

4664 Twain Ave

OFFERING MEMORANDUM

4664 W Twain Ave
Las Vegas, NV 89103



4664 Twain Ave

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4664 TWAIN AVE

01 Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

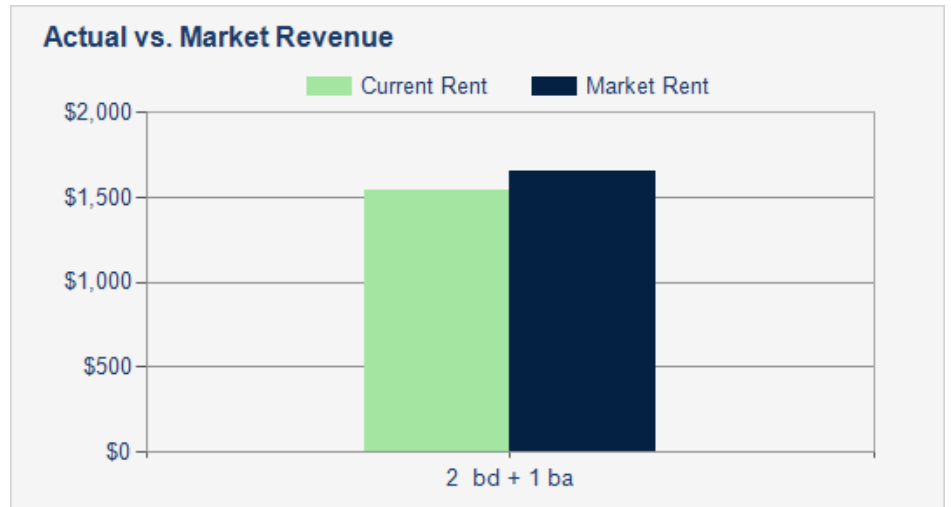
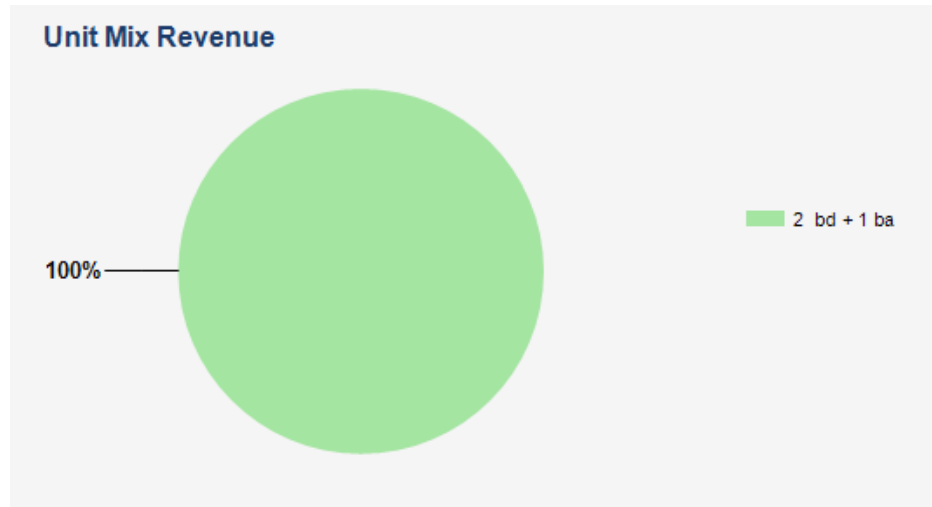
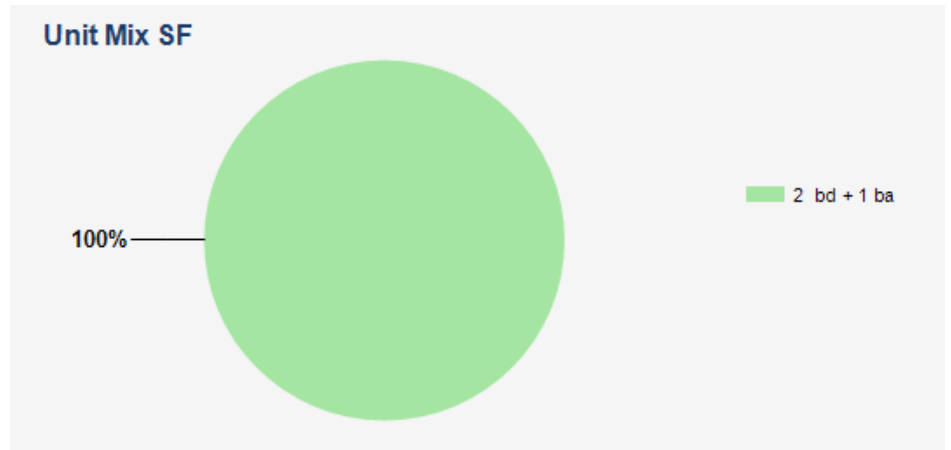
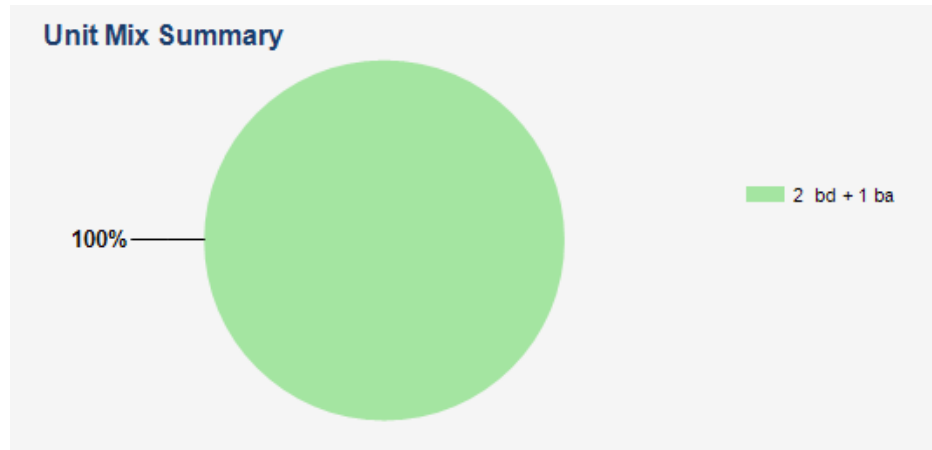
ADDRESS	4664 W Twain Ave Las Vegas NV 89103
COUNTY	Clark
BUILDING SF	3,688 SF
LAND SF	7,405 SF
LAND ACRES	.17
NUMBER OF UNITS	4
YEAR BUILT	1977
APN	162-18-214-019
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$759,900
PRICE PSF	\$206.05
PRICE PER UNIT	\$189,975
OCCUPANCY	100.00%
NOI (CURRENT)	\$66,661
CAP RATE (CURRENT)	8.77%
GRM (CURRENT)	10.25

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	30,249	147,326	412,466
2025 Median HH Income	\$45,242	\$53,537	\$55,647
2025 Average HH Income	\$59,189	\$78,984	\$80,052

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	4	980	\$1,545	\$1.58	\$6,180	\$1,650	\$1.68	\$6,600
Totals/Averages	4	980	\$1,545	\$1.58	\$6,180	\$1,650	\$1.68	\$6,600

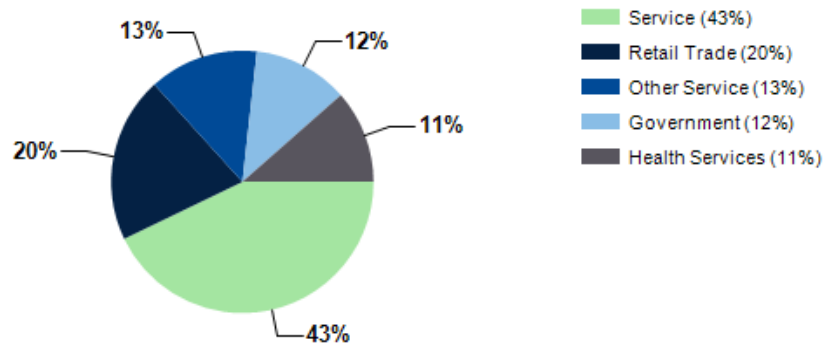


4664 TWAIN AVE

02 Location

Location Summary

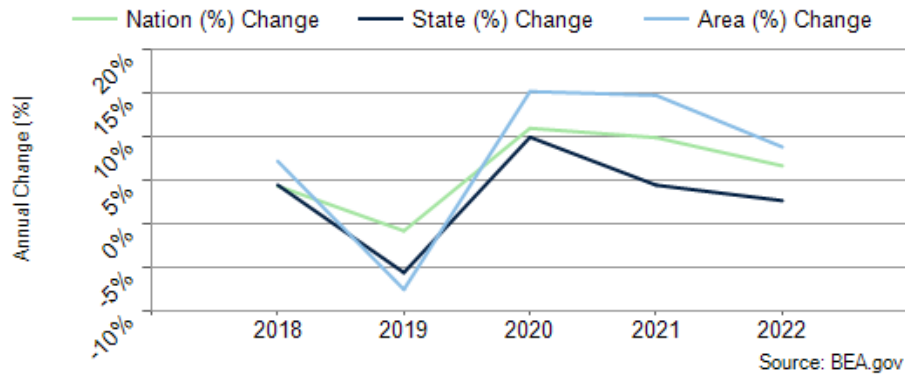
Major Industries by Employee Count



Largest Employers

Clark County Offices	10,000
Las Vegas Metropolitan Police	50,009,999
Flamingo Las Vegas Hotel-Casino	50,009,999
MGM Grand	50,009,999
Las Vegas Sands Corp	50,009,999
Orleans Hotel & Casino	50,009,999
Caesars Palace	50,009,999
Mandalay Bay	50,009,999

Clark County GDP Trend





4664 Twain Ave | Property Description

03

Property Description

Property Features

Property Images

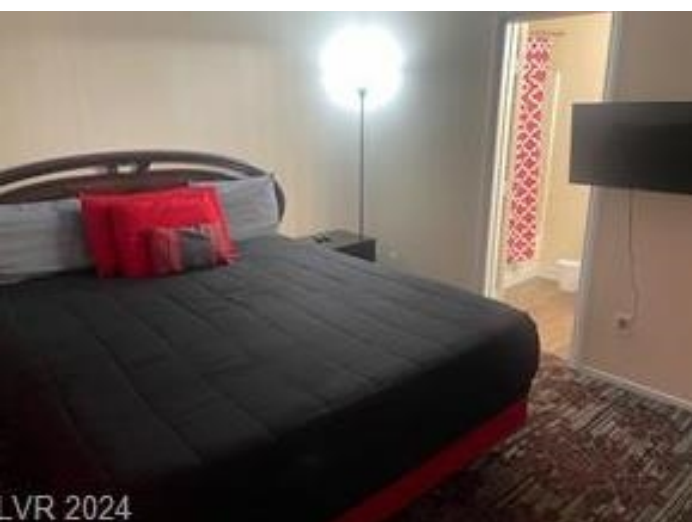
4664 TWAIN AVE

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,688
LAND SF	7,405
LAND ACRES	.17
YEAR BUILT	1977
# OF PARCELS	1
ZONING TYPE	Multi
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1











4664 TWAIN AVE

04 On Market Comps

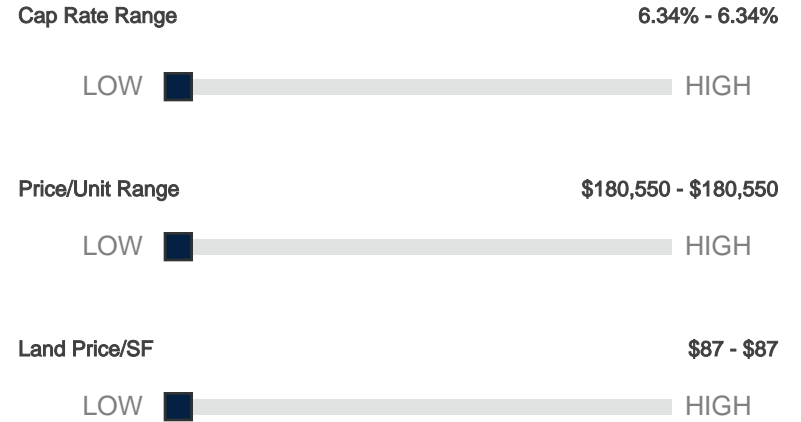
- On Market Comparables
- On Market Comparables Summary
- On Market Comparables Charts
- On Market Comparables Map

1



4150 Solteros
4150 Solteros st
Las Vegas, NV 89103

TOTAL UNITS	4
BUILDING SF	3,820
LAND SF	8,276
LAND ACRES	.19
YEAR BUILT	1981
ASKING PRICE	\$722,200
PRICE/UNIT	\$180,550
PRICE PSF	\$189.06
CAP RATE	6.34%
DISTANCE	1.3 miles



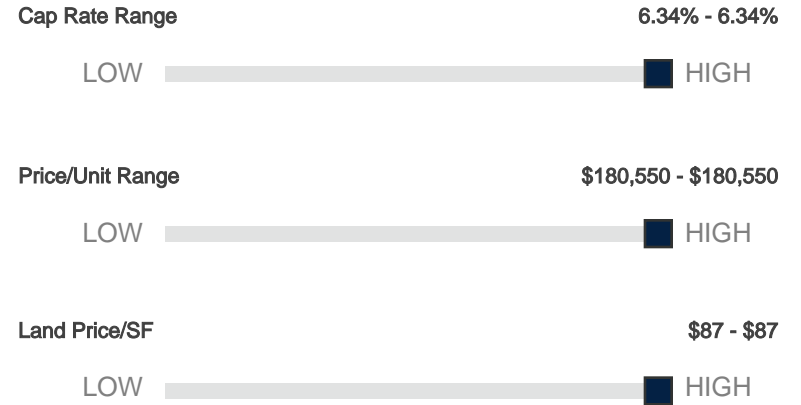
Notes Great location, 4 tenants,



S



4664 Twain Ave
4664 W Twain Ave
Las Vegas, NV 89103

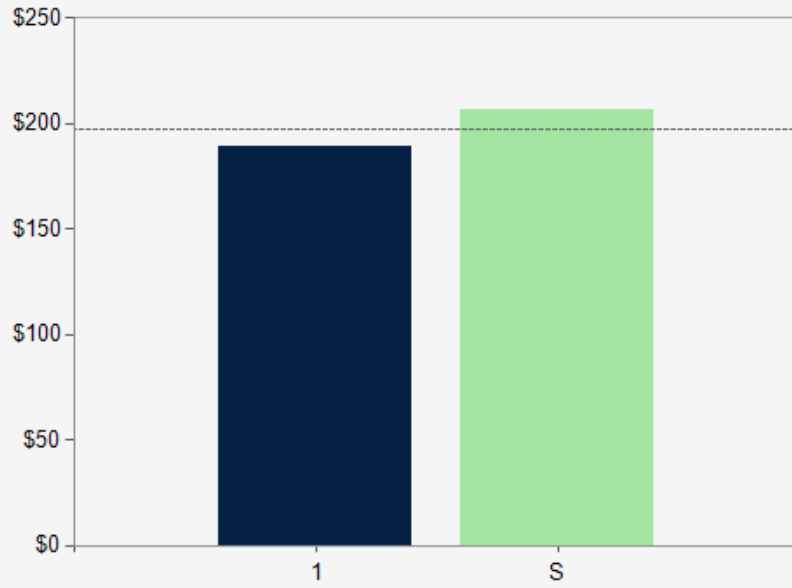
TOTAL UNITS	4
BUILDING SF	3,688
LAND SF	7,405
LAND ACRES	.17
YEAR BUILT	1977
ASKING PRICE	\$759,900
PRICE/UNIT	\$189,975
PRICE PSF	\$206.05
CAP RATE	8.77%
GRM	10.25
OCCUPANCY	100%



	PROPERTY	UNITS	BUILT	Ask Price	PRICE/UNIT	PSF	CAP RATE	DISTANCE (mi)
1	 <p>4150 Solteros 4150 Solteros st Las Vegas, NV 89103</p>	4	1981	\$722,200	\$180,550.00	\$189.06	6.34%	1.30
AVERAGES		4		\$722,200	\$180,550.00	\$189.06	6.34%	
S	 <p>4664 Twain Ave 4664 W Twain Ave Las Vegas, NV 89103</p>	4	1977	\$759,900	\$189,975.00	\$206.05	8.77%	

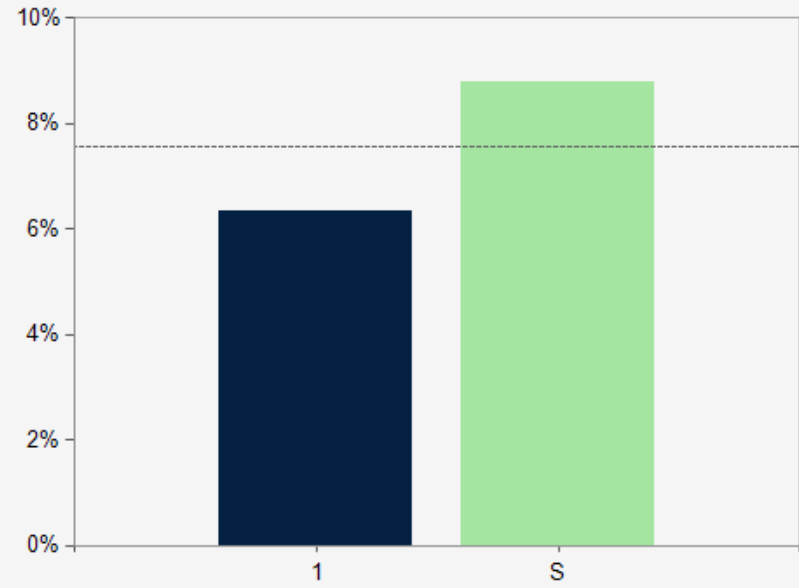
Price/SF

Average: \$197.55



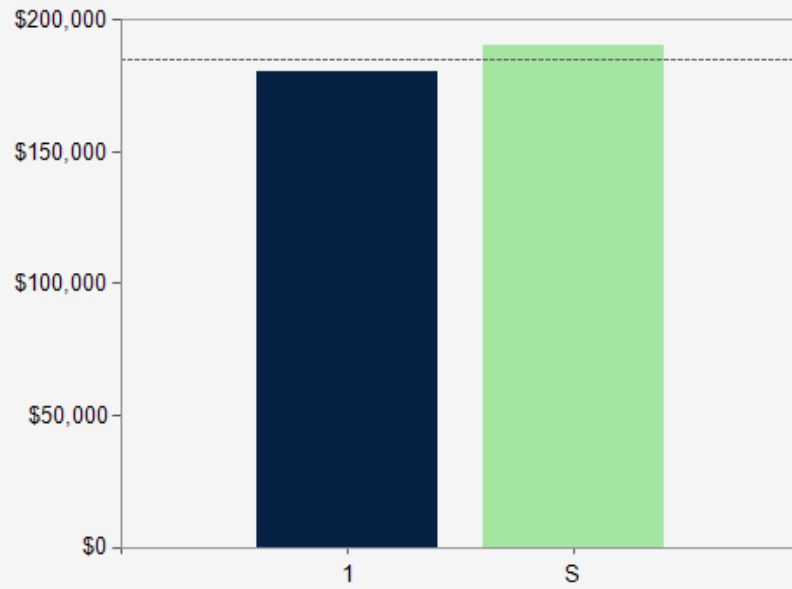
Cap Rate

Average: 7.56%



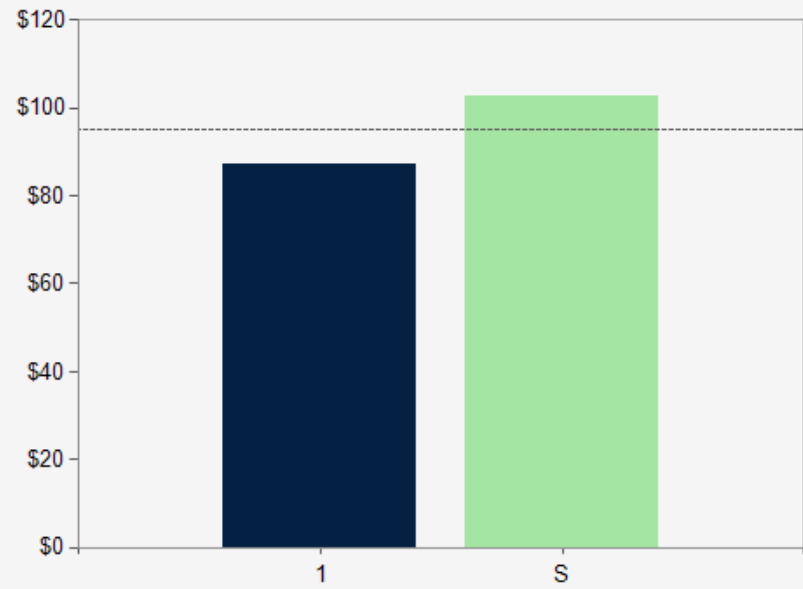
Price/Unit

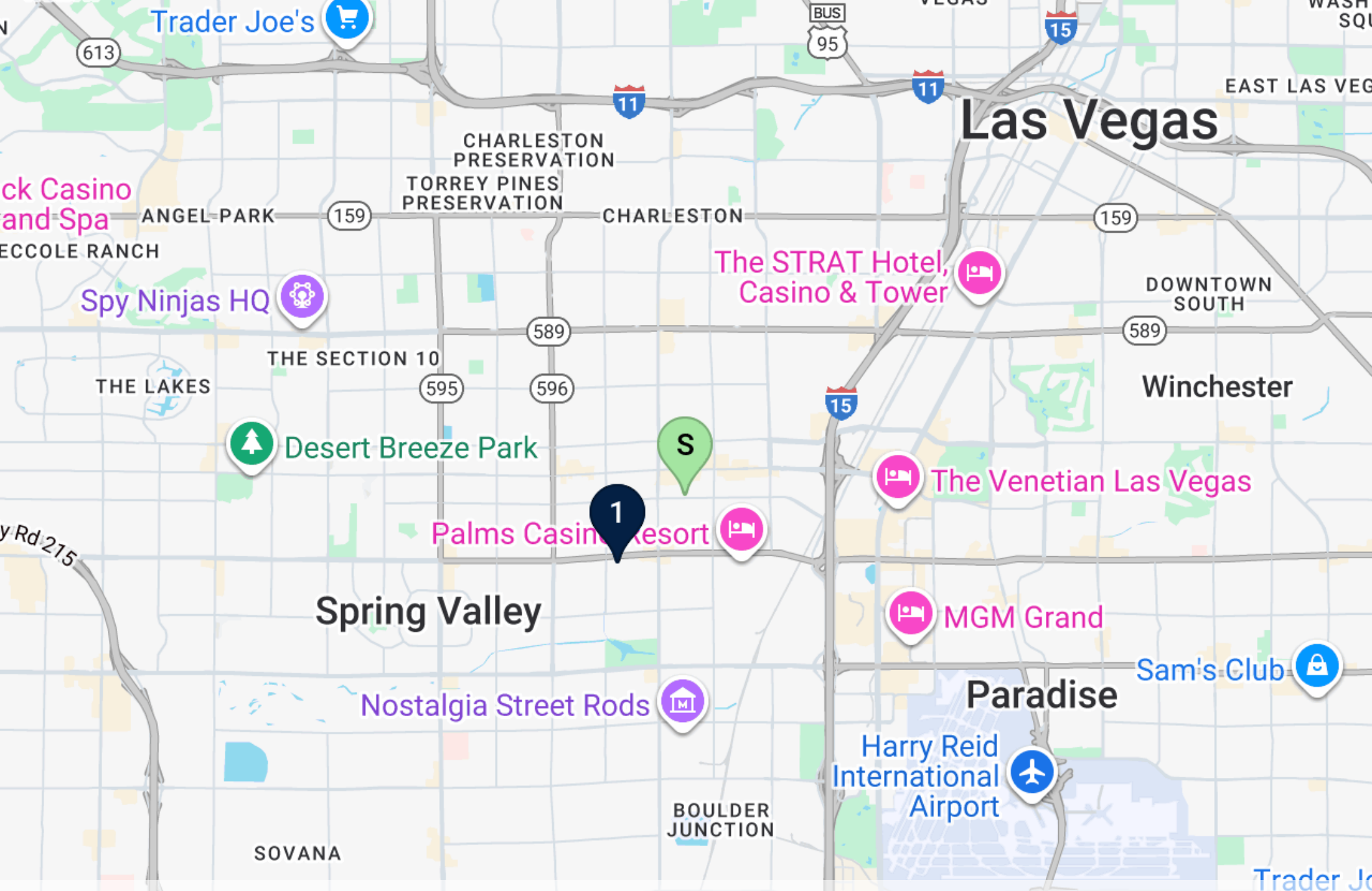
Average: \$185,262.50



Land PSF

Average: \$94.94





#	Property Name	Address	City
S	4664 Twain Ave	4664 W Twain Ave	Las Vegas
1	4150 Solteros	4150 Solteros st	Las Vegas

4664 TWAIN AVE

05

Sale Comps

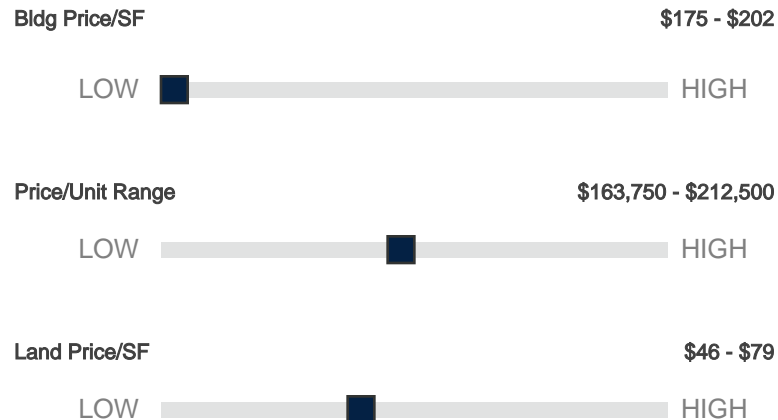
- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1



2743 Kline Circle
2743 Kline Circle
Las Vegas, NV 89121

TOTAL UNITS	4
BUILDING SF	4,273
LAND SF	12,632
LAND ACRES	.29
YEAR BUILT	1974
SALE PRICE	\$747,500
PRICE/UNIT	\$186,875
PRICE PSF	\$174.94
CLOSING DATE	1/8/2025
DAYS ON MARKET	61
DISTANCE	6.7 miles

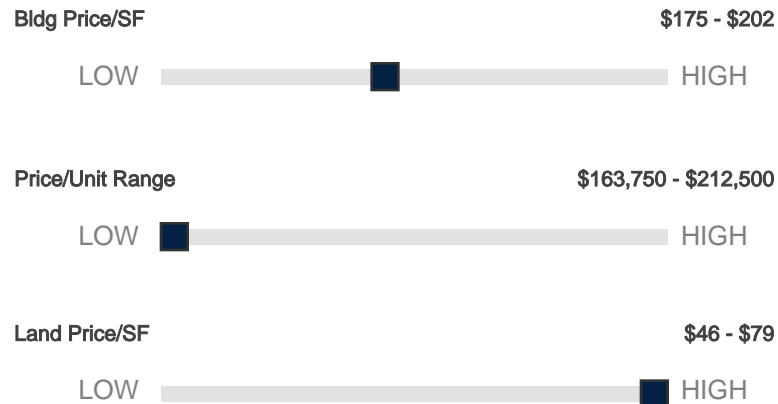


2



Mariin Ave
2804 Marlin Ave
Las Vegas, NV 89101

TOTAL UNITS	4
BUILDING SF	3,504
LAND SF	8,276
LAND ACRES	.19
YEAR BUILT	1963
SALE PRICE	\$655,000
PRICE/UNIT	\$163,750
PRICE PSF	\$186.93
CLOSING DATE	5/9/2025
DAYS ON MARKET	45
DISTANCE	8.2 miles



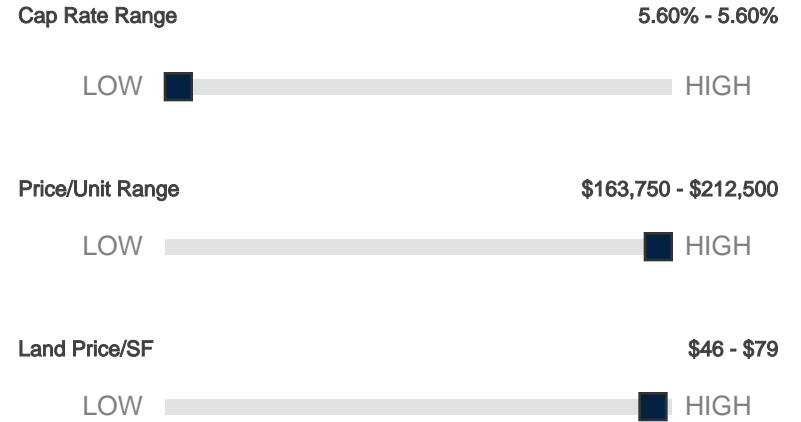
3



Building 1

5456 Cabeza dr
Las Vegas, NV 89103

TOTAL UNITS	4
BUILDING SF	4,208
LAND SF	10,890
LAND ACRES	.25
YEAR BUILT	1983
SALE PRICE	\$850,000
PRICE/UNIT	\$212,500
PRICE PSF	\$202.00
CAP RATE	5.60%
OCCUPANCY	100%
CLOSING DATE	5/29/2024
DAYS ON MARKET	49
DISTANCE	1.4 miles



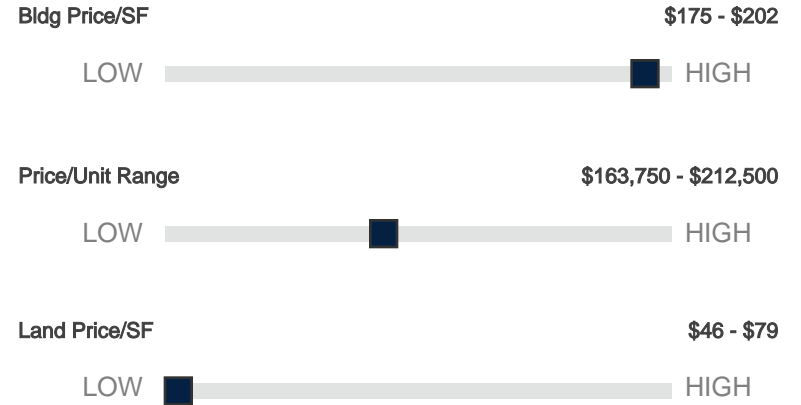
4



Sand Creek

4610 Sand Creek ave
Las Vegas, NV 89103

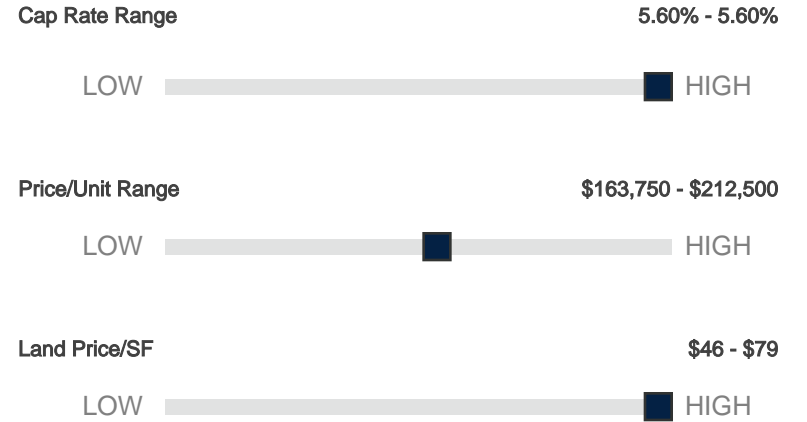
TOTAL UNITS	4
BUILDING SF	3,688
LAND SF	16,117
LAND ACRES	.37
YEAR BUILT	1977
SALE PRICE	\$740,000
PRICE/UNIT	\$185,000
PRICE PSF	\$200.65
CLOSING DATE	12/30/2024
DAYS ON MARKET	25
DISTANCE	0.5 miles









4664 Twain Ave
 4664 W Twain Ave
 Las Vegas, NV 89103

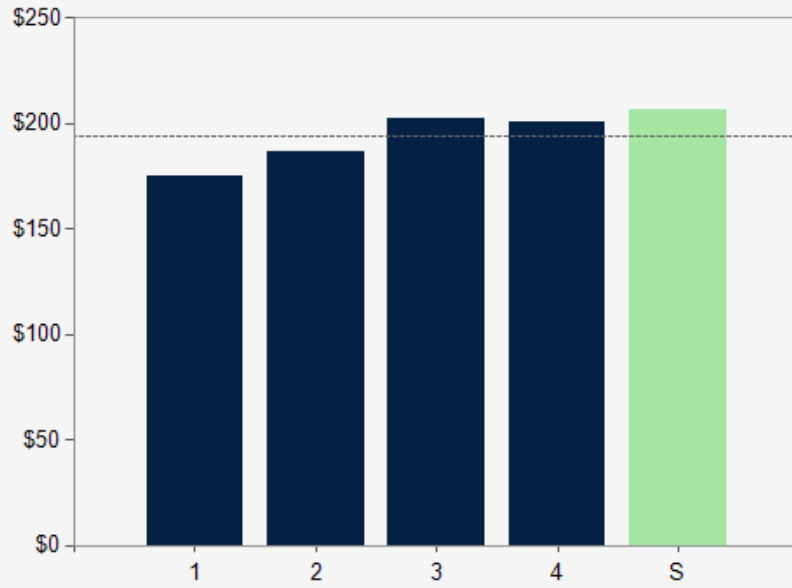
TOTAL UNITS	4
BUILDING SF	3,688
LAND SF	7,405
LAND ACRES	.17
YEAR BUILT	1977
ASKING PRICE	\$759,900
PRICE/UNIT	\$189,975
PRICE PSF	\$206.05
CAP RATE	8.77%
GRM	10.25
OCCUPANCY	100%



	PROPERTY	UNITS	BUILT	SALE PRICE	PRICE/UNIT	PSF	CAP RATE	CLOSE DATE	DISTANCE (mi)
1	 <p>2743 Kline Circle 2743 Kline Circle Las Vegas, NV 89121</p>	4	1974	\$747,500	\$186,875.00	\$174.94		1/8/2025	6.70
2	 <p>Mariin Ave 2804 Marlin Ave Las Vegas, NV 89101</p>	4	1963	\$655,000	\$163,750.00	\$186.93		5/9/2025	8.20
3	 <p>Building 1 5456 Cabeza dr Las Vegas, NV 89103</p>	4	1983	\$850,000	\$212,500.00	\$202.00	5.60%	5/29/2024	1.40
4	 <p>Sand Creek 4610 Sand Creek ave Las Vegas, NV 89103</p>	4	1977	\$740,000	\$185,000.00	\$200.65		12/30/2024	0.50
AVERAGES		4		\$748,125	\$187,031.00	\$191.13	5.60%		
S	 <p>4664 Twain Ave 4664 W Twain Ave Las Vegas, NV 89103</p>	4	1977	\$759,900	\$189,975.00	\$206.05	8.77%		

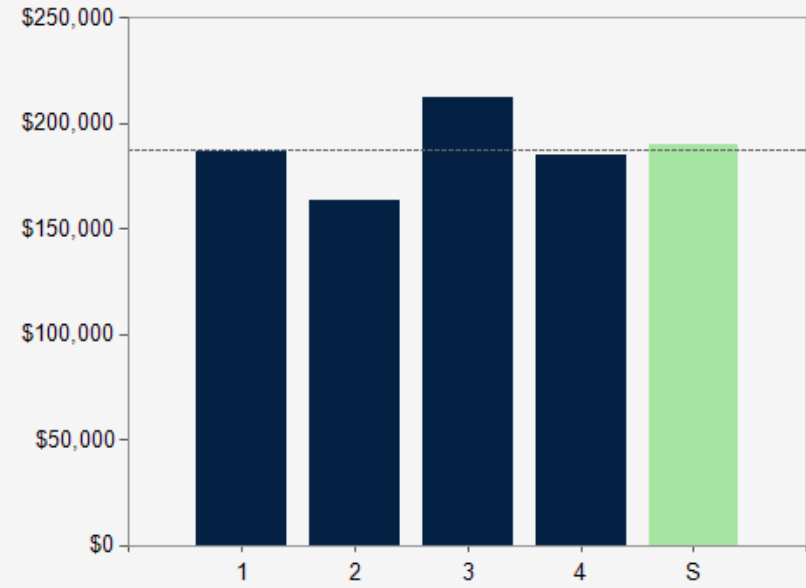
Price/SF

Average: \$194.11



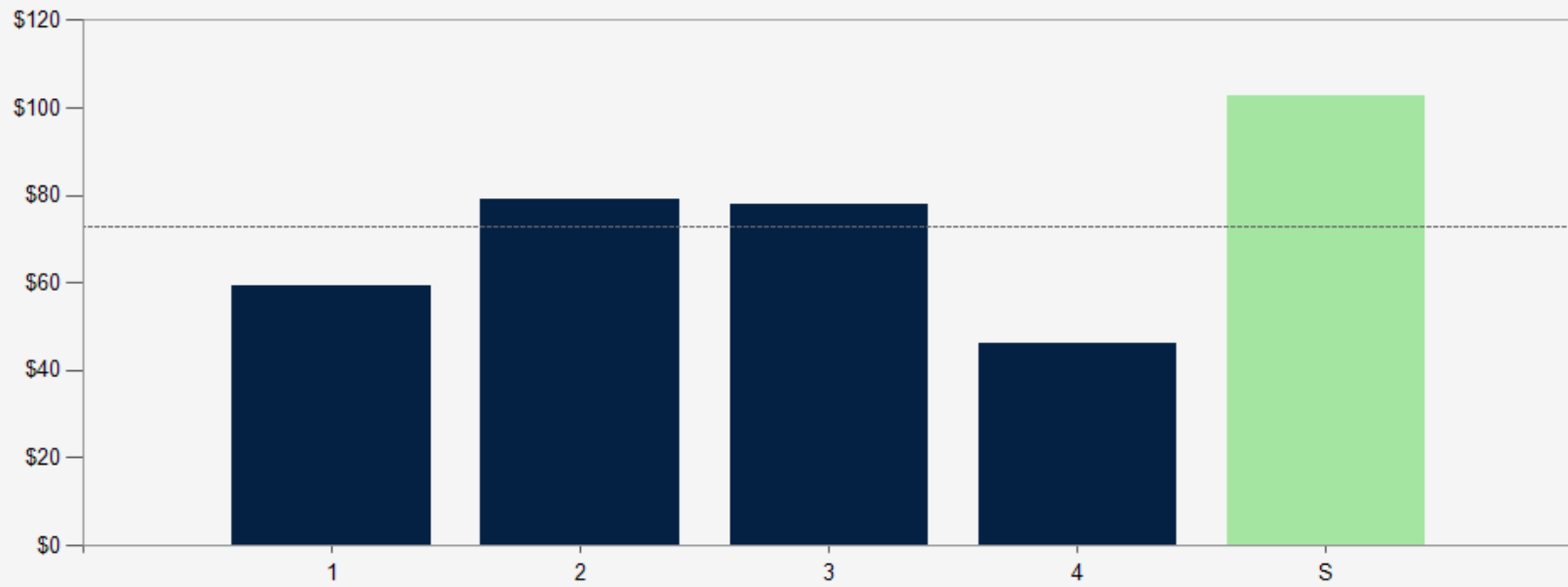
Price/Unit

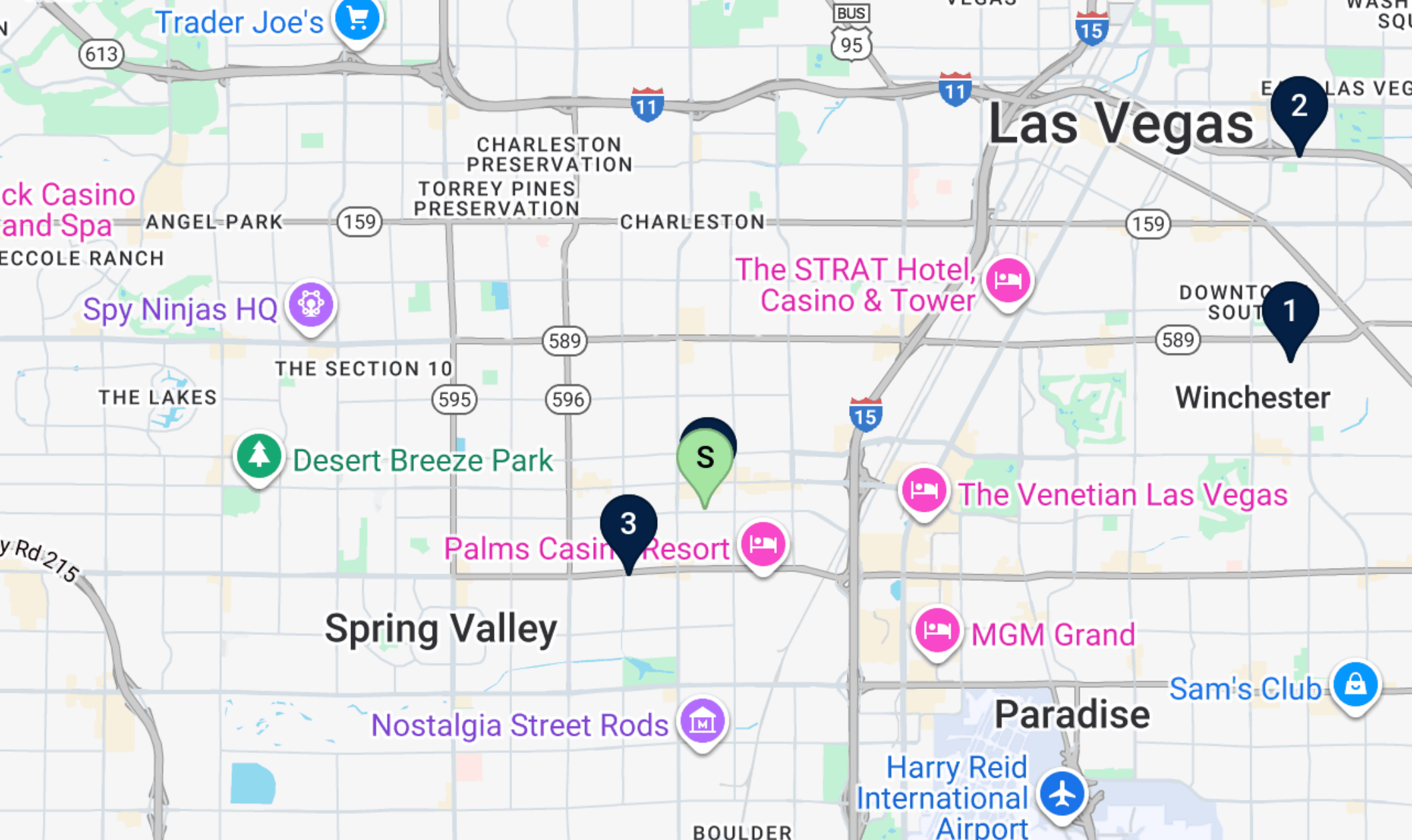
Average: \$187,620.00



Land PSF

Average: \$72.98





#	Property Name/ANA	Address	City
S	4664 Twain Ave	4664 W Twain Ave	Las Vegas
1	2743 Kline Circle	2743 Kline Circle	Las Vegas
2	Mariin Ave	2804 Marlin Ave	Las Vegas
3	Building 1	5456 Cabeza dr	Las Vegas
4	Sand Creek	4610 Sand Creek ave	Las Vegas

4664 TWAIN AVE

06 Rent Roll

Rent Roll

06

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End
1	2 bd + 1 ba	980	\$1.42	\$1,395.00	\$1,650.00	07/01/2024	07/01/2025
2	2 bd + 1 ba	980	\$2.04	\$1,995.00	\$1,650.00	12/01/2024	12/01/2025
3	2 bd + 1 ba	980	\$1.42	\$1,395.00	\$1,650.00	08/01/2024	08/01/2025
4	2 bd + 1 ba	980	\$1.42	\$1,395.00	\$1,650.00	10/01/2024	10/01/2025
Totals / Averages		3,920	\$1.58	\$6,180.00	\$6,600.00		

4664 TWAIN AVE

07

Financial Analysis

Income & Expense Analysis

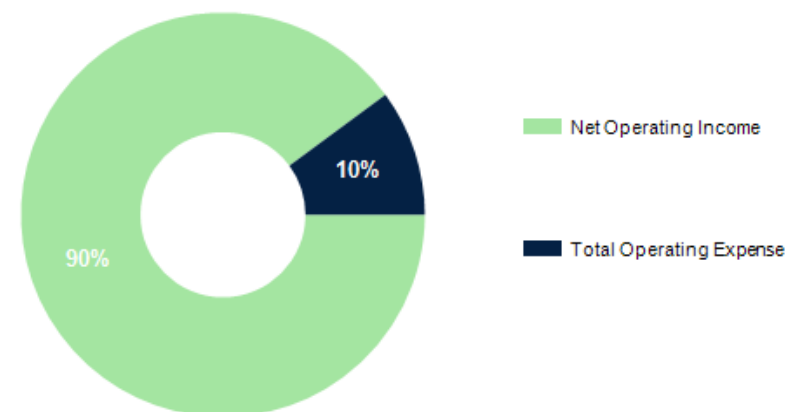
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

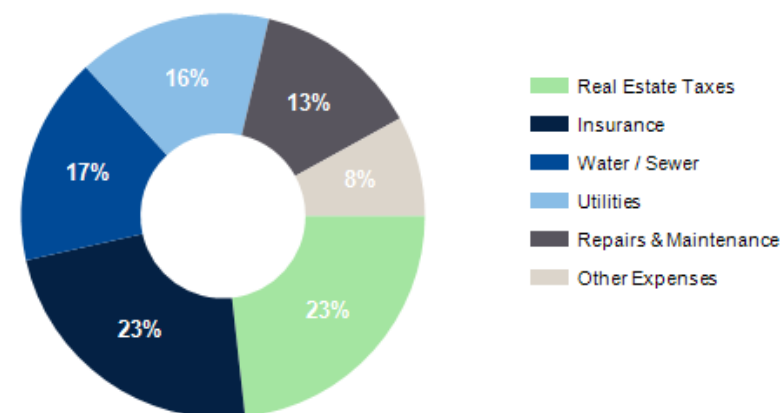
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$74,160
Effective Gross Income	\$74,160
Less Expenses	\$7,499
Net Operating Income	\$66,661



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$1,744	\$436
Insurance	\$1,740	\$435
Repairs & Maintenance	\$1,000	\$250
Water / Sewer	\$1,250	\$313
Utilities	\$1,165	\$291
Other Expenses	\$600	\$150
Total Operating Expense	\$7,499	\$1,875
Expense / SF	\$2.03	
% of EGI	10.11%	

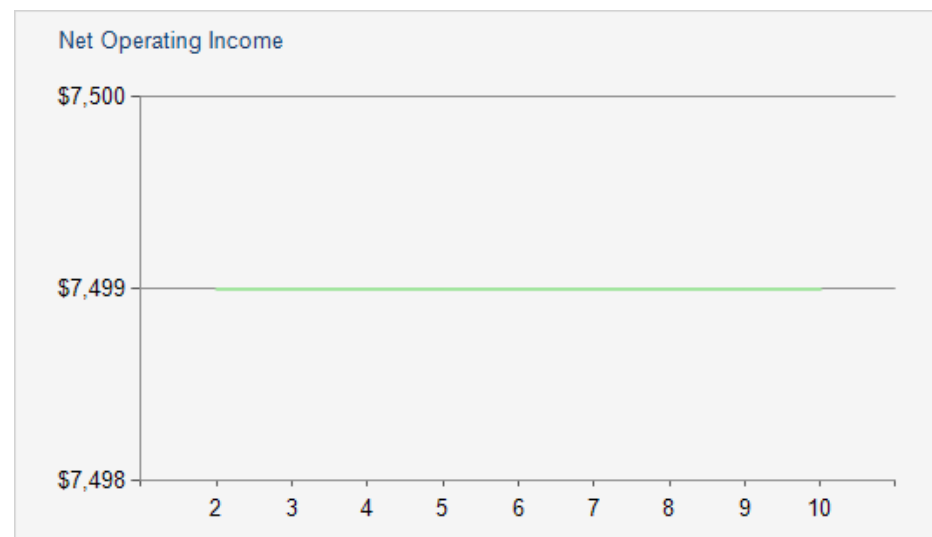
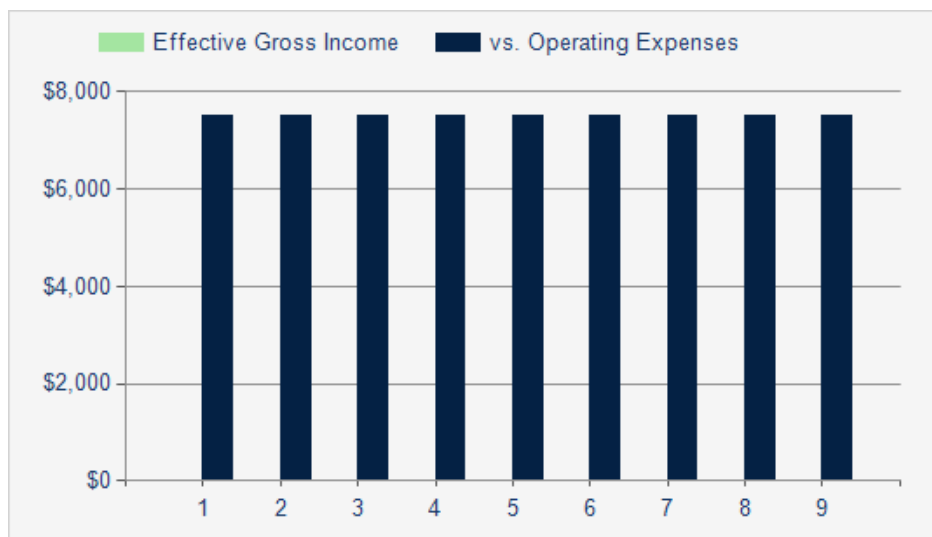
DISTRIBUTION OF EXPENSES CURRENT



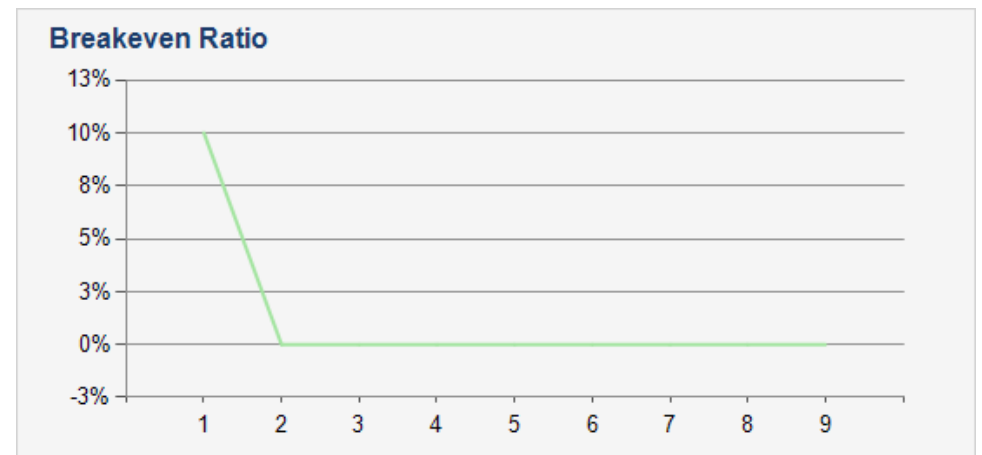
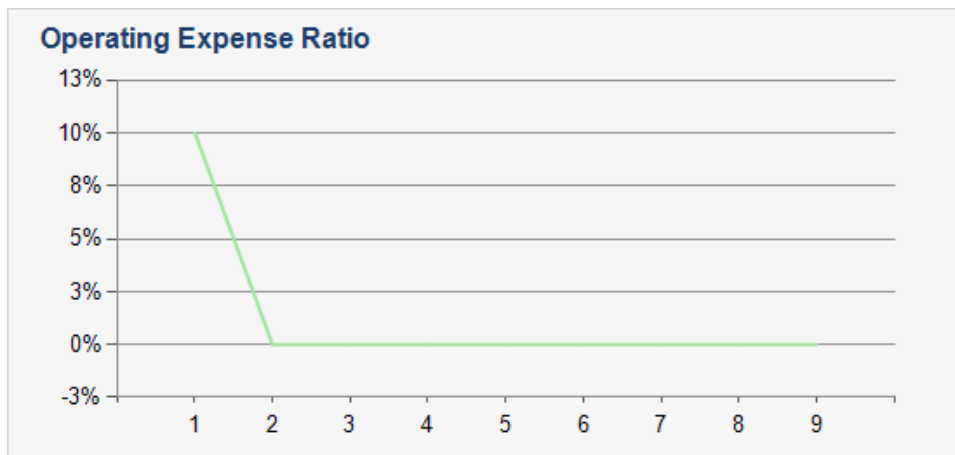
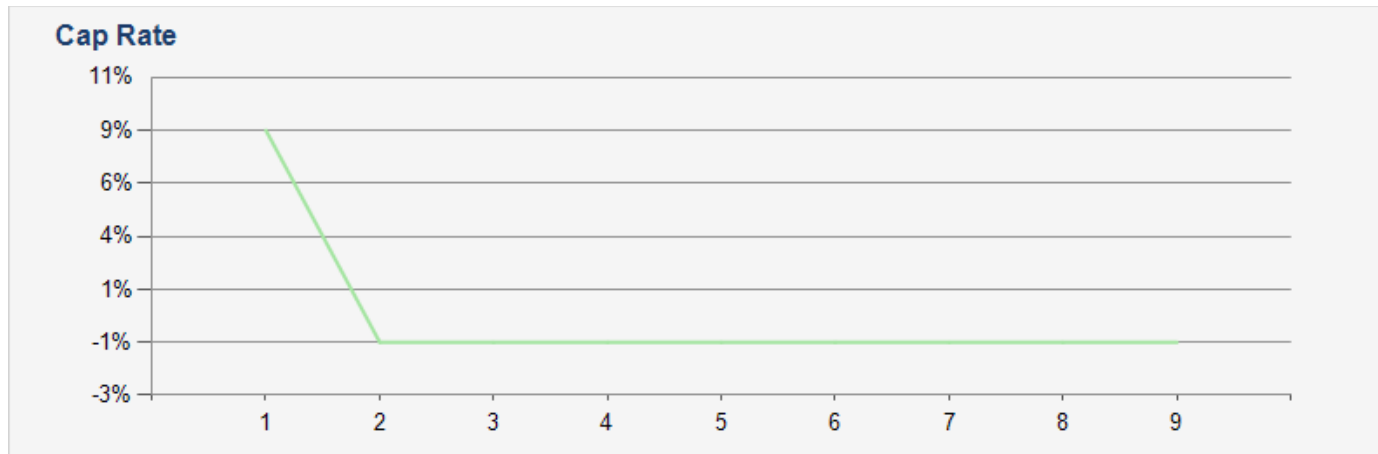
GLOBAL

Price	\$759,900
Millage Rate (not a growth rate)	0.23000%

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$74,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$74,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses										
Real Estate Taxes	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744	\$1,744
Insurance	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740	\$1,740
Repairs & Maintenance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Water / Sewer	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Utilities	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165
Other Expenses	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Total Operating Expense	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499	\$7,499
Net Operating Income	\$66,661	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)	(\$7,499)



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	8.77%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%
Operating Expense Ratio	10.11%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gross Multiplier (GRM)	10.25	0	0	0	0	0	0	0	0	0
Breakeven Ratio	10.11%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price / SF	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05	\$206.05
Price / Unit	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975	\$189,975
Income / SF	\$20.10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense / SF	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03



4664 TWAIN AVE

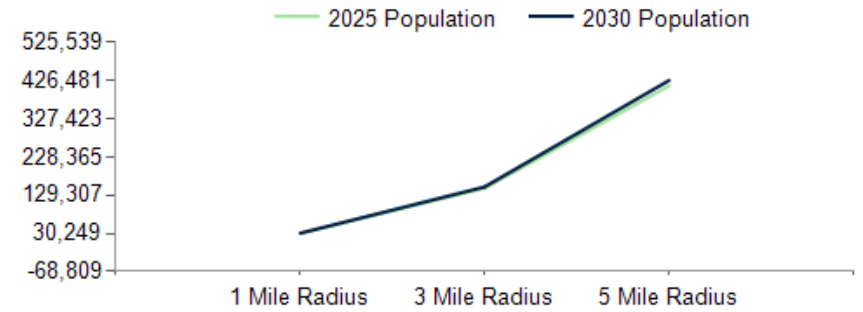
Demographics

General Demographics

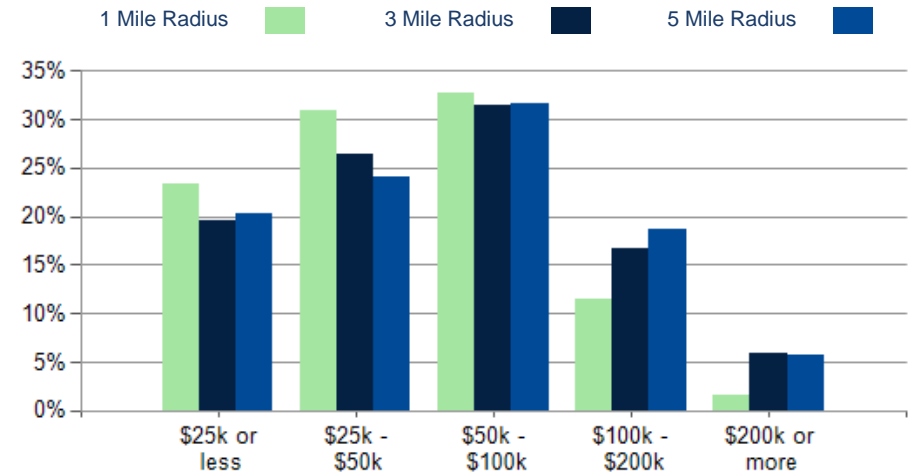
08

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,021	145,213	376,332
2010 Population	30,501	141,557	388,319
2025 Population	30,249	147,326	412,466
2030 Population	30,797	150,926	426,481
2025 African American	4,735	22,762	64,440
2025 American Indian	403	1,822	5,120
2025 Asian	4,935	19,960	53,678
2025 Hispanic	13,075	53,908	152,246
2025 Other Race	8,296	30,812	82,986
2025 White	7,526	50,095	140,912
2025 Multiracial	4,057	20,453	61,537
2025-2030: Population: Growth Rate	1.80%	2.40%	3.35%

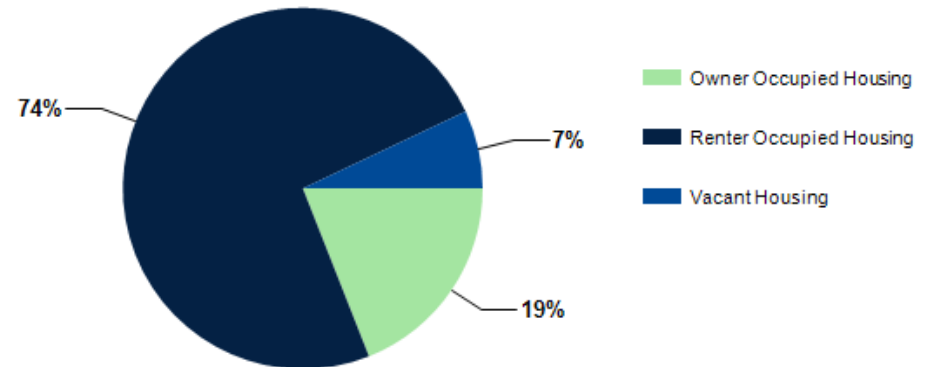
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,547	6,820	19,473
\$15,000-\$24,999	1,528	5,535	14,856
\$25,000-\$34,999	1,861	7,039	16,755
\$35,000-\$49,999	2,235	9,620	23,936
\$50,000-\$74,999	2,817	12,435	32,259
\$75,000-\$99,999	1,497	7,340	21,311
\$100,000-\$149,999	1,175	7,853	22,900
\$150,000-\$199,999	351	2,713	8,627
\$200,000 or greater	216	3,696	9,635
Median HH Income	\$45,242	\$53,537	\$55,647
Average HH Income	\$59,189	\$78,984	\$80,052



2025 Household Income



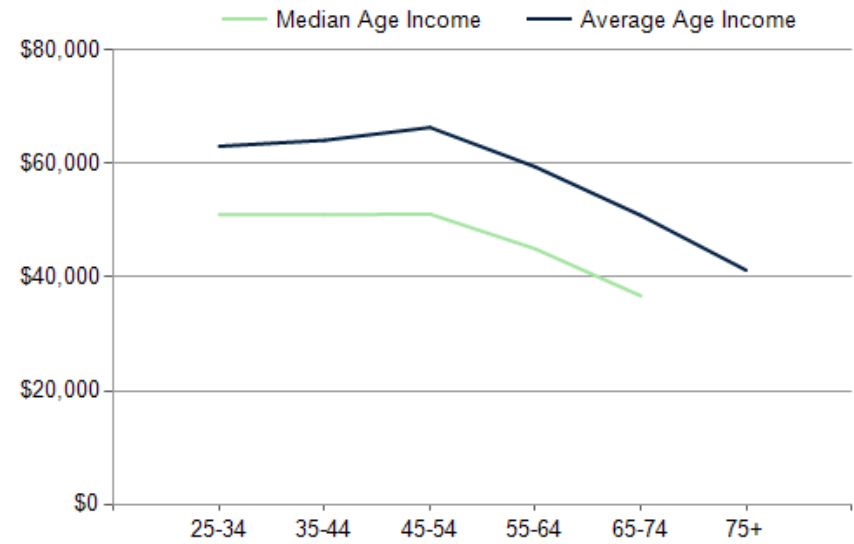
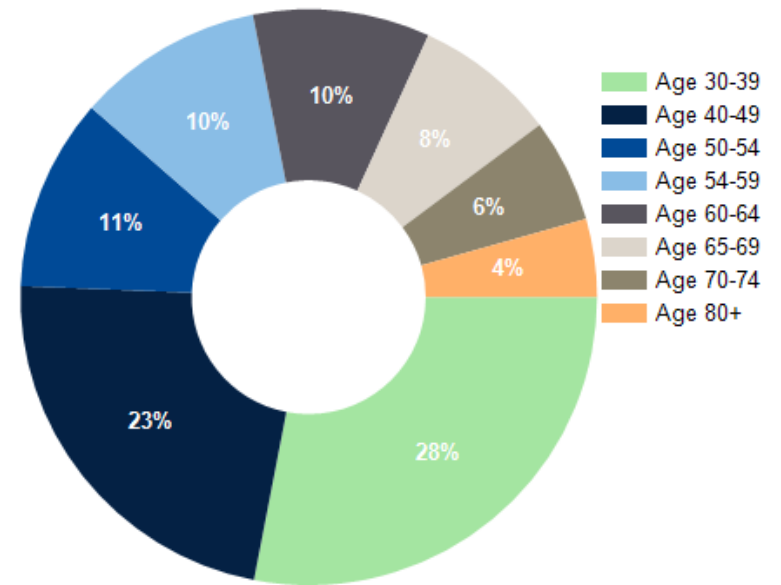
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,628	12,063	33,649
2025 Population Age 35-39	2,403	11,270	30,933
2025 Population Age 40-44	2,155	10,580	29,201
2025 Population Age 45-49	1,893	9,241	25,974
2025 Population Age 50-54	1,938	9,653	27,106
2025 Population Age 55-59	1,878	9,492	25,651
2025 Population Age 60-64	1,779	9,351	25,637
2025 Population Age 65-69	1,431	8,151	21,765
2025 Population Age 70-74	1,044	6,476	17,462
2025 Population Age 75-79	787	4,913	12,947
2025 Population Age 80-84	448	2,746	7,383
2025 Population Age 85+	341	2,181	6,020
2025 Population Age 18+	23,984	119,799	333,142
2025 Median Age	37	40	39
2030 Median Age	38	41	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,057	\$56,477	\$57,557
Average Household Income 25-34	\$63,053	\$77,055	\$77,241
Median Household Income 35-44	\$50,994	\$60,326	\$64,283
Average Household Income 35-44	\$64,120	\$87,852	\$90,125
Median Household Income 45-54	\$51,115	\$61,487	\$66,026
Average Household Income 45-54	\$66,374	\$90,156	\$92,261
Median Household Income 55-64	\$44,981	\$55,684	\$58,648
Average Household Income 55-64	\$59,424	\$84,587	\$85,541
Median Household Income 65-74	\$36,703	\$45,693	\$46,776
Average Household Income 65-74	\$50,881	\$71,908	\$71,624
Average Household Income 75+	\$41,224	\$59,000	\$59,202



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