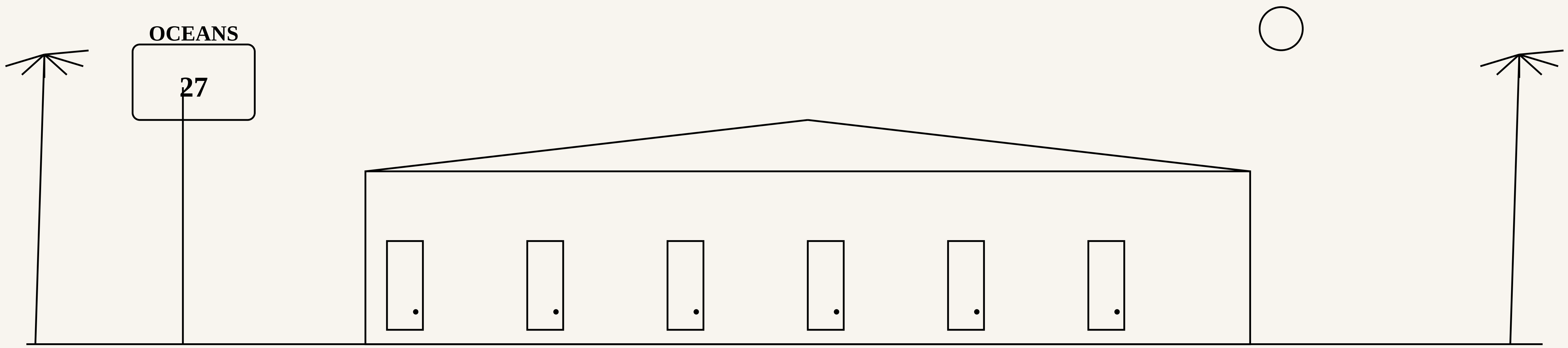
OCEANS 27

ACQUISITION & VALUE-ADD OPPORTUNITY

Acquire. Restore. Reimagine.

A hospitality asset with more than one path to value.



1636 N. BOULDER HIGHWAY · HENDERSON, NEVADA 89011

APNs 178-01-312-008 & 178-01-312-009 | Existing 27-Room Motel

OFFERED AT $3,950,000

PUBLIC OFFERING SUMMARY · AUGUST 2026

Presented by James P. Foster · Virtue Real Estate Group · Nevada Broker License B.0146172

For prospective buyers, developers, investors, hospitality operators and cooperating brokers.

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THE INVESTMENT CASE

BUY THE BASIS.

Oceans 27 is an opportunity to acquire an existing 27-room Boulder Highway motel for $3.95 million and choose how aggressively to pursue its embedded value.

The buyer may repair and operate the existing asset, comprehensively renovate and reposition it, or pursue the larger Oceans 27 concept with the assembled project relationships—or a plan and team of its own.

PROPERTY AT A GLANCE

Acquisition Price	$3.95M
Existing Inventory	27 rooms
Approx. Site	~0.63 acre*
Approx. Building	~8,080 SF*
Historical Peak NOI	~$700K*

THE VALUE HIERARCHY

1. ACQUIRE — **$3.95M**

Purchase the existing hospitality platform.

2. REPAIR & RESTORE — **~$8.75M**

Historical ~$700K NOI capitalized at 8%.

3. EXPAND & REPOSITION — **~$16.08M**

Prospective ~$1.286M stabilized NOI at 8%.

The buyer controls how far up the value hierarchy to go.

RESTORE & RECOVER

The motel reportedly achieved approximately $700,000 of annual NOI during its stronger 2023–2024 operating period. At a $3.95 million acquisition basis, that historical NOI represents approximately a 17.7% unlevered NOI yield on acquisition cost.

HISTORICAL-INCOME CASE

$700K NOI **≈ $8.75M**

Illustrative value at an 8% capitalization rate

WHY IT MATTERS

At the lower entry basis, the restoration case represents approximately $4.80 million of gross value spread before renovation, financing and transaction costs. The larger redevelopment remains optional upside.

**Historical, site and building information is preliminary and subject to independent buyer verification.*

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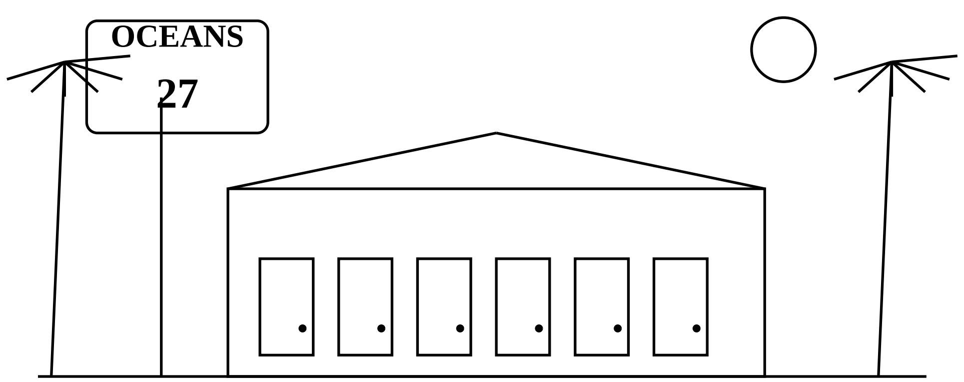
OCEANS 27 — THE LARGER OUTCOME

THE EXPANDED PROGRAM

The current concept combines 27 completely renovated motel rooms, 16 shared-accommodation beds and five BOXABL Casitas, supported by redesigned landscaping, parking, common areas and a technology-driven hospitality operating platform.



Conceptual illustration only — not an approved construction plan.

STABILIZED OPERATING CASE

27 Motel Rooms	$120/night	$1,064,340
16 Shared Beds	$30/night	$157,680
5 Casitas	$300/night	$492,750
GROSS REVENUE		**$1,714,770**
Operating Expense	20%	($342,954)
BOXABL Marketing	5%	($85,739)
TARGET NOI		**$1,286,078**
VALUE @ 8% CAP		**~$16.08M**

VALUE CREATION

The $3.95 million offering basis increases the prospective spread to both value cases. Relative to the approximately $16.08 million expanded stabilized case, the gross value delta is approximately $12.13 million before redevelopment, financing and transaction costs.

Acquisition basis	**$3.95M**
Restored value case	**~$8.75M**
Expanded value case	**~$16.08M**
Gross spread to restore	**~$4.80M**
Gross spread to expand	**~$12.13M**

CAPITAL PROGRAM

Current preliminary allowances include approximately $500,000 for renovation/refurnishing of the existing 27 rooms and approximately $500,000 for 12,500 SF of affected horizontal/site work at $40/SF. The expanded budget also includes Casitas, shared accommodations, landscaping, GC, soft costs and financing.

Prospective values are illustrative underwriting scenarios only. Actual development costs, financing, operating results and value may differ materially.

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LOCATION, EXECUTION & DUE DILIGENCE

WHY BOULDER HIGHWAY?

Henderson has identified the Boulder Highway / East Henderson corridor for long-term infrastructure, transportation, redevelopment and reinvestment initiatives. For investors, the corridor creates a broader setting for private capital to reposition underutilized property.

PUBLIC & INSTITUTIONAL INVESTMENT

The broader area includes major public infrastructure work and significant private investment, including Google's Henderson data-center presence near Boulder Highway and Warm Springs. Buyers should independently verify distances, project status and relevance to their intended use.

An operating hospitality asset today. A recovery play tomorrow. A redevelopment platform for the future.

TEAM POSITIONED TO MOVE

Owner / Seller	Patrick Michael Thomsen
Seller's Broker / Deal Maker	James P. Foster / Virtue Real Estate Group
Development Lender	Pinnacle Funding Solutions / Troy Freeman
Manufacturer / Strategic Partner	BOXABL — contemplated
General Contractor	To be selected / finalized
Future Buyer	May use assembled team or pursue own plan

BUYER OPTIONALITY

The purchaser is not required to adopt Oceans 27. The assembled financing/manufacturing concept is intended to reduce execution friction while preserving the buyer's freedom to substitute its own architect, contractor, operator, lender, manufacturer, branding or development plan.

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Each prospective buyer and its advisers must independently investigate all matters material to an acquisition, including title, APNs, acreage, building area, condition, utilities, access, environmental matters, zoning, permitted uses, transient lodging and short-term-rental rights, redevelopment status, Opportunity Zone eligibility, entitlements, parking, code compliance, taxes, insurance, construction feasibility, costs, financing, market demand and operating projections.

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