



BR

MOONLITE

BUNNY RANCH

LEGACY PORTFOLIO



SELECT
COMMERCIAL
GROUP



COLDWELL BANKER
COMMERCIAL
SELECT
REAL ESTATE

EXECUTIVE OFFERING SUMMARY

ENTERPRISE ASSET SALE

OFFERED AT:

\$33,900,000

Where Legacy Meets Opportunity

An opportunity to acquire one of America's most recognized hospitality brands, together with its operating businesses, real estate portfolio, licenses and related enterprise assets.

PROPERTY OVERVIEW

A Rare Enterprise Acquisition

The Bunny Ranch Legacy Portfolio | Lyon County, Nevada



\$33,900,000

Offering Price

USA & Abroad

Primary Market

Enterprise Asset Sale

Transaction Type

4 Licensed

Operating Businesses

NDA Required

Confidential Due Diligence

11 Individual

Real Estate Parcels

Additional Details

Detailed financial information and supporting due diligence materials will be made available to qualified purchasers following execution of a Confidentiality and Non-Disclosure Agreement (NDA) and completion of a background and qualifications review.

The Bunny Ranch Legacy Portfolio represents a rare opportunity to acquire one of America's most recognized hospitality brands through the purchase of a fully integrated business and real estate enterprise.

Offered as a single transaction for \$33,900,000, the portfolio includes four licensed operating businesses, a diversified collection of commercial and residential real estate, operating licenses, furniture, fixtures and equipment, vehicles and related enterprise assets. The acquisition also includes established brand recognition and a long-standing operating platform positioned for its next generation of ownership.

Portfolio at a Glance

A diversified collection of operating businesses, real estate and enterprise assets.

MOONLITE BUNNY RANCH
Flagship Licensed Operating Facility



SAGEBRUSH RANCH
Established Licensed Operating Facility

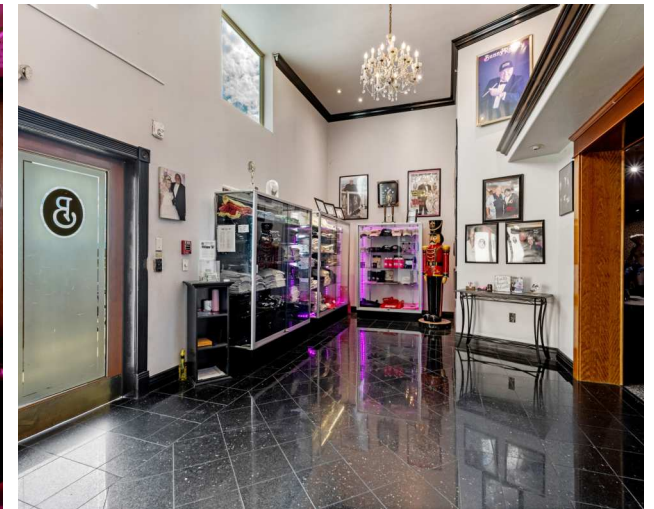


LOVE RANCH
Growth-Oriented Licensed Operating Facility



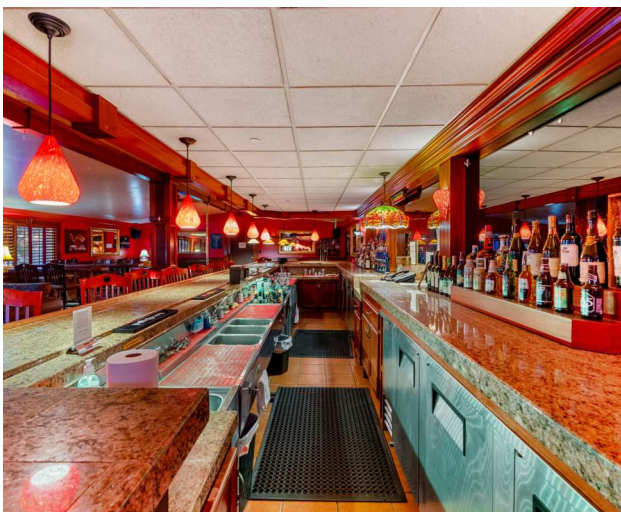
Portfolio Gallery | Moonlite Bunny Ranch

The flagship property at the heart of the Bunny Ranch Legacy Portfolio.



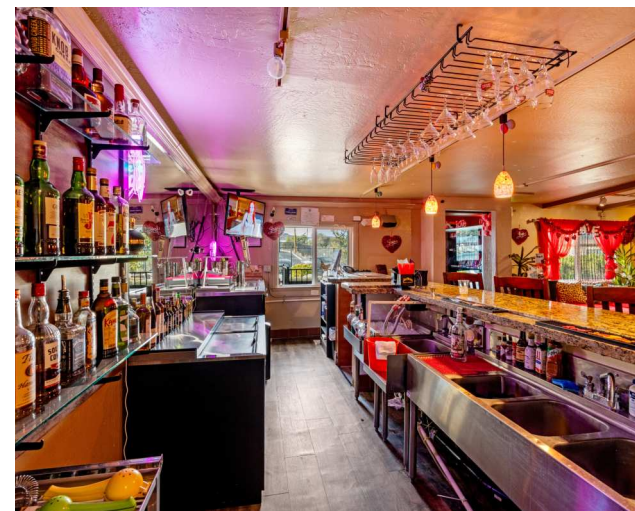
Portfolio Gallery | Sagebrush Ranch

An established operating property with a distinctive presence in Northern Nevada.



Portfolio Gallery | Love Ranch

A growth-oriented property offering flexibility and future potential within the portfolio.



Portfolio Overview

Operating Assets. Supporting Real Estate. Future Opportunity.



MAP KEY

- 1 | Moonlite Bunny Ranch
- 2 | Sagebrush Ranch
- 3 | Love Ranch
- 4 | Residential Estate
- 5 | Highway Frontage
- 6 | Storage and Warehouse Facilities
- 7 | Development Parcels Zoned X
- 8 | Squeeze Play Cabaret Building
- 9 | Moonlite Bunny Ranch Sign Parcel

NORTHERN NEVADA ORIENTATION MAP

Strategically located near Reno, Carson City and the
Tahoe-Reno Industrial Center (TRIC)



BR | BUNNY RANCH
LEGACY PORTFOLIO



PRIME LOCATION

- Less than 30 minutes to Reno
- 15 minutes to Carson City (State Capital)
- Within the Tahoe-Reno Industrial Center (TRIC)
- Easy access to I-80 and US-50



WORLD-CLASS EMPLOYERS

- Tesla Gigafactory
- Google Data Center
- Microsoft Data Center
- Switch Data Centers



SURROUNDING COMMUNITIES

- Reno & Sparks
- Carson City
- Dayton
- Fernley
- Silver Springs



RECREATION & LIFESTYLE

- Lake Tahoe
- Virginia City
- Year-round outdoor recreation
- World-class amenities

**STRATEGICALLY
LOCATED.
CONNECT TO
OPPORTUNITY.**

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Scope of the Offering

ASSET CATEGORY	INCLUDED IN SALE
OPERATING BUSINESSES	• Four licensed operating businesses • Established operating platforms • Business goodwill and customer relationships
REAL ESTATE PORTFOLIO	• Operating facilities • Residential properties and improvements • Support buildings and infrastructure • Storage facilities • Development parcels and land holdings • Highway frontage
FURNITURE, FIXTURES & EQUIPMENT	• Furniture and fixtures • Operational equipment • Business support assets and inventory
VEHICLES & EQUIPMENT	• Company-owned vehicles • Maintenance and service equipment • Operational support equipment
BRAND & BUSINESS ASSETS	• Trade names and DBAs • Websites and digital assets • Marketing materials and branding • Intellectual property* (subject to seller exclusions)
SELLER SUPPORT	• Sellers are willing to assist the buyer with transition and training support for up to one year after the sale (terms to be negotiated).



Parcel Overview

01 | The Bunny Ranch



MOONLITE BUNNY RANCH
69 Moonlight Road
Mound House, NV 89706

APN
016-221-22

BUILDING AREA
7,437 SF

LAND AREA
20.00 AC

PROPERTY HIGHLIGHTS

- Operating brothel property
- Main brothel buildings
- 2 manufactured rental homes
- 4-car garage configured as gym
- 2 VIP suites
- VIP-suite mobile home
- Extensive parking and site improvements

Access via Moonlight Road and Bunny Ranch Boulevard

02 | Sagebrush Ranch



SAGEBRUSH RANCH
51 Kit Kat Drive
Mound House, NV 89706

APN
019-073-07

ZONING
X

BUILDING AREA
11,704 SF

LAND AREA
1.51 AC

PROPERTY HIGHLIGHTS

- Operating brothel property
- Approximately 11,704 SF main building
- 1,040-SF garage and 480-SF bunkhouse
- Approximately 13,224 SF total improvements
- Ample on-site parking
- Convenient access from Kit Kat Drive

Located in the heart of the Bunny Ranch portfolio

03 | Love Ranch



54 KIT KAT DRIVE
Carson City, NV 89706

APN
019-072-08

ZONING
X

BUILDING AREA
5,362 SF

LAND AREA
1.92 AC

PROPERTY HIGHLIGHTS

- Operating brothel property
- Approximately 5,362 SF main building
- Additional manufactured improvements
- On-site parking with convenient access
- Established location within the Bunny Ranch portfolio

Located on Kit Kat Drive in Mound House, Nevada

04 | Residential Estate



162 GARNET CIRCLE
Mound House, NV 89706

APN
016-221-41

ZONING
RR2T

BUILDING AREA
1,172 SF

LAND AREA
2.17 AC

PROPERTY HIGHLIGHTS

- Residential/support property within the Bunny Ranch portfolio
- Single-family residence with pool
- Adjacent 2-car garage and large 12-car garage
- Paved drives and ample on-site parking
- Convenient access from Garnet Circle
- Private setting with open usable land area

Located at the corner of Garnet Circle and Bunny Ranch Boulevard

Parcel Overview

05 | Highway Frontage



10070 US HIGHWAY 50 E
Mound House, NV 89706

APN
016-231-01

ZONING
M1

LAND AREA
10.09 AC

PROPERTY HIGHLIGHTS

- 10.09 acres of industrial-zoned land
- Zoned M1 – Light Industrial
- Excellent visibility and frontage on US Highway 50 E
- Access via Bunmyranch Boulevard
- Level topography with usable layout
- Ideal for industrial, storage, or service uses

Strategically located along US Highway 50 E in Mound House, Nevada

06 | RV Storage Buildings



10082 US HIGHWAY 50 E
Mound House, NV 89706

PARCEL
016-221-21

ZONING
M1

BLDG AREA
8,000 SF

LAND AREA
16.00 AC

PROPERTY HIGHLIGHTS

- 16.00 acres of industrial-zoned land
- Zoned M1 – Light Industrial
- 8,000 SF industrial building
- Paved parking lot and drive aisle
- Excellent access via US Highway 50 E
- Ideal for industrial, storage, or service uses

Strategically located along US Highway 50 E in Mound House, Nevada

06 | Hillside Drive



45 HILLSIDE DR
Mound House, NV 89706

PARCEL
019-072-10

ZONING
X

BLDG AREA
3,200 SF

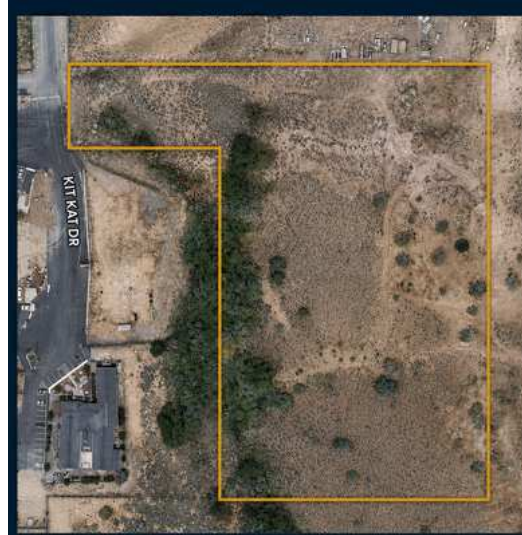
LAND AREA
2.19 AC

PROPERTY HIGHLIGHTS

- 2.19 acres of industrial-zoned land
- 3,200 SF of existing buildings
- Zoned X
- Easy access from Hillside Dr and Kit Kat Dr
- Level lot with usable layout
- Ideal for industrial, storage, or service uses

Strategically located in Mound House, Nevada with convenient access to US Highway 50

07 | Kit Kat Property Development Parcel



50 KIT KAT DR
Mound House, NV 89706

PARCEL
019-072-09

ZONING
X

LAND AREA
6.60 AC

PROPERTY HIGHLIGHTS

- 6.60 acres of industrial-zoned land
- Zoned X – Flexible use
- Level lot with usable layout
- Easy access from Kit Kat Dr
- Adjacent to existing business and infrastructure
- Ideal for industrial, storage, or service uses

Strategically located in Mound House, Nevada with convenient access to major roadways

Parcel Overview

07 | Kit Kat Parcel Brothel Site



48 KIT KAT DR
Mound House, NV 89706

REC OWNER	KIT KAT PROPERTIES LLC
ADDRESS	48 Kit Kat Dr Mound House, NV 89706
PARCEL	019-072-05
ZONING	X
BLDG AREA	5,149 SF
LAND AREA	1.60 AC

PROPERTY HIGHLIGHTS

- 1.60 acres of land
- Existing building area 5,149 SF
- Zoned X
- Easy access from Kit Kat Dr
- Ideal for industrial, storage, or service uses

Strategically located in Mound House, Nevada

08 | Squeeze Play Cabaret Building (Closed)



45 KIT KAT DR
Mound House, NV 89706

PARCEL	019-073-05
ZONING	X
LAND AREA	2.31 AC

PROPERTY HIGHLIGHTS

- 2.31 acres of land
- Zoned X – Flexible use
- Level lot with usable layout
- Easy access from Kit Kat Dr
- Ideal for industrial, storage, or service uses

Strategically located in Mound House, Nevada with convenient access to US Highway 50

09 | Moonlite Bunny Ranch Sign Parcel



MOONLITE BUNNY RANCH SIGN PARCEL
Mound House, NV 89706

REC OWNER	AMERICAN HEALTH & LEISURE CORP
ADDRESS	Red Rock Road and Highway 50
PARCEL	016-231-21
ZONING	M1
LAND AREA	0.01 AC

PROPERTY HIGHLIGHTS

- 0.01 acres of land
- Zoned M1 – Light Industrial
- Corner parcel with high visibility
- Direct access from Lincoln Hwy (US 50)
- Ideal for signage, access, or utility use

Strategically located at the corner of Lincoln Hwy and Red Rock Drive in Mound House, Nevada

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MOONLITE
BUNNY RANCH
LEGACY PORTFOLIO

WHERE LEGACY MEETS OPPORTUNITY

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