



Terravita Apartments

Elite Realty
COMMUNITY LEADERS EST. 1991

7942 W Sahara Ave,
Las Vegas, NV 89117

702-228-7227

Property Video



TERRAVITA APARTMENTS

3909 - 3949 NELLIS BLVD

Las Vegas, NV 89115

[CLICK HERE](#) for link to Terravita Website

Executive Summary

Terravita Apartments is a 100-unit multi family complex that includes a mix of renovated Seventeen (17) One-Bedroom / One-Bathroom apartments and Eighty-Three (83) Two-Bedroom/Two Bathroom apartments. The property is located in the Sunrise Manor sector of Las Vegas which is a dynamic affordable segment with Nellis Frontage and in close proximity to shopping and nearby schools. The project consists of Six (6) two story buildings sitting on 3.61 acres with gated entrances to the complex.

The property also offers potential buyers with multiple exit strategies as each of the 100 units comes with its own parcel number so the complex can easily be converted to a condominium project or managed as an apartment complex. The units range in size from 555 Sq Ft - 770 Sq Ft for the 1 bed / 1 bath units to 906 sq ft - 1,005 for the 2 bed / 2 bath units. Forty-Seven (47) of the 2 bed / 2 bath units are oversized at 1,005 Sq Ft.

The complex has a swimming pool and barbeque area for the tenants with each unit having its own washer and dryer, dishwasher, walk in closets, balcony area, ceiling fans and much more.



SHOWINGS

Showings are by appointment only!

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MIKE GUTIERREZ - S.77952.LLC

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mike@nevada-re.com



INVESTMENT HIGHLIGHTS

- 100 units with each one having its own parcel number. (can easily be converted to condo project, multiple exit strategies)
- Covered Parking
- 100 Units Total with 83 of them being 2 bed 2 bath. (47 of the 2 bed 2 bath apartments are oversized at 1,005 Sq Ft)
- Swimming Pool
- Washer and Dryer each unit
- Gated entrance

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BEDROOM, VIRUTALLY STAGED



FRONT ROOM, VIRUTALLY STAGED

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FINANCIALS

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PROFORMA Rent Roll (Itemized) (Lease From and To)

PROFORMA RENT FOR 2 BED / 2 BATH = \$1,350.00 / MONTH + WST (Water, Sewer, Trash) \$100.00 + Insurance Services \$19.50
PROFORMA RENT FOR 1 BED / 1 BATH = \$1,175.00 / MONTH + WST (Water, Sewer, Trash) \$100.00 + Insurance Services \$19.50

Unit	BD/BA	Sqft	Status	Move-in	Lease To	Total	Rent Income	Insurance Services	Washer/Dryer Rental	WST	Pet Rent
101	1/1.00	555	Current	08/14/2025	07/31/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
102	1/1.00	650	Vacant-Unrented			\$1,194.50	\$1,175.00	\$19.50			
103	2/2.00	906	Current	01/01/2026	12/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
104	2/2.00	930	Current	05/15/2025	05/15/2026	\$1,519.50	\$1,350.00	\$19.50	\$50.00	\$100.00	\$0.00
105	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
106	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00	\$19.50		\$100.00	
107	2/2.00	930	Current	07/30/2024	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
108	2/2.00	930	Current	12/03/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
109	1/1.00	650	Current	08/23/2025	07/31/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
110	1/1.00	555	Current	01/02/2026	12/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
111	2/2.00	906	Vacant-Rented	05/01/2026		\$1,469.50	\$1,350.00	\$19.50		\$100.00	
112	2/2.00	906	Current	09/01/2014	08/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
113	2/2.00	930	Current	08/09/2024	07/31/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
114	2/2.00	930	Vacant-Rented	04/24/2026		\$1,469.50	\$1,350.00	\$19.50		\$100.00	
115	1/1.00	555	Office								
116	2/2.00	906	Current	04/10/2026	05/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
117	2/2.00	1,005	Current	12/09/2025	11/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
118	1/1.00	770	Current	08/01/2025	07/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
119	2/2.00	1,005	Current	04/22/2024	04/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
120	2/2.00	1,005	Current	09/05/2024	03/31/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
121	1/1.00	770	Current	10/01/2025	09/30/2026	\$1,294.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$0.00
122	2/2.00	1,005	Current	05/30/2024	02/28/2027	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
123	2/2.00	1,005	Current	12/01/2013	06/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
124	1/1.00	770	Current	11/01/2024	04/30/2026	\$1,329.50	\$1,175.00	\$19.50	\$0.00	\$100.00	\$35.00
125	2/2.00	1,005	Current	07/29/2023	09/30/2026	\$1,469.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$0.00
126	2/2.00	1,005	Current	10/27/2023	04/30/2026	\$1,494.50	\$1,350.00	\$19.50	\$0.00	\$100.00	\$25.00

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Unit	BD/BA	Sqft	Status	Move-in	Lease To	Total	Rent Income	Insurance	Services	Washer/Dryer Rental	WST	Pet Rent
127	1/1.00	770	Vacant-Unrented			\$1,294.50	\$1,175.00		\$19.50		\$100.00	
128	2/2.00	1,005	Current	09/19/2025	09/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
129	2/2.00	1,005	Current	08/07/2023	02/28/2027	\$1,504.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$35.00
130	2/2.00	1,005	Current	10/06/2023	04/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
131	2/2.00	1,005	Current	11/20/2025	11/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
132	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
133	2/2.00	1,005	Current	07/31/2024	06/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
134	2/2.00	1,005	Current	11/06/2025	10/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
135	2/2.00	1,005	Current	10/01/2025	09/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
136	2/2.00	1,005	Current	06/01/2024	06/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
137	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
138	2/2.00	930	Current	07/17/2025	07/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
139	2/2.00	906	Current	07/06/2024	07/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
140	2/2.00	906	Current	12/12/2025	11/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
141	2/2.00	930	Current	04/04/2024	04/30/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
142	2/2.00	930	Current	11/01/2025	10/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
143	2/2.00	1,005	Current	09/01/2023	06/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
144	2/2.00	1,005	Current	04/01/2025	03/31/2027	\$1,494.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$25.00
145	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
146	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
147	2/2.00	1,005	Current	09/01/2025	08/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
148	2/2.00	1,005	Current	05/24/2024	05/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
149	2/2.00	1,005	Current	03/04/2026	04/30/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
150	2/2.00	1,005	Current	03/01/2026	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
201	1/1.00	555	Vacant-Unrented			\$1,294.50	\$1,175.00		\$19.50		\$100.00	
202	1/1.00	650	Current	08/04/2023	08/31/2026	\$1,294.50	\$1,175.00		\$19.50	\$0.00	\$100.00	\$0.00
203	2/2.00	930	Current	04/01/2024	06/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
204	2/2.00	930	Current	05/13/2020	06/30/2026	\$1,539.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$70.00
205	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	

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206	2/2.00	906	Current	10/15/2025	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
207	2/2.00	930	Current	02/05/2025	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
208	2/2.00	930	Current	11/20/2024	04/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
209	1/1.00	650	Vacant-Rented	04/25/2026		\$1,294.50	\$1,175.00		\$19.50		\$100.00	
210	1/1.00	555	Vacant-Rented	05/01/2026		\$1,294.50	\$1,175.00		\$19.50		\$100.00	
211	2/2.00	906	Current	06/18/2025	05/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
212	2/2.00	930	Current	07/11/2024	06/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
213	2/2.00	930	Current	08/01/2025	07/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
214	2/2.00	930	Current	02/23/2026	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
215	2/2.00	930	Current	10/12/2020	02/28/2025	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
216	2/2.00	906	Current	04/01/2026	04/30/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
217	2/2.00	1,005	Current	01/19/2026	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
218	1/1.00	770	Current	04/10/2026	05/31/2027	\$1,294.50	\$1,175.00		\$19.50	\$0.00	\$100.00	\$0.00
219	2/2.00	1,005	Current	05/01/2024	04/30/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
220	2/2.00	1,005	Current	02/03/2026	01/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
221	1/1.00	770	Vacant-Unrented			\$1,294.50	\$1,175.00		\$19.50		\$100.00	
222	2/2.00	1,005	Current	07/13/2023	07/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
223	2/2.00	1,005	Current	03/06/2026	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
224	1/1.00	770	Current	03/20/2026	03/31/2027	\$1,294.50	\$1,175.00		\$19.50	\$0.00	\$100.00	\$0.00
225	2/2.00	1,005	Current	04/02/2026	05/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
226	2/2.00	1,005	Current	06/09/2025	05/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
227	1/1.00	770	Vacant-Unrented			\$1,194.50	\$1,175.00		\$19.50			
228	2/2.00	1,005	Current	04/15/2021	05/31/2026	\$1,494.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$25.00
229	2/2.00	1,005	Current	03/07/2025	02/28/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
230	2/2.00	1,005	Current	01/15/2026	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
231	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
232	2/2.00	1,005	Current	01/20/2025	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
233	2/2.00	1,005	Current	04/28/2025	04/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
234	2/2.00	1,005	Current	01/18/2026	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00

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Unit	BD/BA	Sqft	Status	Move-in	Lease To	Total	Rent Income	Insurance	Services	Washer/Dryer Rental	WST	Pet Rent
235	2/2.00	930	Current	01/02/2026	12/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
236	2/2.00	1,005	Current	12/08/2025	05/31/2026	\$1,519.50	\$1,350.00		\$19.50	\$50.00	\$100.00	\$0.00
237	2/2.00	930	Current	08/16/2025	07/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
238	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
239	2/2.00	906	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
240	2/2.00	906	Current	09/21/2021	10/31/2026	\$1,494.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$25.00
241	2/2.00	930	Current	11/01/2015	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
242	2/2.00	930	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
243	2/2.00	1,005	Current	12/24/2025	11/30/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
244	2/2.00	1,005	Current	10/15/2025	10/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
245	2/2.00	1,005	Current	06/03/2022	05/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
246	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
247	2/2.00	1,005	Current	09/04/2025	08/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
248	2/2.00	1,005	Vacant-Unrented			\$1,469.50	\$1,350.00		\$19.50		\$100.00	
249	2/2.00	1,005	Current	12/12/2025	12/31/2026	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
250	2/2.00	1,005	Current	03/14/2026	03/31/2027	\$1,469.50	\$1,350.00		\$19.50	\$0.00	\$100.00	\$0.00
Total 100 Units		91,359				\$142,820.50	\$130,850.00		\$1,930.50	\$100.00	\$9,700.00	\$240.00
Rentable Units	99											
Rentable Occupancy	77.78%											
Preleased Occupancy	81.82%											
Vacant	22											
Preleased	4											

Terravita **PROFORMA** Profit and Loss by Month

ASSUMES 100% OCCUPANCY WITH 5% VACANCY

May 1, 2026 - April 30, 2027

Distribution account	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	27-Jan	Feb-27	Mar-26	Apr-26	Total	
Income														
Rental Income	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	132,200.00	1,586,400.00
Gov't assistance (Section 8) income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent Less 5% vacancy	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-6,610.00	-79,320.00
Water, Sewage, Trash	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00	118,800.00
WST Less 5% vacancy	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-495.00	-5,940.00
Total for Rental Income	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	134,995.00	\$1,619,940.00
Expenses														
Advertising and Promotion	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	770.00	9,240.00
Bank Service Charges	84.50	72.63	95.38	93.50	91.50	87.25	32.50	42.00	66.50	80.00	125.00	57.00	57.00	927.76
Collection and Eviction Costs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12,000.00
Insurance Expense														
Property / Liability Insurance									101,744.27				-180.00	101,564.27
Workers Comp Insurance	323.58	315.75	303.45	270.43	328.32	468.55	360.44	389.30	293.55	277.59	331.01	203.20	203.20	3,865.17
Total for Insurance Expense	323.58	315.75	303.45	270.43	328.32	468.55	360.44	389.30	102,037.82	277.59	331.01	23.20	23.20	\$105,429.44
Licenses			734.00					1,208.98		400.00				2,342.98
Office Expense	378.29		200.00					379.25	2,208.34		202.29	513.80	664.20	4,546.17
Payroll Expenses (6.8%)														
Employee Wages-Leasing Agents-Managers	7,967.81	6,943.46	9,085.82	9,629.99	8,222.55	5,201.39	8,205.99	7,497.69	8,490.61	8,214.09	5,529.13	8,405.35	8,405.35	93,393.88
Maintenance Wages	6,318.18	7,342.53	5,200.17	4,656.00	6,063.44	9,084.60	6,080.00	6,788.30	5,795.38	6,071.90	8,756.86	5,880.64	5,880.64	78,038.00
Employer Taxes	1,294.15	1,395.56	1,146.09	1,093.78	1,276.55	1,770.28	1,470.10	1,580.91	1,438.90	1,398.47	2,063.73	1,255.60	1,255.60	17,184.12
Total for Payroll Expenses	9,261.96	8,339.02	10,231.91	10,723.77	9,499.10	6,971.67	9,676.09	9,078.60	9,929.51	9,612.56	7,592.86	9,660.95	9,660.95	\$110,578.00
Payroll Service Fees	172.23	172.23	260.32	168.28	175.08	175.08	177.16	523.44	266.30	298.82	411.70	495.20	495.20	3,295.84
Repairs & Maintenance														
Building Repair Exp				1,000.00										1,000.00
Cleaning and Janitorial	155	155.00	750	750.00	750.00	750	750.00	750.00	750.00	750.00	750.00	750.00	750.00	7,810.00
Fire Protection Monitoring / Repairs	654.00				1,055.00	960.00							495.00	3,164.00
HVAC Repairs Maintenance and Replacement	4650	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	55,800.00
Landscaping Maint	1,200.00		3,638.66		1,200.00			1,200.00	210.00					7,448.66
Pest Control	485.75		120.00	470.00		245.18			510.00	245.84	120.00			2,196.77
Plumbing Repairs	1,500.00		3,145.00	580.00	965.00	777.00			300.00	425.00			290.00	7,982.00
Pool	650.00													650.00
Security Systems	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Total for Repairs & Maintenance	9,334.75	4,845.00	12,343.66	7,490.00	8,660.00	7,422.18	5,440.00	6,640.00	6,460.00	6,110.84	5,560.00	6,225.00	6,225.00	\$86,531.43

ELITE REALTY

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Taxes - Personal Property	1,142.34										1,011.86		2,154.20
Taxes - Property					13,893.88		13,604.88			13,604.88		13,604.88	54,708.52
Telephone & Internet	1,326.86	724.97	724.97	932.72	724.80	724.80	932.55	725.52	725.52	725.52	734.07	946.07	9,948.37
Utilities - Electricity	1,250.21	1,240.43	1,130.04	1,145.23	1,398.80	2,335.00	2,558.14	2,039.19	1,856.94	1,220.23	1,021.87	1,055.34	18,251.42
Utilities - Sewer			4,796.73			5,180.19			5,180.79			5,179.58	20,337.29
Utilities - Trash/Recycling	1,010.08	5,764.62		408.24	5,748.72	333.34	523.82	6,000.38	523.82	428.58	5,762.28	1,238.12	27,742.00
Utilities - Water	3,017.69	2,779.27	3,168.46	3,154.33	3,571.79	3,094.02	3,078.00	3,390.86	3,254.25	3,312.18	3,012.05	3,182.12	38,015.02
Total for Expenses	29,072.49	26,023.92	35,758.92	26,156.50	45,861.99	28,562.08	39,741.81	32,807.63	132,071.45	38,043.49	27,846.50	44,101.66	\$506,048.44
Net Operating Income	105,922.51	108,971.08	99,236.08	108,838.50	89,133.01	106,432.92	95,253.19	102,187.37	2,923.55	96,951.51	107,148.50	90,893.34	\$1,113,891.56
Other Income													
Other Expenses													
Capital Improvements													
Appliances			2,940.02	243.83			92.10			616.65			3,892.60
Property Upgrades													
Building / Unit Improvements	440.00	1,000.00						1,980.00	5,051.41	1,300.00			9,771.41
Carpet / Flooring	350.00				265.00	3,988.06	20,449.54	1,683.00	3,224.29	7,809.35	4,754.35	1,780.87	44,304.46
HVAC Equipment - Installation			2,150.00				770.00						2,920.00
Painting of Units after move out	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00
Plumbing Equipment - Installation	1250	1250	1,250.00	1250	1250	1250	1250	1250	1250	1250	1250	1250	15,000.00
Refinishing - Resurfacing of Fixtures	2,750.00	2,750.00	2,750.00	2,750.00	2750	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2750	2,750.00	33,000.00
Supplies / Materials	4,650.00	4,650.00	4,650.00	4650	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4650	55,800.00
Windows, Doors & Cabinets		520.28			2,093.85	1,773.89	2,068.53	592.81	467.08	1,714.85	1,130.43		10,361.72
Total for Property Upgrades	13,940.00	14,670.28	15,300.00	13,150.00	15,508.85	18,911.95	36,438.07	17,405.81	21,892.78	23,974.20	19,034.78	14,930.87	\$225,157.59
Total for Capital Improvements	13,940.00	14,670.28	18,240.02	13,393.83	15,508.85	18,911.95	36,530.17	17,405.81	21,892.78	24,590.85	19,034.78	14,930.87	\$229,050.19
Interest Expense													
Interest Expense - Mortgage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total for Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Total for Other Expenses	13,940.00	14,670.28	18,240.02	13,393.83	15,508.85	18,911.95	36,530.17	17,405.81	21,892.78	24,590.85	19,034.78	14,930.87	\$229,050.19
Net Other Income	-13,940.00	-14,670.28	-18,240.02	-13,393.83	-15,508.85	-18,911.95	-36,530.17	-17,405.81	-21,892.78	-24,590.85	-19,034.78	-14,930.87	-\$229,050.19
Net Income	91,982.51	94,300.80	80,996.06	95,444.67	73,624.16	87,520.97	58,723.02	84,781.56	-18,969.23	72,360.66	88,113.72	75,962.47	\$884,841.37

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PROPERTY FACTS

Terravita Apartments

Sale Type	Investment
Property Type	Multifamily
Property Subtype	Apartment
Building Size	91,359 Sq Ft.
Building Class	C
Year Built	1983
Price	\$17,000,000
Price Per Unit	\$170,000
No. of Units	100
Building Height	2 Story
Lot Size	3.61 acres
Zoning	R4, County
Parking	2.08/1000 SF
Average Occupancy	80%



FLOOR PLANS

Terravita Apartments

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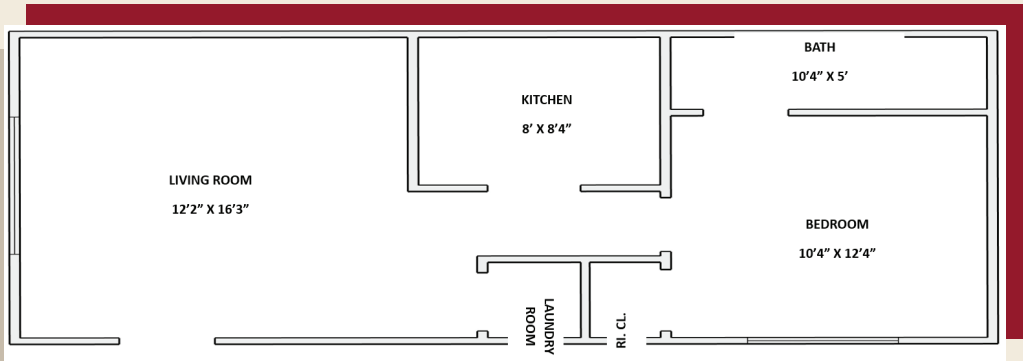
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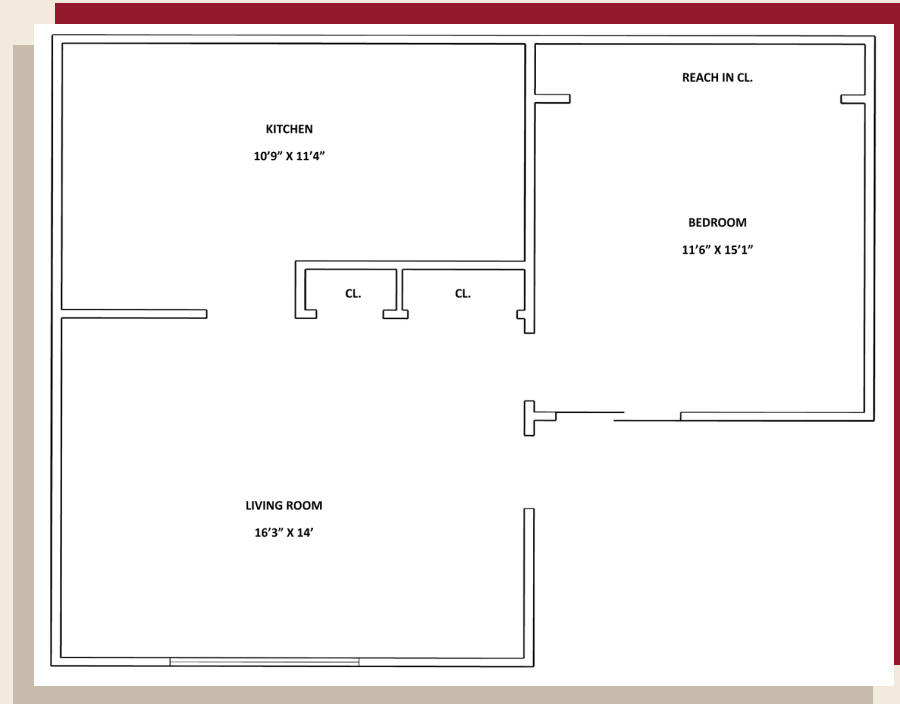
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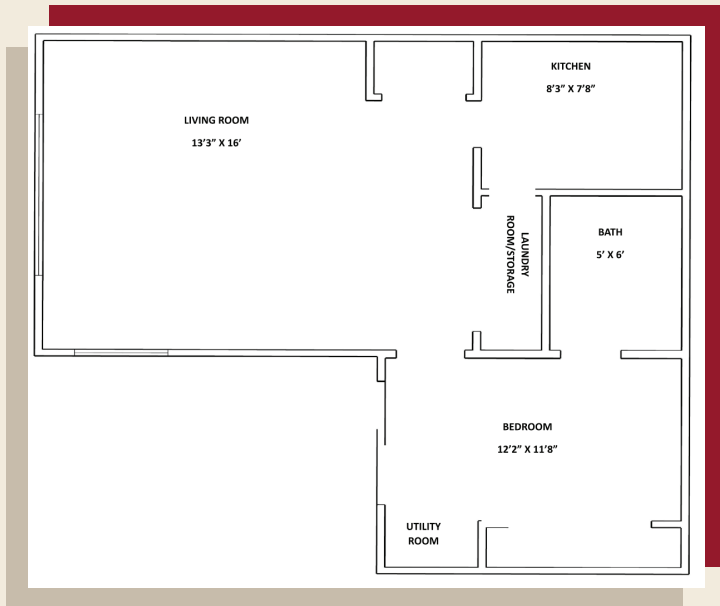
1 bd/ 1 ba



Small-555 sq. ft (5 total units)



Large-770 sq. ft (8 total units)



**Medium-
650 sq. ft
(4 total units)**

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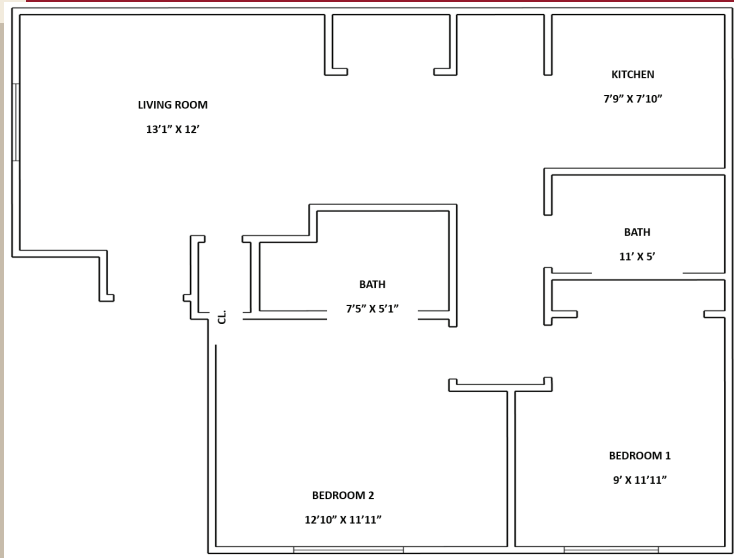
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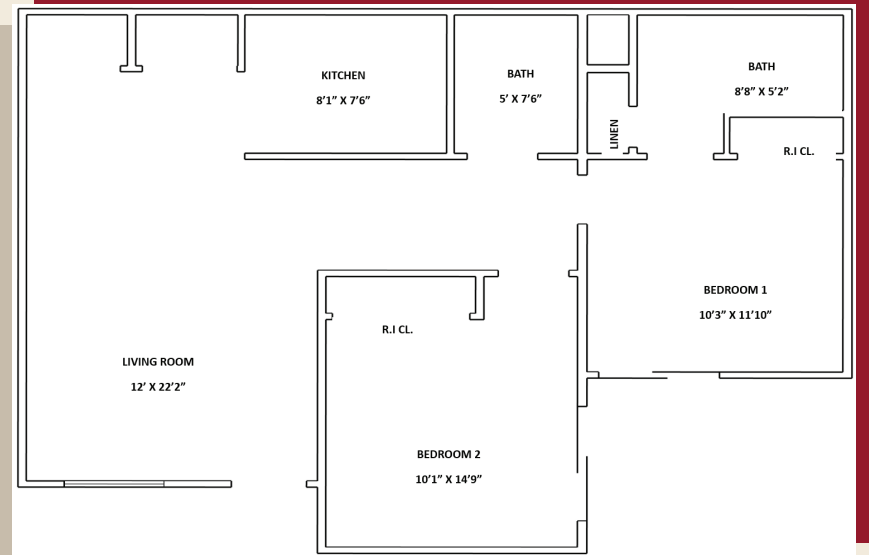
mike@nevada-re.com

2 bd/ 2 ba

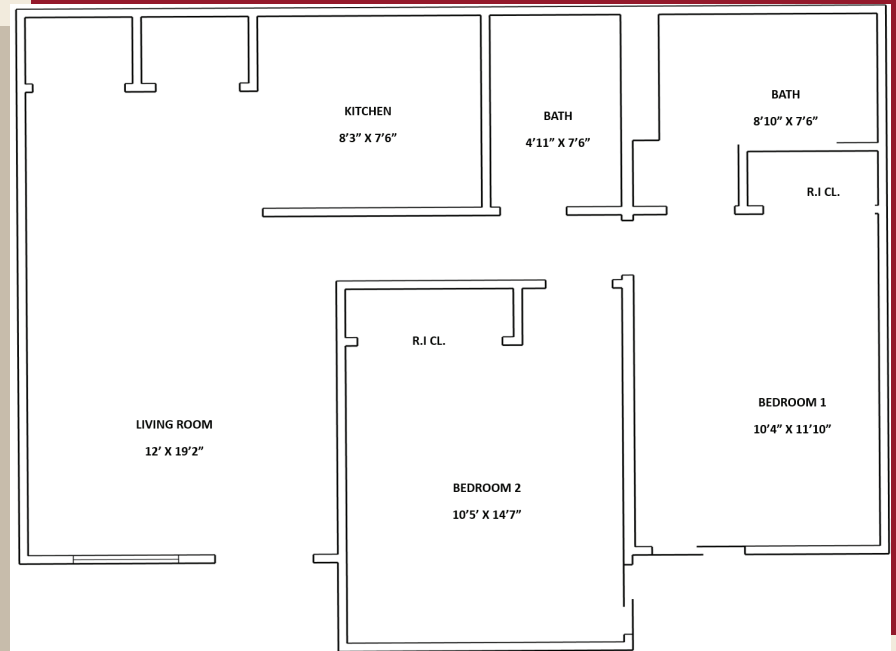


Small-906 sq. ft (14 total units)

Large-
1,005 sq. ft
(47 total units)



Medium-930 sq. ft (22 total units)



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CONTACT US

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