



2213 Sunrise Ave

Las Vegas, NV 89101 | 8-Unit Apartment Asset

100% Occupied | Extensive Capital Improvements | Strong In-Place NOI | Value-Add Upside

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Stabilized multifamily asset in Downtown Las Vegas corridor

The Opportunity

This exceptional 8-plex has been extensively upgraded with major capital improvements throughout. The property is currently 100% occupied and delivers strong in-place income with one of the highest NOI profiles in its class, while still offering additional value-add potential for savvy investors.

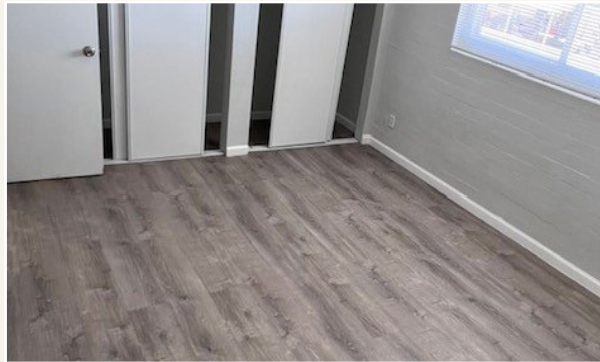
- Eight-unit apartment property located at 2213 Sunrise Ave, Las Vegas, NV 89101.
- Current rent roll shows total monthly base rents of \$11,200 as of 5/1/2026.
- Prime location near Eastern & Charleston with quick freeway access.
- New residential developments, casino project, Starbucks, and Raising Cane's nearby.
- Stabilized income today, with upside through market rent growth and future value-add strategy.

8
UNITS
Apartment Units

100%
OCCUPANCY

\$11,200
MONTHLY RENT

\$1,400
AVG. RENT



Completed Upgrades

- New whole sewer system
- Modernized kitchens and bathrooms
- New windows
- New HVAC systems
- New main electrical panel
- Fresh interior/exterior paint
- Upgraded coin-operated laundry room
- New parking asphalt layer

Operational Features

- Gated complex layout
- Security cameras throughout, including laundry area
- Spacious units with some of the largest bedroom layouts in the market
- 100% rented with strong in-place income
- Additional upside available for a strategic operator

\$134,400

CURRENT ANNUAL BASE RENT

\$11,200 monthly rent roll

\$141,699

ANNUALIZED INCOME

P&L annualized from 16 months

\$13,060

ANNUALIZED EXPENSES

P&L annualized from 16 months

\$128,639

ANNUALIZED NOI

Adjusted NOI annualized

Metric	Amount	Notes
Current Monthly Base Rent	\$11,200	Rent roll as of 5/1/2026
Current Annual Base Rent	\$134,400	Monthly base rent x 12
Historical Gross Income	\$188,932	Aug 2024 - Nov 2025 P&L period
Historical Expenses	\$17,413	Aug 2024 - Nov 2025 P&L period
Historical Adjusted NOI	\$171,519	16-month adjusted NOI total
Annualized Adjusted NOI	\$128,639	Historical NOI / 16 x 12
Annualized Expense Ratio	9.22%	Annualized expenses / annualized income

Price	Cap Rate
\$1,400,000	9.19%
\$1,500,000	8.58%
\$1,600,000	8.04%
\$1,700,000	7.57%
\$1,800,000	7.15%
\$1,900,000	6.77%
\$2,000,000	6.43%

Note: Cap rates are modeled using annualized adjusted NOI from the provided P&L.; Actual cap rate depends on final purchase price and buyer underwriting. Buyer to verify all figures.

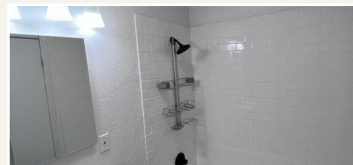
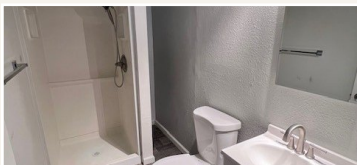
Unit	Monthly Base Rent	Lease Type / Notes
1	\$1,500	Month-to-month
2	\$1,250	Month-to-month
3	\$1,250	Month-to-month
4	\$1,600	Month-to-month
5	\$1,500	Month-to-month
6	\$1,250	Month-to-month
7	\$1,250	Month-to-month
8	\$1,600	Section 8
Total	\$11,200	100% occupied

Income Strength

- \$134,400 in current annual base rent from the 2026 rent roll.
- Additional historical income sources include late fees, bike parking, and laundry.
- Month-to-month lease profile creates flexibility for future rent strategy.

Value-Add Angles

- Evaluate rents against current market comps.
- Increase operational efficiencies and utility reimbursements where applicable.
- Leverage completed capital improvements to support long-term rent growth.
- Position asset as stabilized, low-maintenance multifamily inventory.



Tenant names removed from brochure version for privacy. Full rent roll and supporting financials available for qualified review.



Location Drivers

- One block from Eastern & Charleston.
- Two blocks from freeway access.
- Walking distance to a supermarket.
- Nearby new residential development, casino project, Starbucks, and Raising Cane's.
- Revitalizing historic downtown corridor with continued appreciation potential.

For Offering Details & Showings Alfredo Rosales

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