



# 917 SNUG HARBOR STREET 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) 5,663.00 SqFt

Lot Size (acres) 0.13

Levels 2

Units 4.00

Year Built 1983

Subdivision Name VILLAGE AT WASHINGTON

County Clark

Parcel ID / APN 140-30-610-024

Construction FRAME

## INVESTMENT SUMMARY

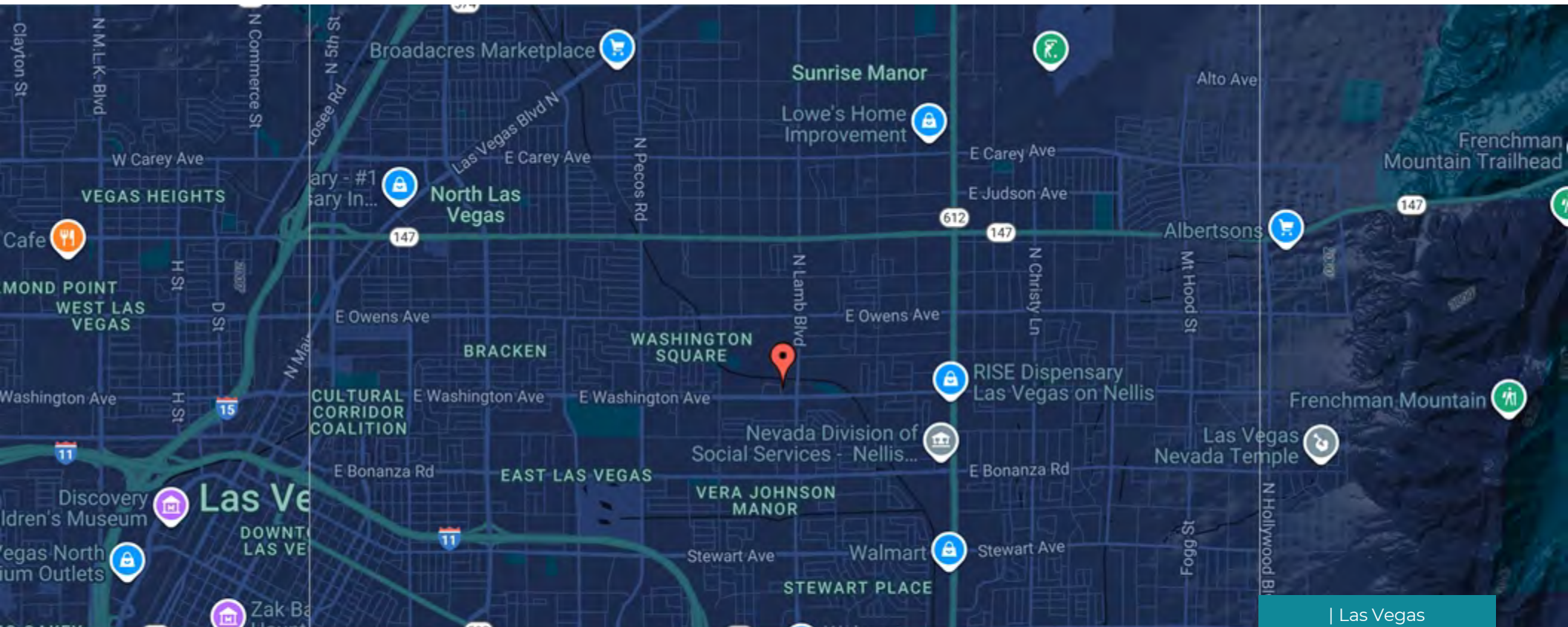
917 Snug Harbor St is a stabilized fourplex built in 1983, comprised of 2-bedroom, 1-bath units. The property is occupied by reliable long-term tenants, offering investors immediate cash flow. With spacious layouts and desirable features such as cozy living room fireplaces, this asset supports long-term occupancy and rental upside.





## INVESTMENT HIGHLIGHTS

- All units are 2-bedroom, 1-bath
- Built in 1983, well-maintained asset
- Cash-flowing investment with upside via lease renewals
- Spacious interiors with unit upgrades including fireplaces





## LOCATION HIGHLIGHTS

- Located in East Las Vegas' established rental corridor
- Convenient access to retail, schools, and major roads
- High-performing submarket with strong tenant demand
- Supports rent growth and long-term tenancy stability

### 3 MILE RADIUS



POPULATION  
231,892



DAYTIME POPULATION  
195,080



HOUSEHOLDS  
74,980



AVG. HOUSEHOLD INCOME  
\$ 67,126

# 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	\$19.06	\$13,800.00		+ Utilities	12/01/2021	-	
1	A	724	\$19.48	\$14,100.00		+ Utilities	08/01/2024	08/31/2025	
1	A	724	\$18.20	\$13,176.00		+ Utilities	06/01/2021	-	
1	A	724	\$17.40	\$12,600.00		+ Utilities	01/01/2021	-	
	Total Occupied	2896	\$53,676.00						
	<b>TOTAL</b>	<b>2896</b>	<b>\$53,676.00</b>		<b>\$0.00</b>				

## OVERVIEW & ASSUMPTIONS

### PRICING SUMMARY

PRICING	\$640,000.00
PRICE PSF	\$220.99
IN PLACE NOI	\$38,490.00
IN PLACE CAP RATE	6.01%
YEAR 1 NOI	\$50,923.66
YEAR 1 CAP RATE	7.96%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.96%

### GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	10/01/2025
INCOME GROWTH RATE	23.90%
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	\$2,330.00
MANAGEMENT FEE	\$5,568.00
<b>TOTAL EXPENSES</b>	<b>\$15,186.00</b>

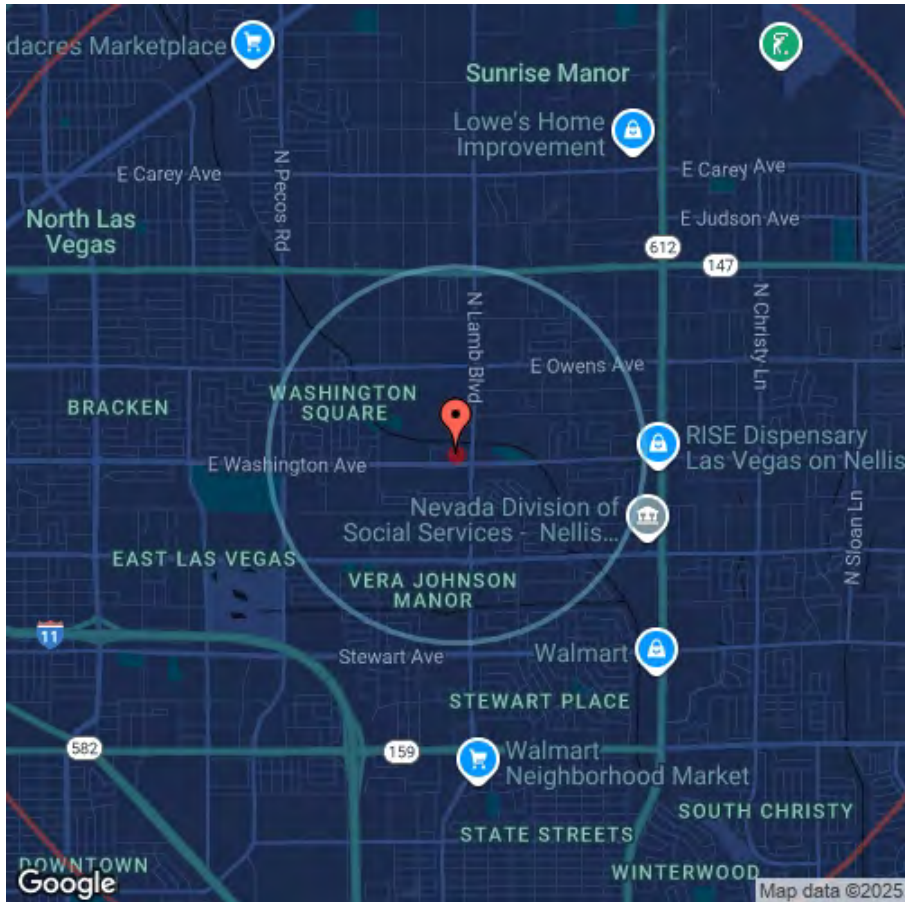
# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$53,676.00	\$66,504.56
SCHEDULED BASE RENTAL REVENUE	\$53,676.00	\$66,504.56
TOTAL POTENTIAL GROSS REVENUE	\$53,676.00	\$66,504.56
EFFECTIVE GROSS REVENUE	\$53,676.00	\$66,504.56
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$2,330.00	\$2,446.50
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	\$15,186.00	\$15,580.90
<b>NET OPERATING INCOME</b>	<b>\$38,490.00</b>	<b>\$50,923.66</b>
CAP RATE	6.01%	7.96%

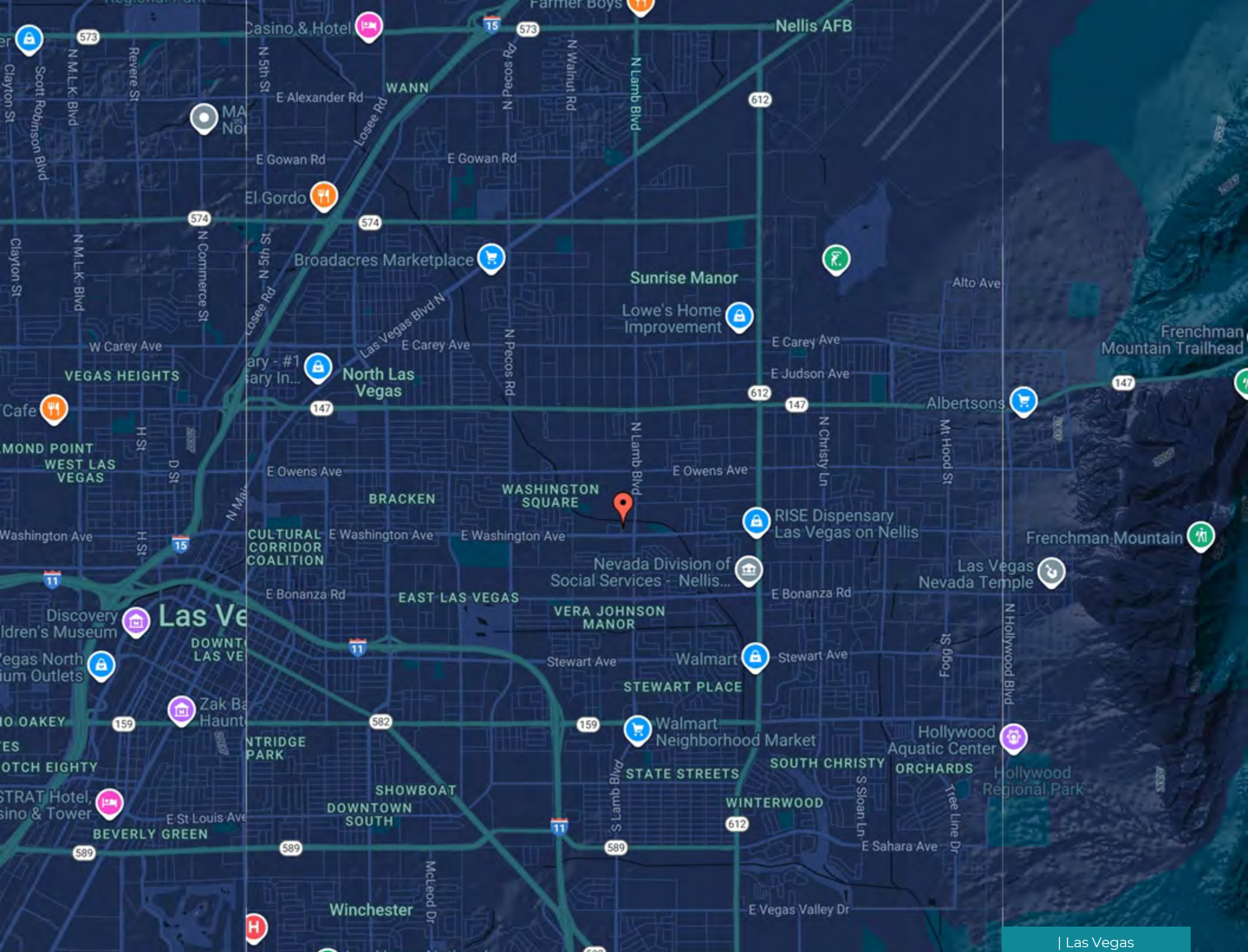
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,382	218,768	402,319
2010 Population	34,470	225,566	434,471
2025 Population	34,876	231,892	460,547
2030 Population	35,816	236,428	473,089
2025-2030 Growth Rate	0.53 %	0.39 %	0.54 %
2025 Daytime Population	24,558	195,080	493,204

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,816	10,680	20,824
\$15000-24999	884	6,953	14,357
\$25000-34999	1,431	8,069	15,969
\$35000-49999	1,663	10,114	20,254
\$50000-74999	1,986	13,844	29,543
\$75000-99999	1,509	10,376	21,263
\$100000-149999	1,244	9,949	21,942
\$150000-199999	279	2,863	7,742
\$200000 or greater	232	2,128	6,244
Median HH Income	\$ 46,758	\$ 52,509	\$ 55,766
Average HH Income	\$ 61,200	\$ 67,126	\$ 72,679



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,861	68,807	136,094
2010 Total Households	9,577	66,722	139,194
2025 Total Households	11,045	74,980	158,152
2030 Total Households	11,438	77,076	164,006
2025 Average Household Size	3.15	3.04	2.86
2025 Owner Occupied Housing	4,621	34,273	72,446
2030 Owner Occupied Housing	4,983	36,048	76,838
2025 Renter Occupied Housing	6,424	40,707	85,706
2030 Renter Occupied Housing	6,455	41,027	87,169
2025 Vacant Housing	400	3,867	10,280
2025 Total Housing	11,445	78,847	168,432



## 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

INCORPORATED

3/15/1911

## AREA

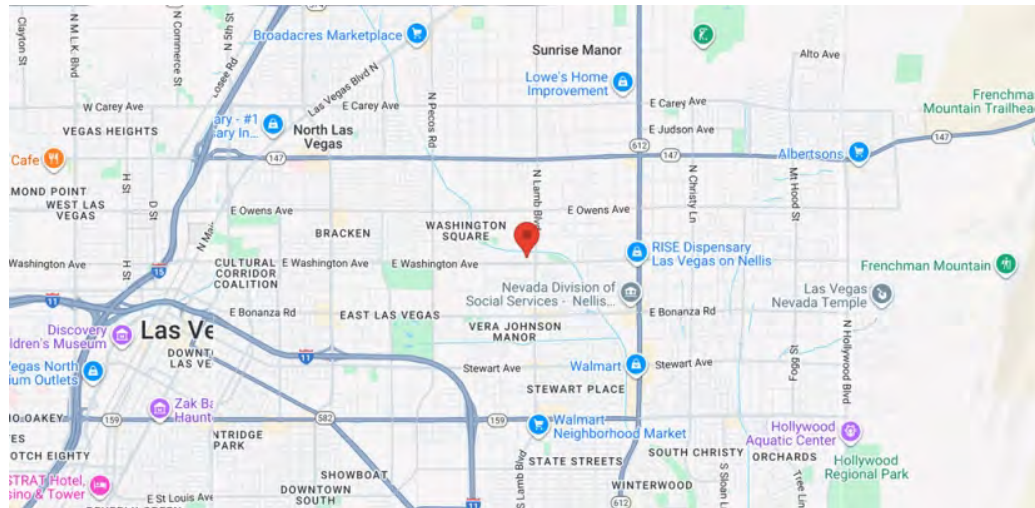
## POPULATION

CITY 141.9 SQ MI

LAND 141.9 SQ MI

WATER 0.1 SQ MI

ELEVATION 2001 FT



## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from HYDE REAL ESTATE and it should not be made available to any other person or entity without the written consent of HYDE REAL ESTATE.

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

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