

TOP GUN COLLISION CENTER

2570 Alta Vista, Elko, NV 89801

Collision Business and
Real Estate

Offering Memorandum



MATTHEWS™



Exclusively Listed By

David Harrington

Broker of Record

License No. B.1003120.CORP (NV)

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PROPERTY OVERVIEW

Top Gun Collision Center
2570 Alta Vista, Elko, NV 89801



INVESTMENT HIGHLIGHTS

±15,400 SF
GLA

±1.84 AC
Lot Size

±13,000
VPD (I-80)

2001
Year Built

Property Highlights

- **Established Operator With Strong Local Reputation:** Top Gun Collision Center is a highly regarded, long-standing collision repair business in the Elko market, backed by decades of successful operations. The company has cultivated a loyal customer base through consistent service quality, repeat business, and deep-rooted community relationships. As a result, it is widely recognized as a trusted provider and a go-to destination for both insurance-driven and retail repair work across the region.
- **High-Visibility Facility With Prime Highway Access:** The property features an approximately 15,400 SF facility situated on a sizable ±1.84-acre parcel, offering ample space for vehicle staging, customer parking, and operational expansion—significantly exceeding the footprint of a typical single-location collision center. Strategically located with direct frontage along Interstate 80, the primary commercial artery through northern Nevada, the site benefits from exceptional visibility, strong traffic counts, and convenient access for both customers and insurance partners.
- **Scarce Market Opportunity With Industry Consolidation Tailwinds:** Top Gun is the leading collision repair facility in Elko, a geographically isolated market characterized by limited competition and steady demand driven by the area's mining and trucking sectors. The broader collision repair industry is experiencing ongoing consolidation, with national operators actively targeting underserved markets. Elko's lack of corporate penetration presents a rare, turnkey opportunity for an acquirer to establish an immediate presence in northern Nevada.





Subject Property



Ruby View Golf Course

Highland Village of Elko
±146 Units

Ruby Vista Apartments
±98 Units



±13,000 VPD



Great Basin College
±2,936 Students



Elko High School
±1,433 Students



Southside Elementary School
±553 Students



Elko Regional Airport

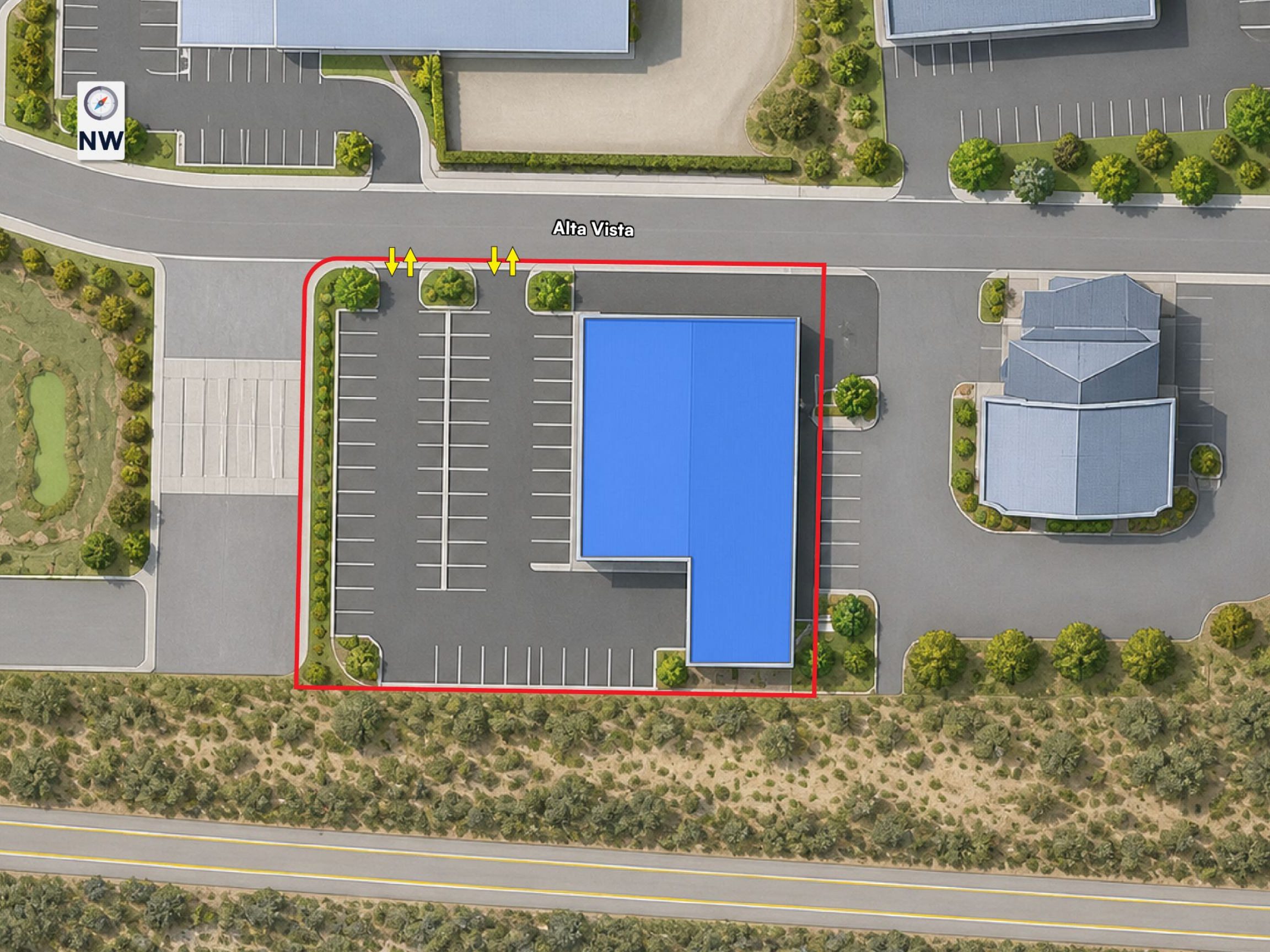
Idaho St ±17,000 VPD

Google Earth



NW

Alta Vista



FINANCIAL OVERVIEW

Top Gun Collision Center
2570 Alta Vista Elko, NV 89801



BUSINESS SUMMARY

\$1,043,557

Business List Price

4.75X

EBITDA Multiple

\$219,691

EBITDA

Revenue	\$2,423,156
Cost of Goods Sold	\$1,424,719
Gross Profit	\$998,438
Total Expenses	\$828,681
Net Operating Income	\$105,420
Depreciation & Amortization	\$14,526
Interest Expense	\$22,295
Income / Business Taxes	\$27,957
Officer Wages (Actual Paid)	\$6,118
Write-Off / Shop Loss	\$22,322
Penalties	\$1,106
Meals, Entertainment & Travel	\$5,292
Life Insurance (Officer)	\$6,764
Personal Vehicle – Lucius	\$420
Non-Recurring Professional Fees	\$7,471
2025 Adjusted EBITDA	\$219,691
Margin %	9.07%

PROPERTY SUMMARY

\$2,742,857

Real Estate List Price

\$178.10

Price PSF

±15,400 SF

GLA

Property Details

Business Name Top Gun Collision Center

Address 2570 Alta Vista

City, ST, Zip Elko, NV 89801

Total Square Footage 15,400

Year Business Started 2001

Three Phase Power 480

Gas Natural

Booth Heating Natural

Oil Water Separator Yes

of Parking Spots 75+



MARKET OVERVIEW

Top Gun Collision Center
2570 Alta Vista Elko, NV 89801



ELKO, NV

Local Market Overview

Elko, Nevada is a small but economically important regional market anchored by the mining industry, which drives much of the area’s employment, income, and overall demand. The city serves as a central hub for northeastern Nevada, supporting not only local residents but also surrounding rural communities and mining operations. In addition to mining, the local economy is supported by healthcare, education, retail, hospitality, and government services, creating a stable but not highly diversified base. Growth and activity levels tend to follow mining cycles, with stronger periods of hiring and investment leading to increased demand for housing, retail, and commercial services.

The retail market in Elko reflects this structure, operating as a practical, needs-based environment rather than a destination shopping area. Demand is fueled by local workers, regional consumers, and highway traffic, with spending focused on everyday goods and services. The tenant mix is led by national retailers, grocery stores, and quick-service restaurants, along with auto-related and service-oriented businesses that support both residents and the mining industry. Retail properties typically perform best when they are convenience-driven, such as grocery-anchored centers, highway-facing locations, or standalone buildings suited for national chains. Overall, the market is stable with moderate rents and limited new development, though it is constrained by a smaller population and a shallow tenant pool. Long-term performance is closely tied to the strength of the mining sector, but well-positioned retail that serves essential needs tends to remain resilient.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,764	20,048	25,378
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	742	8,141	10,192
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$135,143	\$111,860	\$114,795

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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