

# Offering Memorandum for



## Sunrise Estates at Ash Meadows®

*32 Parcel Subdivision Right in the Heart of Beautiful Amargosa, NV*



**120 Acres  
Flat Buildable Land  
Subdivided and  
Ready For Your  
Development!**

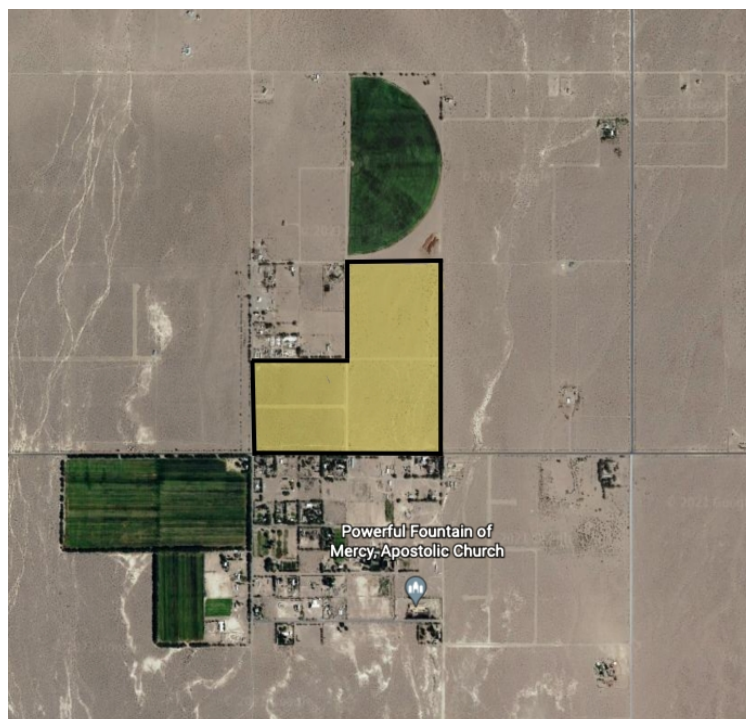
**Once in a Lifetime Opportunity ~ \$1.1mil**

THE  
BUSINESS BROKERS, LLC.



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# DISCLAIMER

The Business Brokers, LLC. has based this presentation and analysis upon information, which includes but is not limited to, the statements of the Seller and a Seller's Disclosure Statement, supplied by the Seller, and/or representatives of the Subdivision. The Seller has reviewed this presentation and has authorized its dissemination to pre-screened potential Buyers.

The Business Brokers, LLC. and its representatives did not make an attempt to independently verify the representations herein, and therefore does not make any expressed or implied warranties as to the conclusions drawn. The Business Brokers, LLC. shall have no liability to you, or any of your representatives, resulting from the use or contents of such information or from any action taken or any inaction occurring in reliance on such information. We reserve the right to make such adjustments to the valuation herein reported based upon consideration of additional or more reliable data that may become available subsequent to the issuance of this report.

During the due diligence process, it is the responsibility of the Buyer, with the aid of advisors, accountants, and/or attorneys, if necessary, to independently verify all representations made by the Seller, particularly as they relate to the adjustments made to the Subdivision and any notes and assumptions upon which future projects were based. Readers of the Offering Memorandum understand that statements are not guarantees of value or results. Many factors affect the Subdivision's actual financial result and cause material variation of expectations. Factors that may affect the Subdivision's actual results include future economic circumstances, industry conditions, government, availability, and prices of materials, builder pricing, the competitive environment, related market conditions, operating efficiencies, the Buyer's access to capital, actions of government, regulatory factors and other risks.

The Business Brokers, LLC. cautions readers to assume that any forward-looking results may differ from the actual results achieved. It is the responsibility of the Buyer to verify all representations and to make a final purchase decision based on their own independent investigation.

In furnishing this Offering Memorandum, neither the Business nor The Business Brokers, LLC. undertake any obligation to provide interested parties with access to any additional information. This Offering Memorandum shall not be deemed an indication of the state of affairs of the Seller nor shall it constitute an indication that there has been no change in the affairs of the Subdivision since the date of this Offering Memorandum. Neither the Seller nor you are under any legal obligation to pursue any transaction. The Seller and The Business Brokers, LLC. may pursue any transaction with any party and provide any person with any information (including this Offering Memorandum), whether or not provided to you, at their sole discretion.

Except where otherwise indicated, this CBR presents the Subdivision as of the date this Offering Memorandum was created. Neither the Seller or The Business Brokers, LLC. and its representatives undertake any compulsion to update any of the information discussed herein.



# Disclaimer Continued

## **Purpose**

The intent of this Offering Memorandum is to acquaint the prospective buyer with the pertinent information regarding the Business. The information contained herein is the result of a cooperative effort by The Business Brokers, LLC. and the Seller to divulge as much information as possible in order that a prospective buyer might make an informed decision on the acquisition of the Subdivision.

This prospectus outlines for the prospective purchaser some of the unique factors of the Subdivision which create value within the Subdivision.

## **If you are an Advisor**

If you receive this Offering Memorandum as an advisor or business professional to review and advise a client on the merits of this opportunity, your professional ethics should prevent the disclosure of this information to another third party. If you receive this as a financing source, please keep the information herein as confidential as possible in making a lending decision. The bearer of this presentation is responsible for its confidentiality.

## **About the Business Brokers, LLC.**

The Business Brokers, LLC. was founded by John and Eileen Prudhont and is where businesses and Real Estate with \$1 Million to \$20 Million in value go to be Sold.

In certain circumstances, The Business Brokers, LLC. will value, list and sell businesses and Real Estate under \$1 Million when such businesses and Real Estate are of a high-end, exceptional value and prime investment opportunities for a buyer.

Business Intermediaries and Real Estate Brokers John and Eileen Prudhont bring extensive experience to the Business Brokerage and Real Estate markets. They are Dynamic Visionaries with a wide-range of executive management and strategic consulting experience. Both John and Eileen have led multifaceted businesses and marketing strategies, negotiated complex deals and structured multi-million dollar transactions for many corporations, limited liability companies and individual investors.

We combine seasoned expertise and innovation, with unwavering tenacity, dedication, class, integrity and an effusive personality that make both of them a pleasure to work with, resulting in long-standing client relationships built on trust and confidence.

Acknowledged for our track record of success, negotiation skills, world-class client service, unsurpassed discretion, global network and marketing expertise, John and Eileen consistently deliver best-in-class results for every Buyer and Seller they represent. Whether you're looking to buy or sell your dream business, commercial or residential investment property, John and Eileen Prudhont are your preeminent resources for all your investment related needs.

The Business Brokers, LLC. team has seasoned professionals that have decades of experience in the business world and are here to support you. For more detailed information, please feel free to visit our website at The Business Brokers, LLC. We have made building a wide network of strong connections a priority and as a result have an impressive track record. With a long time reputation for business excellence and expertise, we afford our clientele with world-class service and impeccable attention to detail. We genuinely understand what is most important to our clients, and we pay attention to your wants and needs.

# Investment Highlights

**Only \$1,100,000!**

**PRIME OPPORTUNITY TO BUY 120 ACRES OF SUBDIVIDED LAND!**

This is your chance to score a 120 acre subdivision located in beautiful Amargosa Valley. This subdivision is already parceled with 32 lots. These are ranch style lots comprised of 16, 5 acre lots and 16, 2.5 acre lots. A savvy investor and/or developer will see that parceling lots such as these, is very expensive and time consuming and the seller has saved such investors from having the process become much more difficult moving into the future.

Currently each lot has the rights to have a well drilled. Amargosa has placed a moratorium on parceling smaller lots. VEA (Valley Electric) Service is at the property and ready to expand.

This is a fantastic land play with the lots being listed at \$34,000 average per lot for a total of only \$1.1 million. This is not only a great opportunity for a developer but an investor can simply sell off individual lots at a cost of nearly double the original \$34,000 per lot average.

Amargosa Valley demographics are perfect for a 100% USDA Loan program as well as Grant Funds for lower income areas.

The 8 lots along Farm Road would be perfect for commercial, Like-Kind activity too!

Just minutes away from Pahrump, NV and Open flowing waterways, exercise including mountain biking, racing, camping, dunes, recreation and so much more!

Very convenient access to a C-Store that includes a great restaurant across the street from the subdivision entrance

## About Amargosa Valley

The alluring Amargosa Valley is a small town on the southern Nevada-California border that is perched in a desert of the same name. Flanked by the Funeral Mountains to the west and Yucca Mountain and the Nellis Air Force Range to the east, both the desert and town were named for the beautiful Amargosa River. This desert river flows through the valley when rainfall floods the desert washes, and ultimately spills into Death Valley National Park.

Formerly known as Lathrop Wells, the Amargosa Valley is a quiet, friendly hamlet set in a region of historical splendor. Ancient campsites dating back at least 10,000 years to the last ice age, suggests ancient people once called the valley home. Today, this welcoming burb offers a small selection of amenities, including a full-service hotel and casino, and serves as a gateway to a downright incredible array of natural wonders in the surrounding landscape.

When visiting Amargosa Valley, a visit Death Valley National Park is a no brainer. While Death Valley National Park truly needs very little introduction, many might not be aware that it is home to Badwater Basin, the lowest, hottest and driest point in the United States at 282 feet below sea level. Visitors can also explore the famed Borax mining site, the mysterious sailing stones on the Devil's Racetrack, or check out a vantage point like Zabriskie Point for cant-believe-its-real photo ops.

Also, a trip to Amargosa Valley isn't complete without checking out Ash Meadows National Wildlife Refuge, another stunningly scenic area that divvies up boundless historical nuggets and natural wonder. Spanning a brain-bending 23,000 acres, Ash Meadows encompasses both dry lake beds of the mysterious desert landscape as well as spring-fed wetlands that offer a unique sanctuary to at least 24 plants and animals that cant be found anywhere else on the planet. While any of these endemic creatures are worthy of your attention, a trip to the Devil's Hole pond should definitely be on the to do list as it's home to the Devil's Pupfish, arguably the world's rarest fish. Although you can get close to the watering hole and admire it's spectacularly hued waters, the fish is very much protected and so small in size that your chances of actually eyeing one are minimal at best.

Also nearby is Big Dune, is a staggering formation of sand dunes towering 300 feet over the surrounding landscape. A definite favorite for off-road adventurers.

# PRIME OPPORTUNITY TO BUY 120 ACRES OF SUBDIVIDED LAND!



***Subject Property***



**Just Minutes To  
Open Flowing Water Ways  
Wildlife Viewing • Exercise  
Camping • Recreation**



**Sunrise Estates at Ash Meadows®**





**SAMPLE  
ELECTRICAL  
LAYOUT ON  
THE NEXT 2  
PAGES**



PALO VERDE

PALO VERDE



KUN

VAS

019-801-01

019-801-02

019-801-03

019-801-04

019-801-05

019-801-06

019-801-07

019-801-08

MESQUITE

MESQUITE

VASSAR

019-801-22

019-801-21

019-801-18

019-801-17

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019-801-24

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019-801-20

019-801-13

019-801-14

019-801-09

019-801-10

DEER

DEER

019-801-26

019-801-25

019-801-30

019-801-29

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019-801-28

019-801-31

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AMARGOSA FARM

611

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610

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Sunrise Estates at Ash Meadows®

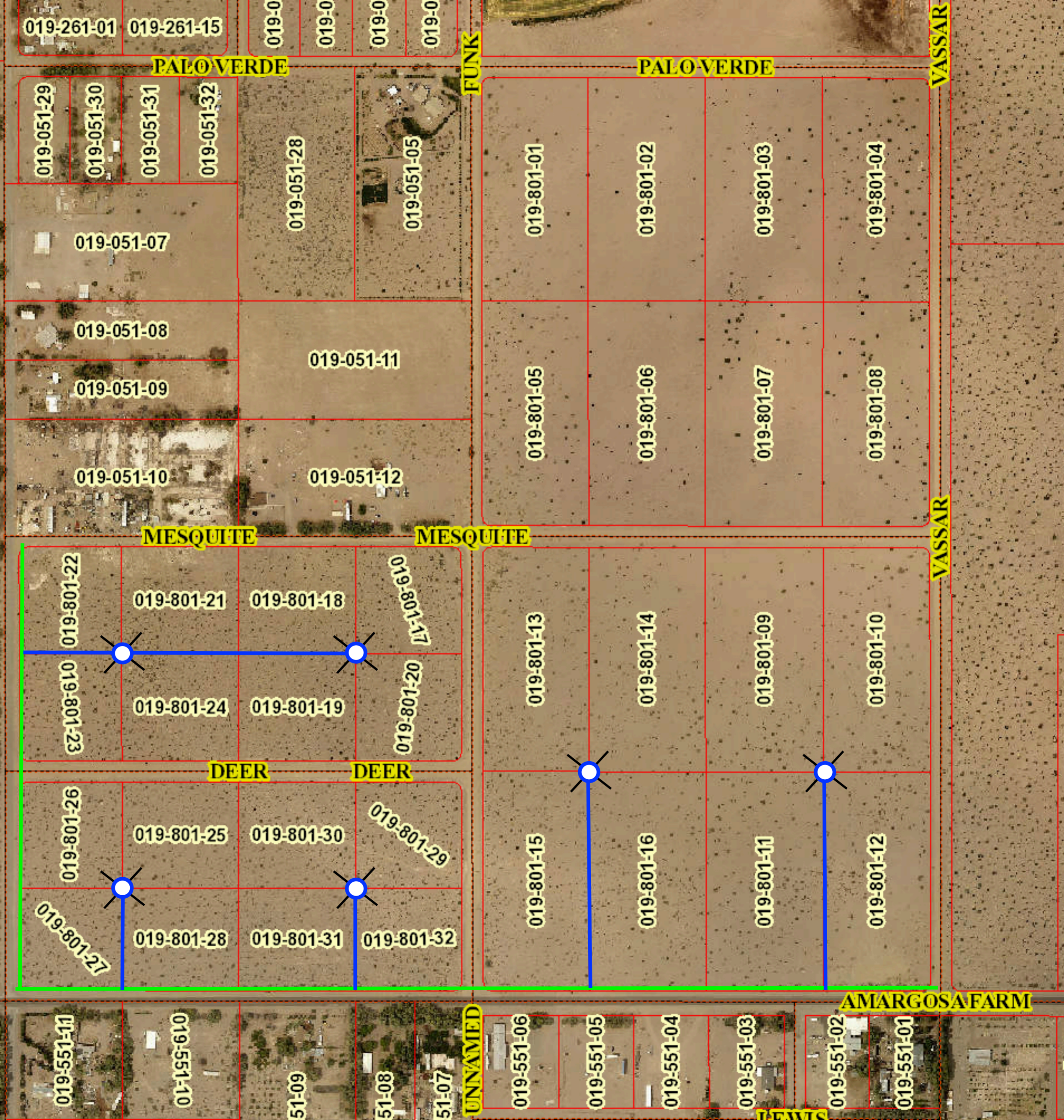


Valley Main Line 

Secondary Lines 

Transformers and house feeds 

13





**Gas • C-Store • Restaurant  
At Subdivision Entrance**



**Just 5 Miles Away  
Fire • Sheriff • EMT  
Community Center**

**Sunrise Estates at Ash Meadows®**



# BOOMING Employment in Amargosa Valley

- Agriculture
- Trucking
- Mining
- Dairy

**ALL HIRING  
CURRENTLY**



Sunrise  
Estates

Valley View Blvd

Farm Rd

Acres Cultivation 6 Miles - 100 Jobs

Longstreet Casino 13 Miles - 45 Jobs

Amargosa Dairy 7 Miles - 75 Jobs

Invke Mining Complex 9 Miles - 55 Jobs

# Sunrise Estates at Ash Meadows



# 32 Addresses and APN's

3966 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1765  
APN : 019-801-27

3906 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1765 A  
PN : 019-801-28

3846 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1762  
APN : 019-801-31

3786 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1760  
APN : 019-801-32

3785 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9916  
APN : 019-801-29

3845 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9916  
APN : 019-801-30

3905 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9917  
APN : 019-801-25

3965 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9917  
APN : 019-801-26

3966 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9917  
APN : 019-801-23

3906 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9917  
APN : 019-801-24

3846 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9916  
APN : 019-801-19

3786 W DEER LN, AMARGOSA VALLEY, NYE, NV 89020-9916  
APN : 019-801-20

3785 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9859  
APN : 019-801-17

3845 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9858  
APN : 019-801-18

3905 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9854  
APN : 019-801-21

3965 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9854  
APN : 019-801-22

# 32 Addresses and APN's continued

3716 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1760  
APN : 019-801-15

3656 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1759  
APN : 019-801-16

3596 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1757  
APN : 019-801-11

3536 W AMARGOSA FARM RD, AMARGOSA VALLEY, NYE, NV 89020-1757  
APN : 019-801-12

3535 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9860  
APN : 019-801-10

3595 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9860  
APN : 019-801-09

3655 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9859  
APN : 019-801-14

3715 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9859  
APN : 019-801-13

3536 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9860  
APN : 019-801-08

3596 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9860  
APN : 019-801-07

3656 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9859  
APN : 019-801-06

3716 W MESQUITE AVE, AMARGOSA VALLEY, NYE, NV 89020-9859  
APN : 019-801-05

3535 W PALO VERDE RD, AMARGOSA VALLEY, NYE, NV 89020  
APN : 019-801-04

3595 W PALO VERDE RD, AMARGOSA VALLEY, NYE, NV 89020  
APN : 019-801-03

3655 W PALO VERDE RD, AMARGOSA VALLEY, NYE, NV 89020-9863  
APN : 019-801-02

3715 W PALO VERDE RD, AMARGOSA VALLEY, NYE, NV 89020-9855  
APN : 019-801-01

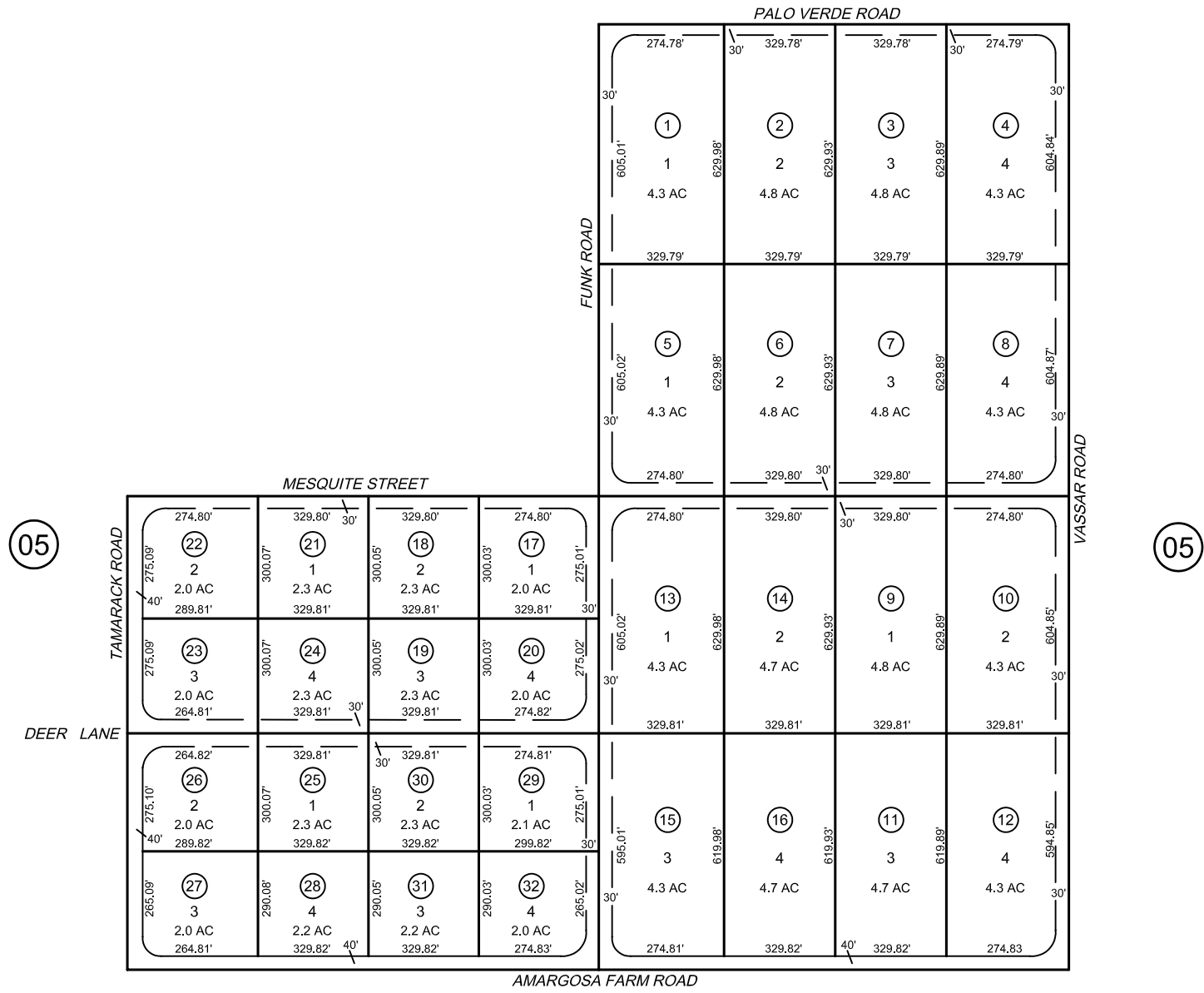
**PLAT  
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NEXT  
PAGE**





T16S, R48E  
 POR NW 1/4 SEC 10

05



05

NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

# Website Links

- **Amargosa Valley.com**
- **Beautiful Amargosa Valley**
- **Death Valley (55 min from Subdivision)**
- **Pahrump (56 min from Subdivision)**
- **Ash Meadows Wildlife Refuge**



**Please click  
above for  
more  
information**

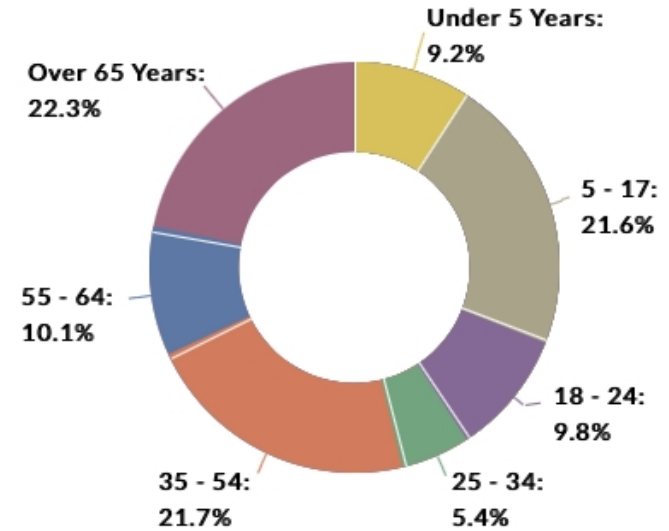
# DEMOGRAPHICS

## AMARGOSA VALLEY POPULATION & AGE DISTRIBUTION



TOTAL POPULATION  
**2,634**

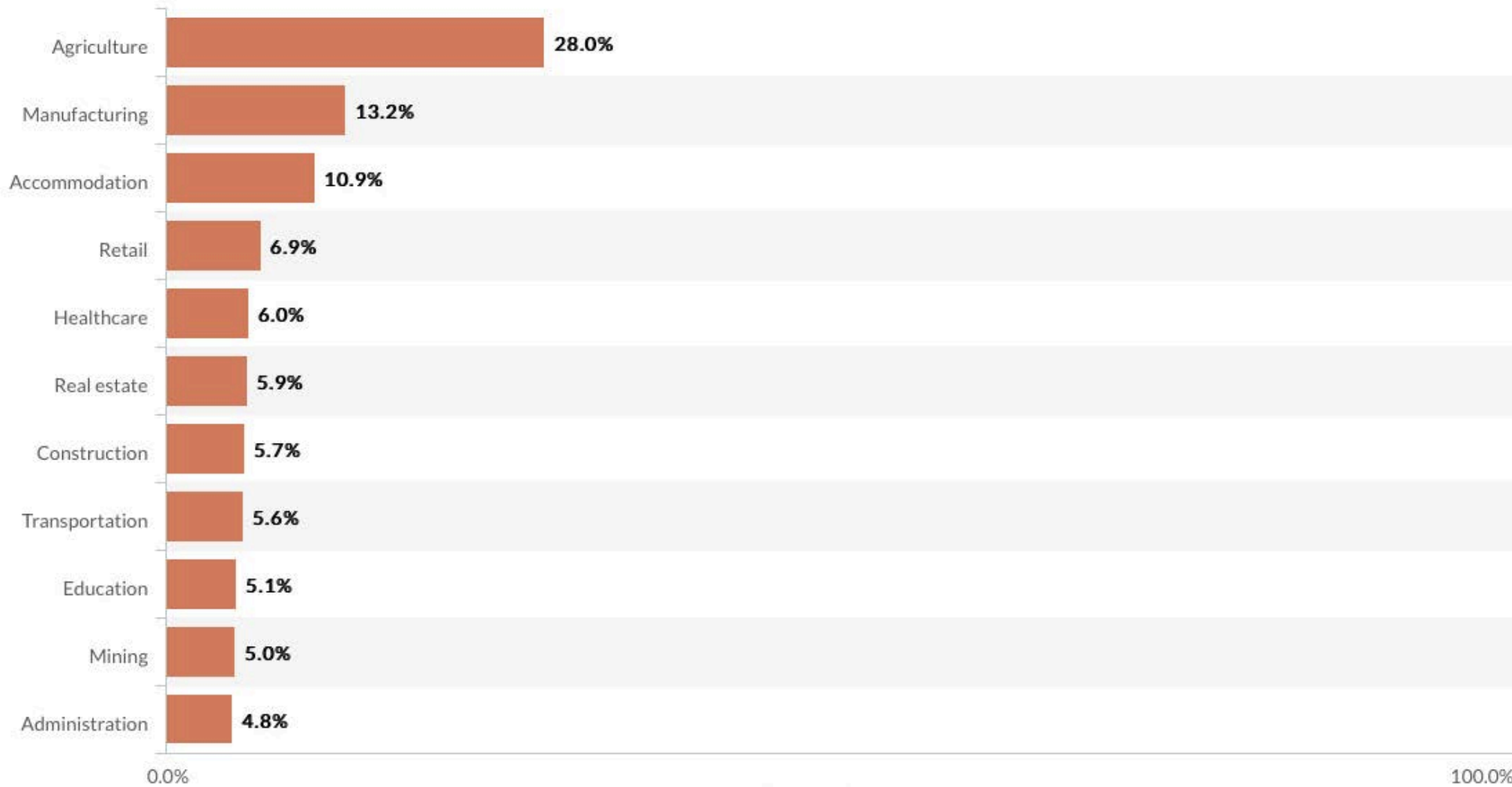
### AGE



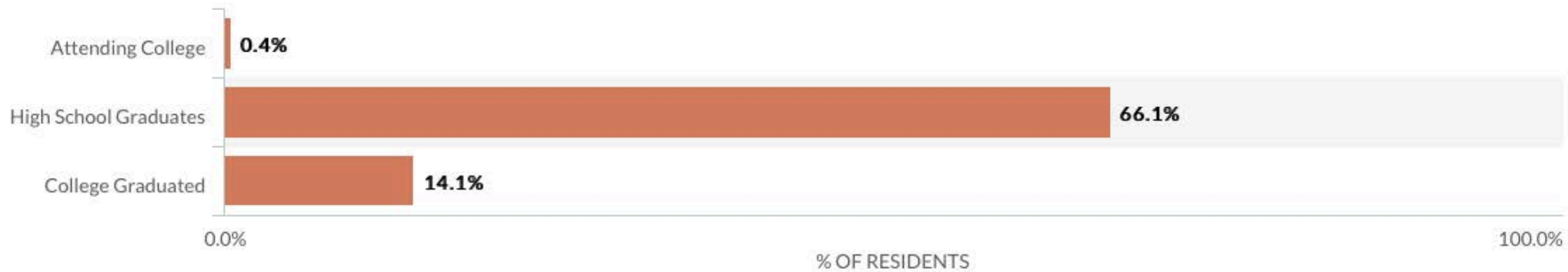
## EDUCATIONAL ATTAINMENT OF ADULTS



# EMPLOYMENT INDUSTRIES IN AMARGOSA VALLEY



# EDUCATIONAL ATTAINMENT OF ADULTS



# INCOME



## PER CAPITA INCOME



## MEDIAN HOUSEHOLD INCOME



INDIVIDUALS BELOW POVERTY LEVEL:

**29.7%**

# CONTACT INFORMATION

## **Eileen Prudhont**

Principal, Broker

Business Broker, Land Broker, Commercial Broker, Real Estate Broker,  
IBBA®, NBBA, CABB, CCIM®, SRES®, E-PRO®, REALTOR®

**Cell: 702-802-8090**

## **John Prudhont, MBA**

Principal, Business Broker, Mergers and Acquisitions Commercial  
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*Eileen Prudhont and John Prudhont are Real Estate Brokers, Licensed by the California Bureau of Real Estate, Broker License #01307577 and #01178776 and are performing services for which a Real Estate License is required. Nevada Real Estate Broker Licenses: #1001931 and #1001930. Nevada Business Broker Permit # BUSB.0006958.BKR and BUSB.0006956.BKR.*