

BRAND NEW CONSTRUCTION

304 S MARYLAND PKWY, LAS VEGAS, NV 89101

304 APARTMENTS



FOR MORE INFORMATION:

ADAM PAUL MACALUSO

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BUYLASVEGASAPARTMENTBUILDINGS.COM

304 S MARYLAND PKWY, LAS VEGAS, NV 89101

304 APARTMENTS

MULTIFAMILY PROPERTY FOR SALE

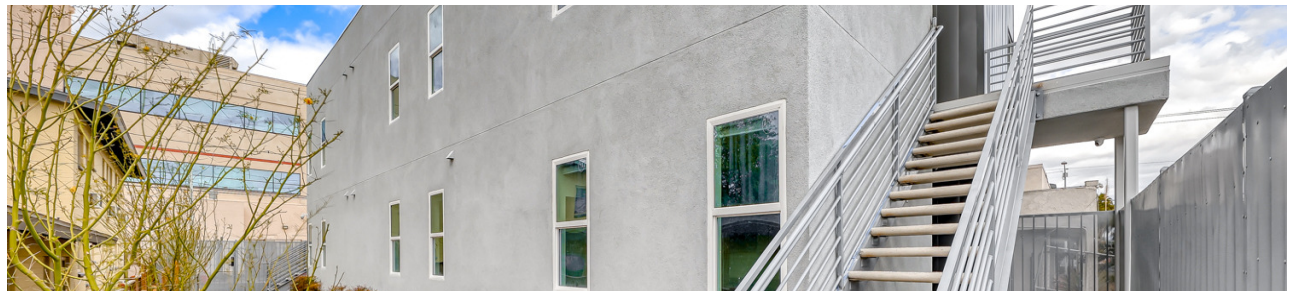


OFFERING SUMMARY

Sale Price:	\$1,699,999
Building Size:	4,200 SF
Lot Size:	6,970 SF
Number of Units:	12
Cap Rate:	7.22%
NOI:	\$122,808
Year Built:	2025
Zoning:	R-4
Market:	Central
Submarket:	Downtown

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,721	3,854	11,391
Total Population	2,867	6,590	24,398
Average HH Income	\$41,154	\$44,959	\$57,448



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INCOME SUMMARY

PROFORMA YEAR 12 STABILIZED

Vacancy Cost	(\$4,752)
GROSS INCOME	\$153,648

EXPENSES SUMMARY

PROFORMA YEAR 12 STABILIZED

Insurance	\$8,500
Management @ 8%	\$12,291
Sewer	\$1,600
Trash	\$1,200
Water	\$960
Power	\$700
Property Taxes	\$2,799
Reserves	\$3,600
OPERATING EXPENSES	\$30,840

NET OPERATING INCOME	\$122,808
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	SECURITY DEPOSIT
1	-	1	258 SF	\$1,000	\$500
2	-	1	258 SF	\$899	\$1,798
3	-	1	258 SF	\$899	\$1,798
4	-	1	258 SF	\$899	\$850
5	-	1	258 SF	\$850	\$1,700
6	-	1	285 SF	\$850	\$850
7	-	1	258 SF	\$1,000	\$500
8	-	1	258 SF	\$1,000	\$899
9	-	1	258 SF	\$1,025	\$2,050
10	-	1	258 SF	\$1,050	-
11	-	1	258 SF	\$904	\$899
12	-	1	258 SF	\$1,000	-
TOTALS			3,123 SF	\$11,376	\$11,844
AVERAGES			260 SF	\$948	\$1,184



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PROPERTY OVERVIEW VIDEO



MULTIFAMILY PROPERTY

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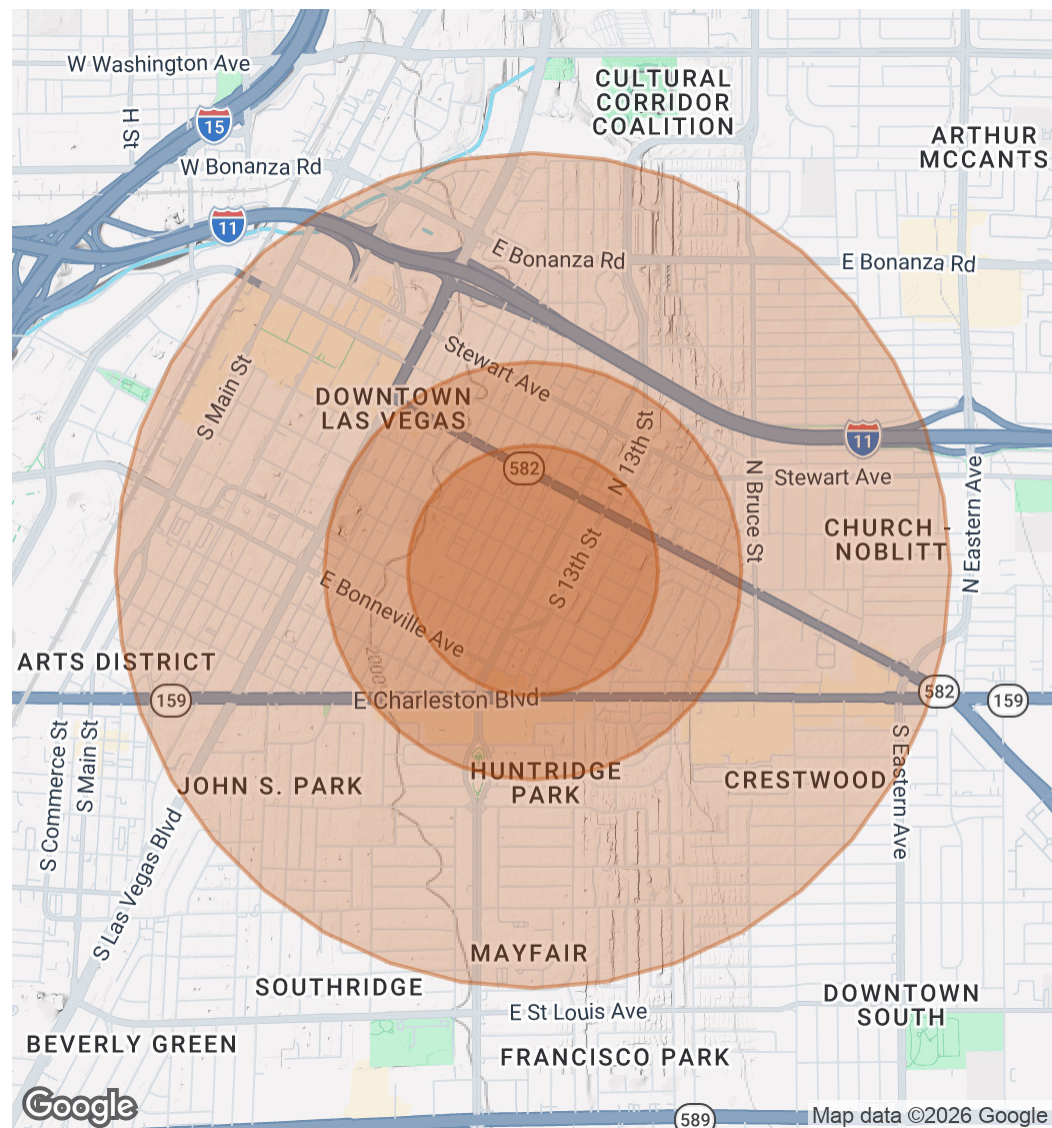
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,867	6,590	24,398
Average Age	44	44	41
Average Age (Male)	46	45	42
Average Age (Female)	42	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,721	3,854	11,391
# of Persons per HH	1.7	1.7	2.1
Average HH Income	\$41,154	\$44,959	\$57,448
Average House Value	\$397,690	\$381,934	\$356,424
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	32.8%	34.9%	46.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
% White	38.4%	38.6%	33.4%
% Black	19.9%	18.5%	16.7%
% Asian	6.9%	6.6%	5.0%
% Hawaiian	0.4%	0.5%	0.5%
% American Indian	1.3%	1.3%	1.3%
% Other	17.8%	18.3%	25.3%

2020 American Community Survey (ACS)



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ADAM PAUL MACALUSO

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PROFESSIONAL BACKGROUND

When entering or exiting the Multifamily asset class it's crucial to your success as an investor to be aligned with a qualified trusted advisor who will put your needs above all else. Paul Macaluso is President of Multifamily Investments at Simply Vegas Commercials and is a specialist in the acquisition and disposition of Multifamily assets with a over decade of experience helping Multifamily property owners achieve and exceed their investment goals

With a unique fresh approach and the aid of today's modern cutting edge technology Paul Macaluso Guarantees to position investors for success with their Las Vegas Multifamily investment needs.

Being able to have a reliable professional as your boots on the ground is key to identifying profitable opportunities in the Las Vegas Multifamily market. Whether the market is up, down or sideways Paul Macaluso has been able to guide his clients towards above average returns in every market condition. With his unwavering determination along with uncompromising definiteness of purpose Paul Macaluso can and will Guarantee your success within the Las Vegas Multifamily asset class of our commercial market.

MEMBERSHIPS

5 Points Business Association
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