



# 4244 MIDDLESEX AVE LAS VEGAS, NV 89110

## Hyde Real Estate

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## PROPERTY SUMMARY

Offering Price \$640,000.00

Building SqFt 2,896 SqFt

Lot Size (SF) 8,276.00 SqFt

Lot Size (acres) 0.19

Levels 2

Units 4.00

Year Built 1983

Subdivision Name VILLAGE AT WASHINGTON

County Clark

Parcel ID / APN 140-30-610-020

Construction FRAME

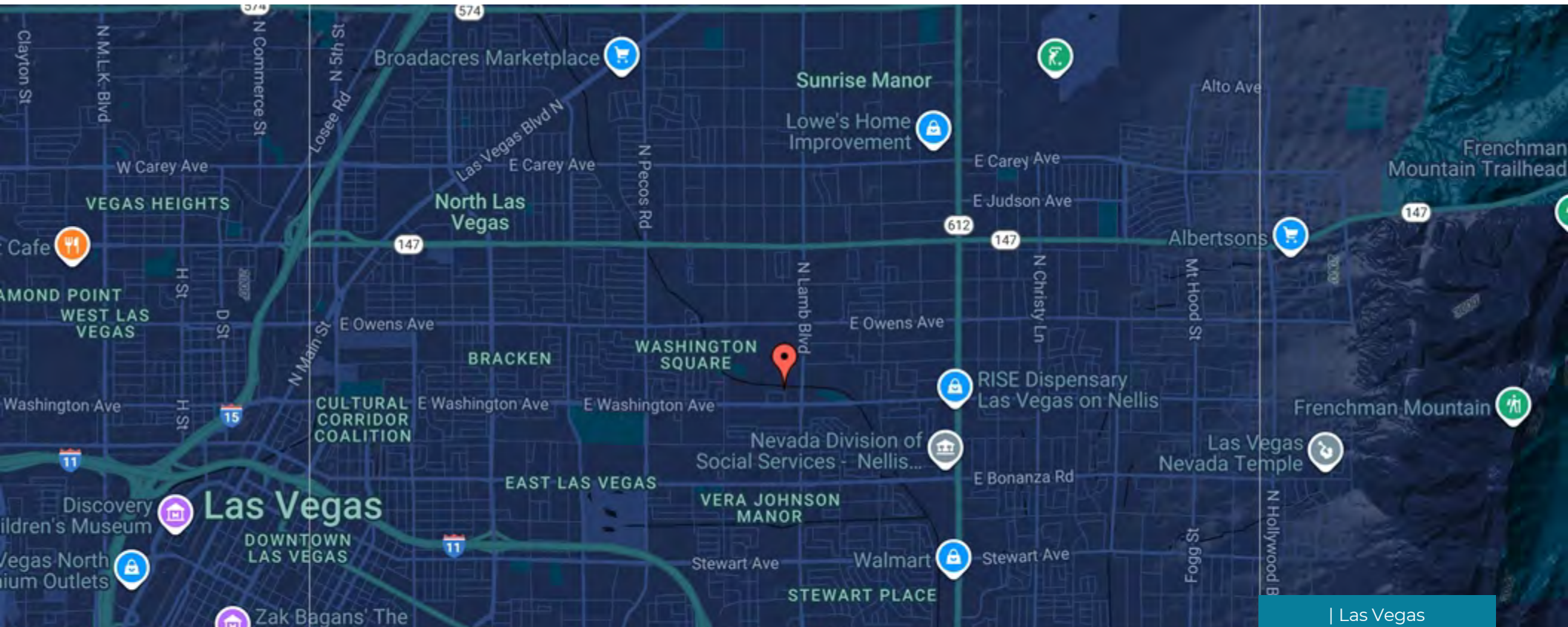
## INVESTMENT SUMMARY

4244 Middlesex Ave is a stabilized fourplex built in 1983, offering 2-bedroom, 1-bath units that appeal to working families and long-term renters. The property is occupied with long-term tenants, providing dependable income. With spacious interiors and value-add potential through lease renewals, this asset delivers both stability and upside.



## INVESTMENT HIGHLIGHTS

- All 2-bedroom, 1-bath unit mix
- Built in 1983, consistently maintained
- Opportunity to increase rents through strategic renewals
- Well-sized layouts positioned for retention and steady occupancy





## LOCATION HIGHLIGHTS

- Located in East Las Vegas, a strong rental corridor
- Walking distance to neighborhood amenities and transit
- Easy connections to Nellis Blvd and Boulder Hwy
- Low vacancy and high tenant demand for two-bedroom units

### 3 MILE RADIUS



POPULATION  
229,640



DAYTIME POPULATION  
194,155



HOUSEHOLDS  
73,839



AVG. HOUSEHOLD INCOME  
\$ 67,298

# RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	ANNUAL RENT/ SF	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
1	A	724	\$19.48	\$14,100.00		+ Utilities	05/31/2024	05/31/2025	
2	Vacant	724	\$24.03	\$17,400.00		+ Utilities		-	
3	C	724	\$19.06	\$13,800.00		+ Utilities	11/30/2024	11/30/2025	
4	D	724	\$19.06	\$13,800.00		+ Utilities	09/30/2024	09/30/2025	
	Total Occupied	2896	\$59,100.00						
	<b>TOTAL</b>	<b>2896</b>	<b>\$59,100.00</b>		<b>\$0.00</b>				

## OVERVIEW & ASSUMPTIONS

### PRICING SUMMARY

PRICING	\$640,000.00
PRICE PSF	\$220.99
IN PLACE NOI	\$43,863.00
IN PLACE CAP RATE	6.85%
YEAR 1 NOI	\$50,853.05
YEAR 1 CAP RATE	7.95%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.95%

### GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	10/01/2025
INCOME GROWTH RATE	12.50%
PROPERTY TAX GROWTH RATE	5.00%
MANAGEMENT FEE GROWTH RATE	5.00%
MARKET RENT/SF	\$0.00

### EXPENSE BREAKDOWN

GENERAL EXPENSES	
MAINTENANCE	\$2,088.00
UTILITIES	\$3,600.00
<b>TOTAL GENERAL EXPENSES</b>	<b>\$5,688.00</b>
PROPERTY INSURANCE	\$1,600.00
PROPERTY TAX	\$2,381.00
MANAGEMENT FEE	\$5,568.00
<b>TOTAL EXPENSES</b>	<b>\$15,237.00</b>

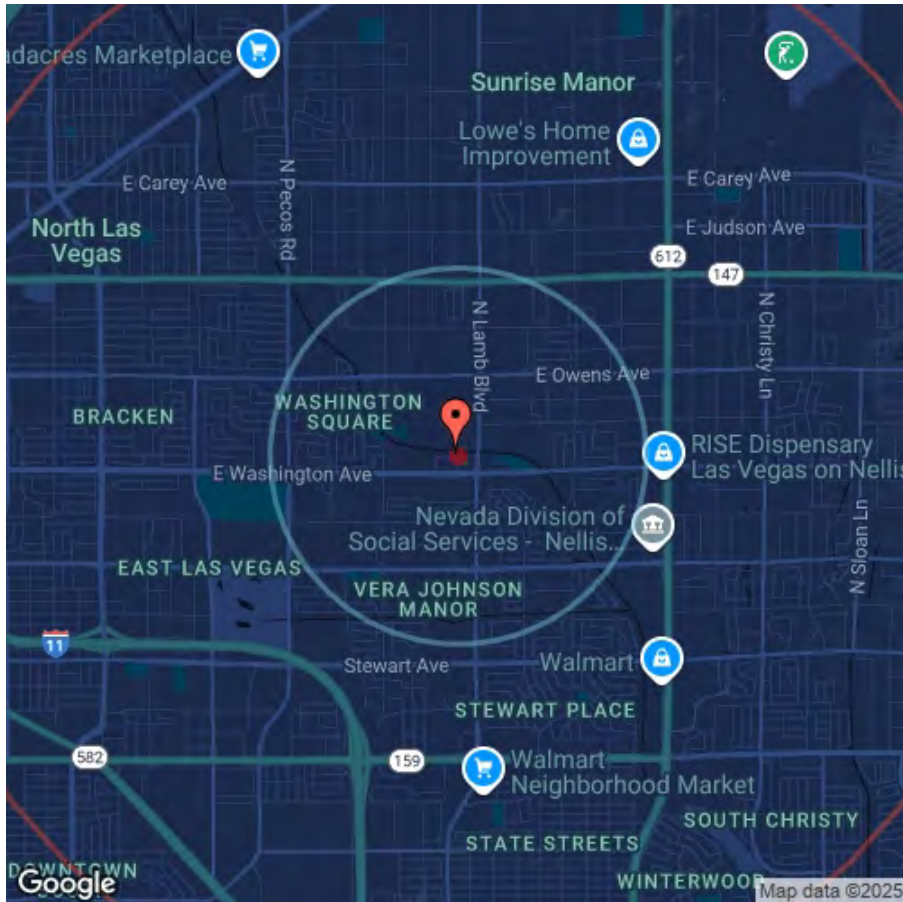
# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$59,100.00	\$66,487.50
SCHEDULED BASE RENTAL REVENUE	\$59,100.00	\$66,487.50
TOTAL POTENTIAL GROSS REVENUE	\$59,100.00	\$66,487.50
EFFECTIVE GROSS REVENUE	\$59,100.00	\$66,487.50
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$2,381.00	\$2,500.05
INSURANCE	\$1,600.00	\$1,600.00
MANAGEMENT FEE	\$5,568.00	\$5,846.40
GENERAL EXPENSES	\$5,688.00	\$5,688.00
TOTAL OPERATING EXPENSES	\$15,237.00	\$15,634.45
<b>NET OPERATING INCOME</b>	<b>\$43,863.00</b>	<b>\$50,853.05</b>
CAP RATE	6.85%	7.95%

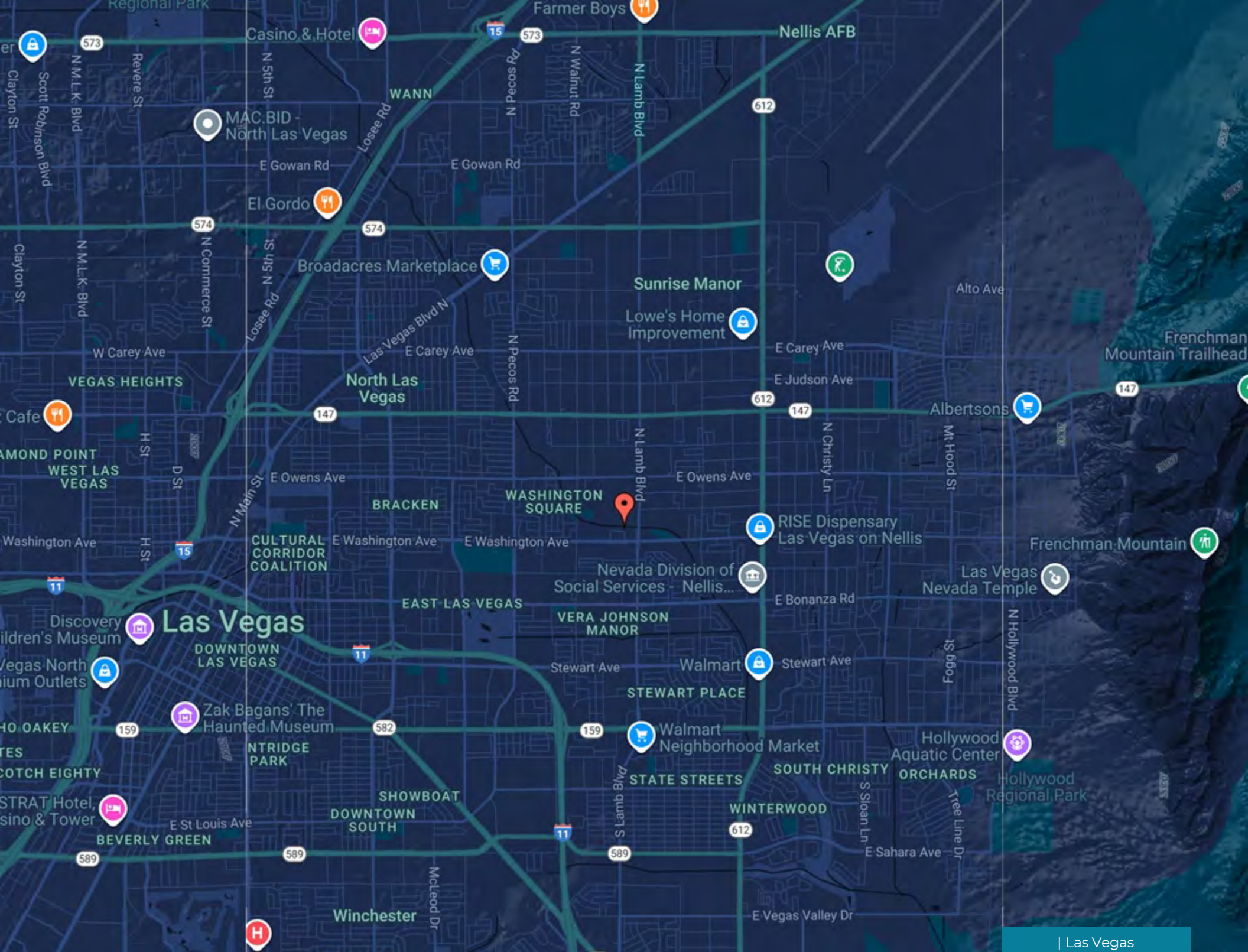
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,858	217,608	403,737
2010 Population	34,881	223,869	436,186
2025 Population	35,541	229,640	462,341
2030 Population	36,555	234,168	474,904
2025-2030 Growth Rate	0.56 %	0.39 %	0.54 %
2025 Daytime Population	25,199	194,155	493,889

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,841	10,486	20,864
\$15000-24999	873	6,849	14,390
\$25000-34999	1,466	7,928	16,002
\$35000-49999	1,691	9,879	20,342
\$50000-74999	2,023	13,712	29,623
\$75000-99999	1,591	10,175	21,408
\$100000-149999	1,298	9,867	22,059
\$150000-199999	291	2,832	7,797
\$200000 or greater	234	2,107	6,306
Median HH Income	\$ 47,463	\$ 52,713	\$ 55,866
Average HH Income	\$ 61,555	\$ 67,298	\$ 72,775



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,060	67,718	136,515
2010 Total Households	9,723	65,603	139,774
2025 Total Households	11,307	73,839	158,805
2030 Total Households	11,722	75,935	164,671
2025 Average Household Size	3.14	3.05	2.86
2025 Owner Occupied Housing	4,721	33,690	72,625
2030 Owner Occupied Housing	5,103	35,439	77,035
2025 Renter Occupied Housing	6,586	40,149	86,180
2030 Renter Occupied Housing	6,620	40,496	87,636
2025 Vacant Housing	417	3,770	10,290
2025 Total Housing	11,724	77,609	169,095



# Las Vegas

## ABOUT LAS VEGAS

Las Vegas, colloquially referred to as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County. It is the 24th-most populous city in the United States with 641,903 residents at the 2020 census, while the Las Vegas metropolitan area has an estimated 2.4 million residents and is the 29th-largest metropolitan area in the nation. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife.



## CITY OF LAS VEGAS

COUNTY CLARK

INCORPORATED 3/15/1911

## AREA

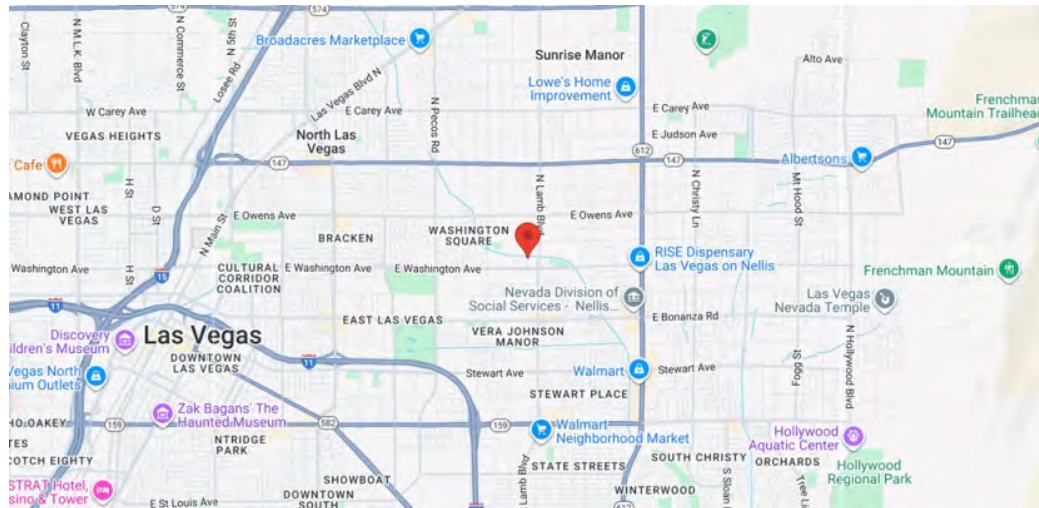
## POPULATION

CITY 141.9 SQ MI

LAND 141.9 SQ MI

WATER 0.1 SQ MI

ELEVATION 2001 FT



## CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE HYDE REAL ESTATE ADVISOR FOR MORE DETAILS.**

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