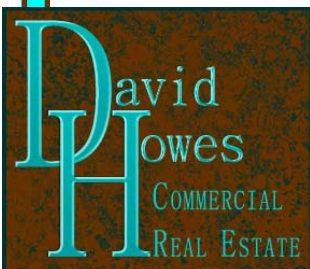
Summary

Located at the intersection of 11th & Fremont Street places the subject property in the northeast Business District

The primary influence in this area is the Fremont Experience. The focal point of this spectacle is the barrel vault, which covers Fremont Street from approximately Main Street to Las Vegas Boulevard.

The redevelopment of downtown Las Vegas has become a priority with Mayor Oscar Goodman. The post office, located on Stewart Ave, is being sought after by the Mayor. The intended use of this facility is to create a City Park and Center for the Arts in the Central Business District. The Mayor is also looking to place a professional basket ball team arena some place north of the subject property.

Hotel/Casinos along Fremont Street include Fitzgerald's, The Fremont, The Four Queens, The Lady Luck, Binion's, The Golden Nugget, The Plaza, The Las Vegas Club, Golden Gate, The California Club and Main Street Station. These hotel/casinos, and high concentration of office and municipal activities, make the Central Business District a significant employment center.



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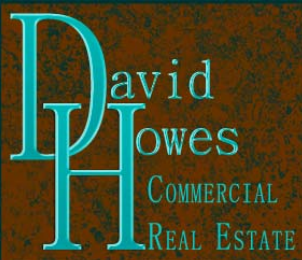
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Business Description

The facility is located at the intersection of 11th Street & Fremont Street, having a physical street address of 1028 E. Fremont Street, Las Vegas, Nevada, 89101.

Assessor's Parcel Numbers 139-35-211-025/
026. Parcels contains +/- 1.15 acres or 50,094 sq. ft.



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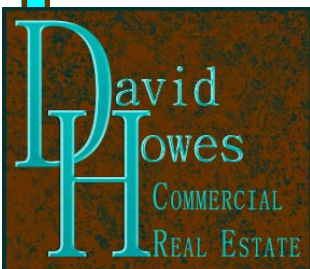
Property Description

SPECIFIC SITE:

The main building is located at the northeast corner of Fremont Street and 11th.

As Downtown city lots, all normal utilities are available to the property, including electricity, water and sewer, telephone, as well as natural gas service. Cable television is also available in the downtown area. Adjoining street thoroughfare area asphalt paved, with concrete curbs. Gutters and side walks adjoining the site.

Zoning in the downtown area includes C-2-G as defined by the City of Las Vegas, being General Commercial with a Gaming Overlay. The subject property as developed, is a legal and conforming use.



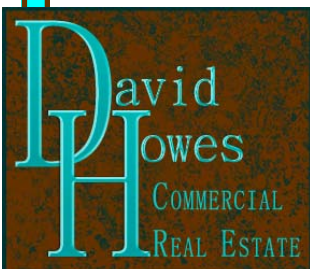
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Photos & Aerials

Northeast View



Back View

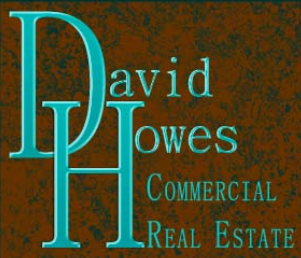


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Northwest View

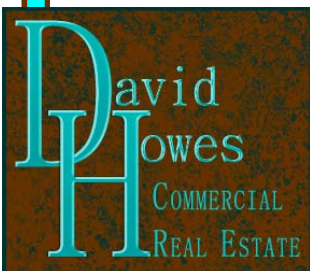
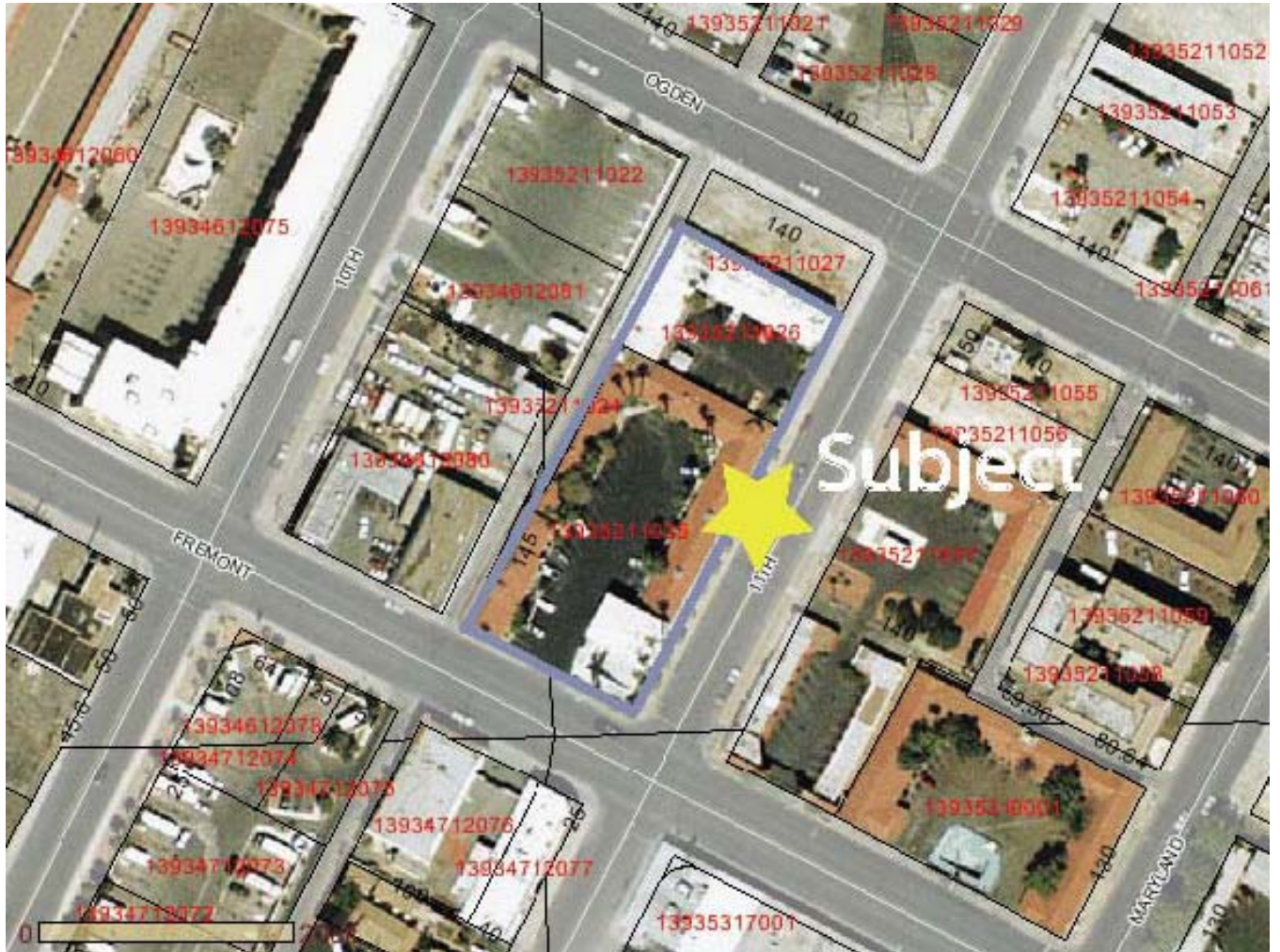


Southwest View



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Aerial



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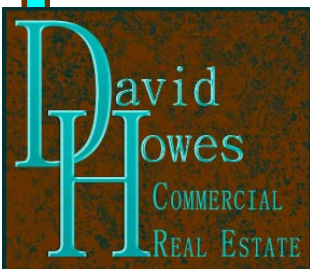
Market Overview

Currently, the Las Vegas metropolitan population is about 1.5 million with more than 35 million visitors annually. The economic outlook is good.

In the Hospitality Industry, the City of Las Vegas has created the East Fremont Entertainment District, an area that will offer non-gaming, blues and jazz night clubs, comedy clubs and other musical entertainment venues. The District is centered on East Fremont Street spanning Las Vegas Boulevard to Eighth Street.

The objective in creating this new District was to further the city's downtown redevelopment plans in the spirit of restoring downtown Las Vegas as a dynamic, vibrant center for the entire Las Vegas Valley.

The Goals were to create a safe and secure environment, eliminate urban blight, revitalize surrounding neighborhoods, foster economic development opportunities and expand free enterprise, eliminate criminal activities, make the East Fremont area a community of choice for business and citizens, create new entitlements and lift some existing zoning and licensure restrictions to encourage nongaming blues and jazz nightclubs, comedy clubs, and other musical entertainment venues.



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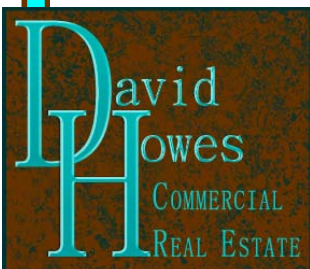
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Disclaimer

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Therefore, David Howes Commercial Real Estate disclaims any liability, under the laws of any state of the United States, which might arise from the purchaser's reliance upon the materials contained herein. This information is subject to change. The square footage, age and other measurements may have been approximated for demonstration purposes only. It is recommended that the prospective purchaser verify any and all information during the physical inspection period of the property.



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