



833 N BRUCE ST LAS VEGAS, NV 89101

HYDE
real estate

GROUP AT

SIMPLY VEGAS
REAL ESTATE MADE SIMPLE™



Jeremy Hyde

Director of Sales and Marketing

Direct: 702-408-6455

jeremy@hyderealestate.com

License #: BS.146902



Catherine Hyde

Investment Specialist

Mobile: 702-408-2289

catherine@hyderealestate.com

License #: S.70366

PROPERTY SUMMARY

Offering Price	\$599,999.00
Building SqFt	3,082 SqFt
Lot Size (SF)	6,970.00 SqFt
Levels	2
Units	4.00
Year Built	1963
Subdivision Name	BRUCE GARDENS UNIT #1
County	Clark
Parcel ID / APN	139-26-310-044
Construction	FRAME

INVESTMENT SUMMARY

This fully remodeled fourplex presents an exceptional investment opportunity just minutes from Downtown Las Vegas. Featuring a mix of two-bedroom and one-bedroom units, the property was extensively updated in 2018 with new flooring, appliances, water heaters, and fresh interior finishes. Each unit is separately metered for electric and equipped with central HVAC, minimizing owner expenses and simplifying management.

The property sits on a fenced lot with private outdoor space and off-street parking, offering a stable, cash-flowing asset in a high-demand rental corridor. With in-place income, minimal deferred maintenance, and upside potential to reach an 8.16% pro-forma CAP rate through rent optimization, this property is ideal for both local and out-of-state investors.

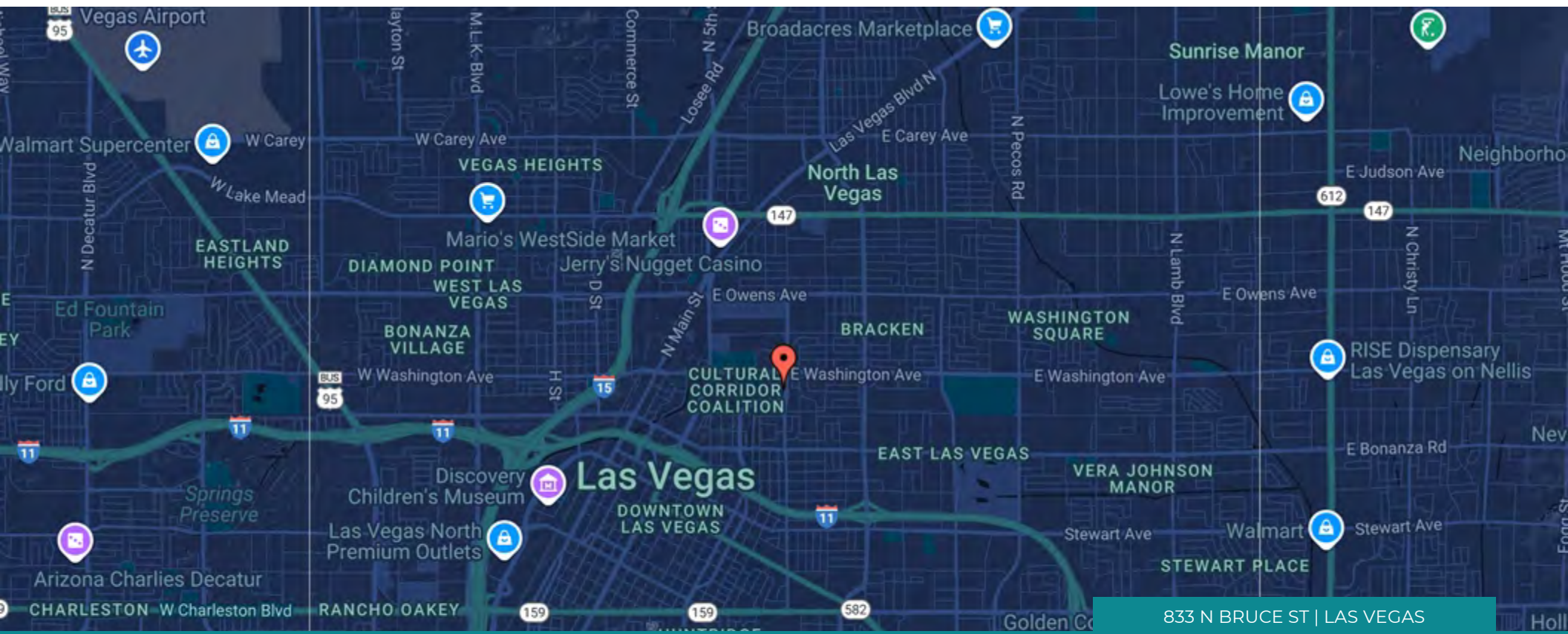


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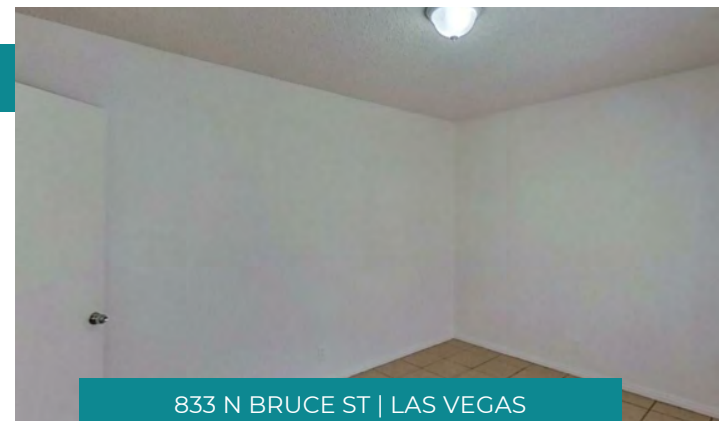
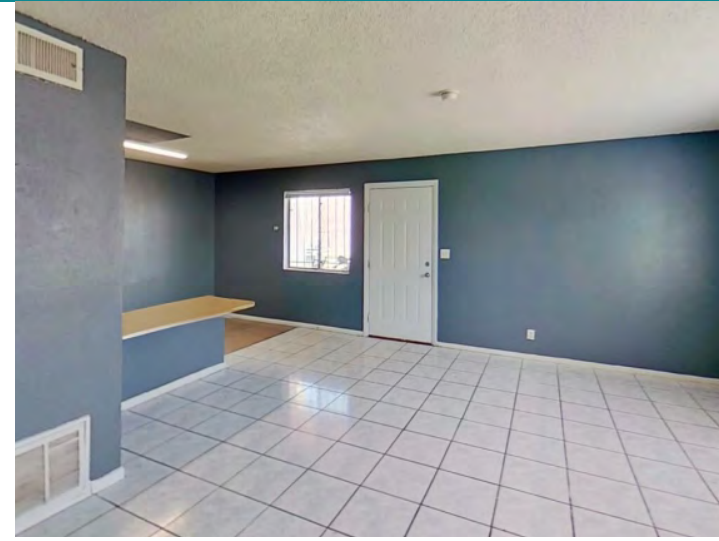
INVESTMENT HIGHLIGHTS

- Updated Asset – Fully renovated in 2018 with updated flooring, appliances, paint, and water heaters
- Stable Cash Flow – In-place income with additional upside through rent optimization
- Low Operating Costs – Separately metered for electric with owner-paid water, sewer, and trash
- Desirable Unit Mix – (2) 2-Bed/1-Bath and (2) 1-Bed/1-Bath units ideal for broad tenant appeal
- Modern Systems – Central heating & cooling in all units; roof under warranty
- Investor Friendly With Value-Add Potential – Minimal deferred maintenance, property management in place, and clean financials
- Strategic Location – Just minutes from Downtown Las Vegas, UNLV, Sunrise Hospital, and key employment centers



LOCATION HIGHLIGHTS

- Minutes from Downtown Las Vegas – Quick access to Fremont Street, government buildings, and cultural attractions
- Proximity to Major Employers – Close to UNLV, Sunrise Hospital, Las Vegas Convention Center, and the Strip
- Strong Renter Demand – Located in a high-density, workforce housing corridor with consistent rental activity
- Excellent Transportation Access – Near I-15, public transit routes, and major thoroughfares
- Established Residential Area – Quiet, well-developed neighborhood with schools, parks, and community services nearby
- Revitalization Zone – Area benefits from ongoing investment in East Las Vegas and Downtown redevelopment efforts
- Convenient Tenant Lifestyle – Walkable to shopping, dining, and essential services



3 MILE RADIUS



POPULATION
211,133



DAYTIME POPULATION
266,208



HOUSEHOLDS
73,627



AVG. HOUSEHOLD INCOME
\$ 64,285

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RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	EXPENSE REIMBURSEMENTS	LEASE FROM	LEASE TO	NOTES
1	Vacancy	700	\$14,544.00	\$20.78				
2	Tenant B	841	\$13,800.00	\$16.41		01/29/2021	05/31/2022	
3	Vacancy	700	\$14,544.00	\$20.78				
4	Tenant D	841	\$10,800.00	\$12.84		05/01/2024	04/30/2025	
	Total Occupied	1682	\$24,600.00					
	Total Vacant	1400	\$29,088.00					
	TOTAL	3082	\$53,688.00		\$0.00			



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$599,999.00
PRICE PSF	\$194.68
IN PLACE NOI	\$12,898.00
IN PLACE CAP RATE	2.15%

EXPENSE BREAKDOWN

GENERAL EXPENSES	
UTILITIES	\$3,600.00
MAINTENANCE	\$1,916.00
TOTAL GENERAL EXPENSES	\$5,516.00
PROPERTY INSURANCE	\$1,800.00
PROPERTY TAX	\$1,236.00
MANAGEMENT FEE	\$3,150.00
TOTAL EXPENSES	\$11,702.00



CASH FLOW PROJECTIONS

	IN PLACE
POTENTIAL GROSS REVENUE	
BASE RENTAL REVENUE	\$53,688.00
ABSORPTION & TURNOVER VACANCY	\$(29,088.00)
SCHEDULED BASE RENTAL REVENUE	\$24,600.00
TOTAL POTENTIAL GROSS REVENUE	\$24,600.00
EFFECTIVE GROSS REVENUE	\$24,600.00
OPERATING EXPENSES	
PROPERTY TAX	\$1,236.00
INSURANCE	\$1,800.00
MANAGEMENT FEE	\$3,150.00
GENERAL EXPENSES	\$5,516.00
TOTAL OPERATING EXPENSES	\$11,702.00
NET OPERATING INCOME	\$12,898.00
CAP RATE	2.15%

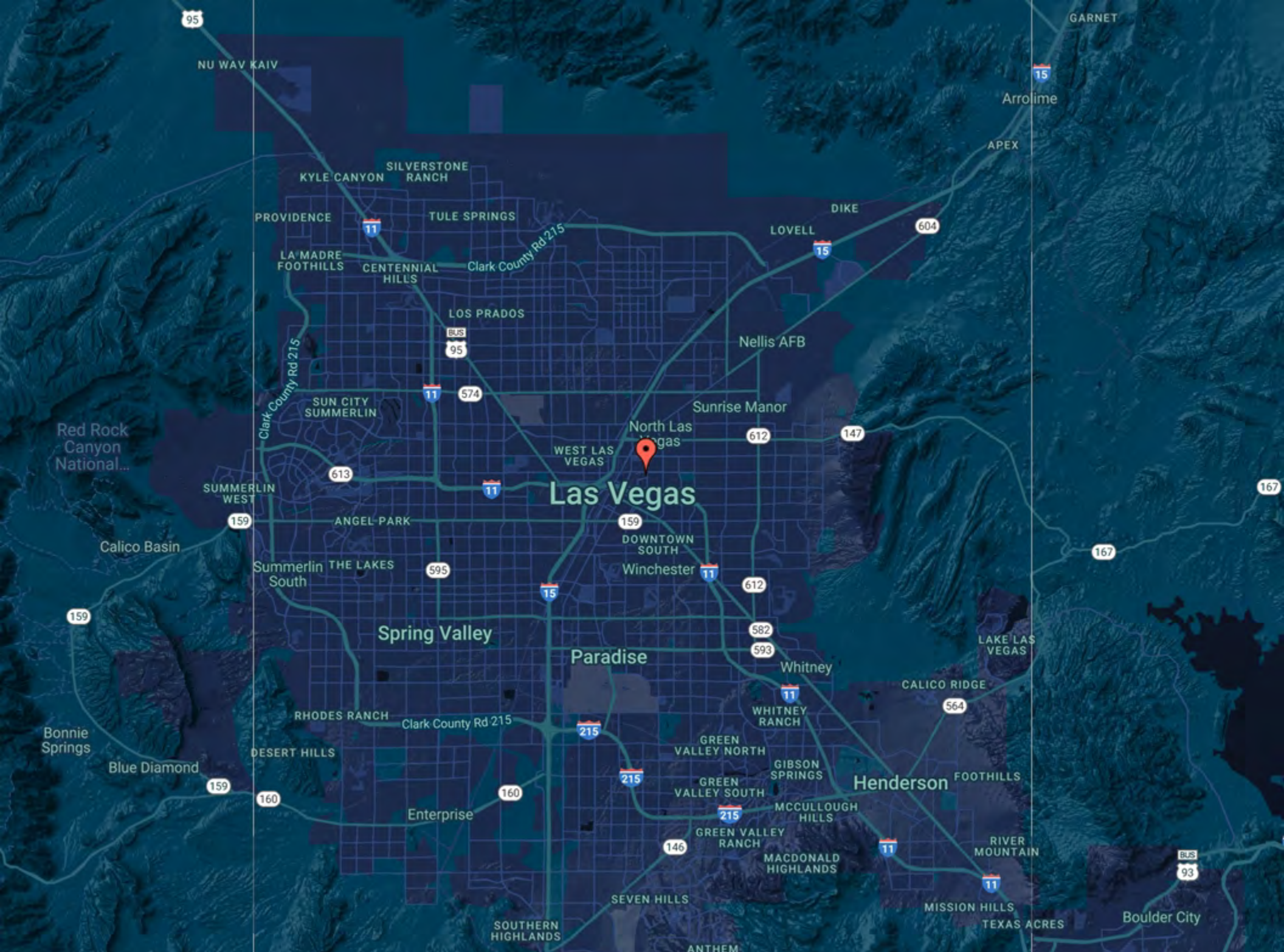
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,067	213,750	463,341
2010 Population	29,026	206,669	487,621
2025 Population	26,210	211,133	520,388
2030 Population	26,694	217,554	537,374
2025-2030 Growth Rate	0.37 %	0.6 %	0.64 %
2025 Daytime Population	26,892	266,208	633,210

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,785	12,419	24,836
\$15000-24999	1,410	8,228	17,559
\$25000-34999	1,091	7,811	18,983
\$35000-49999	1,293	9,677	25,158
\$50000-74999	1,666	13,124	34,459
\$75000-99999	1,037	9,038	24,495
\$100000-149999	903	8,563	24,288
\$150000-199999	419	2,543	8,389
\$200000 or greater	219	2,218	8,327
Median HH Income	\$ 41,020	\$ 47,327	\$ 54,193
Average HH Income	\$ 58,875	\$ 64,285	\$ 73,169



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,106	68,975	162,406
2010 Total Households	8,580	63,044	161,380
2025 Total Households	9,823	73,627	186,509
2030 Total Households	10,091	76,751	194,695
2025 Average Household Size	2.58	2.78	2.75
2025 Owner Occupied Housing	2,572	26,548	77,271
2030 Owner Occupied Housing	2,740	28,260	81,829
2025 Renter Occupied Housing	7,251	47,079	109,238
2030 Renter Occupied Housing	7,351	48,491	112,866
2025 Vacant Housing	732	4,777	14,267
2025 Total Housing	10,555	78,404	200,776



95

NU WAV KAIV

GARNET

15

Arrolime

APEX

KYLE CANYON SILVERSTONE RANCH

PROVIDENCE

TULE SPRINGS

DIKE

LOVELL

604

LA MADRE FOOTHILLS

CENTENNIAL HILLS

Clark County Rd 215

LOS PRADOS

Nellis AFB

SUN CITY SUMMERLIN

Sunrise Manor

North Las Vegas

WEST LAS VEGAS

Las Vegas

Red Rock Canyon National...

SUMMERLIN WEST

613

95

574

612

147

ANGEL PARK

159

DOWNTOWN SOUTH

Winchester

Calico Basin

159

Summerlin South

THE LAKES

595

15

Paradise

612

582

593

Whitney

LAKE LAS VEGAS

167

Spring Valley

RHODES RANCH

Clark County Rd 215

215

WHITNEY RANCH

CALICO RIDGE

564

Bonnie Springs

Blue Diamond

159

DESERT HILLS

Enterprise

160

215

GREEN VALLEY NORTH

GREEN VALLEY SOUTH

GREEN VALLEY RANCH

146

Henderson

GIBSON SPRINGS

MCCULLOUGH HILLS

MACDONALD HIGHLANDS

FOOTHILLS

RIVER MOUNTAIN

MISSION HILLS

TEXAS ACRES

Boulder City

93

SEVEN HILLS

SOUTHERN HIGHLANDS

ANTHEM

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ABOUT LAS VEGAS

Las Vegas is a high-growth market with strong rental demand, low taxes, and a diversified economy, making it ideal for multifamily investors. As home prices and interest rates rise, more residents are turning to rentals, ensuring steady occupancy and cash flow. With continued job growth, corporate relocations, and infrastructure expansion, the city offers long-term appreciation and investment stability.



CITY OF LAS VEGAS

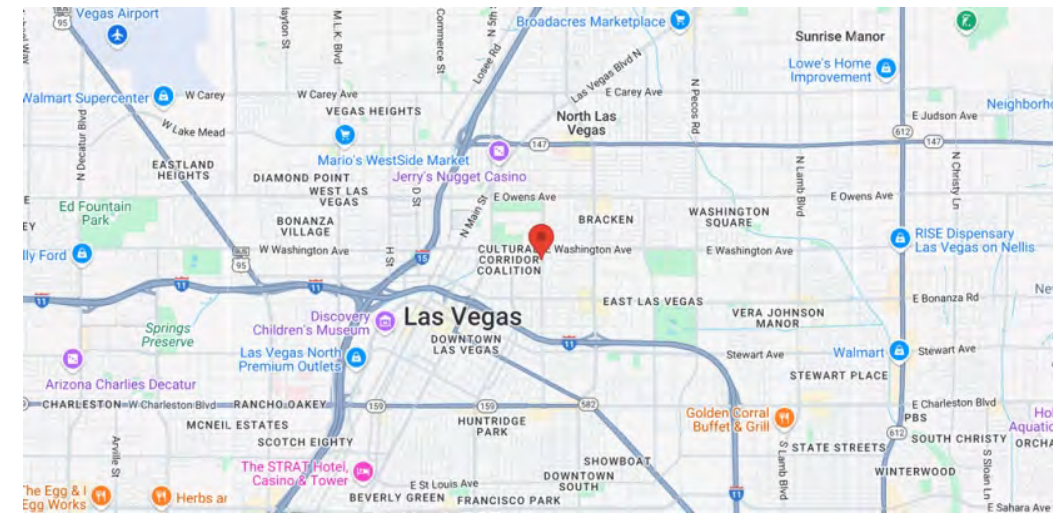
INCORPORATED

3/15/1911

AREA

POPULATION

CITY	141.9 SQ MI	POPULATION	641,903
LAND	141.9 SQ MI	RANK	75
WATER	0.1 SQ MI	DENSITY	4,525.16 SQ MI
ELEVATION	2001 FT	URBAN	2,196,623



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

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