



**812 Landon Dr.  
Bullhead City, AZ**

**Luxury 12-Unit Apartment Community For Sale**



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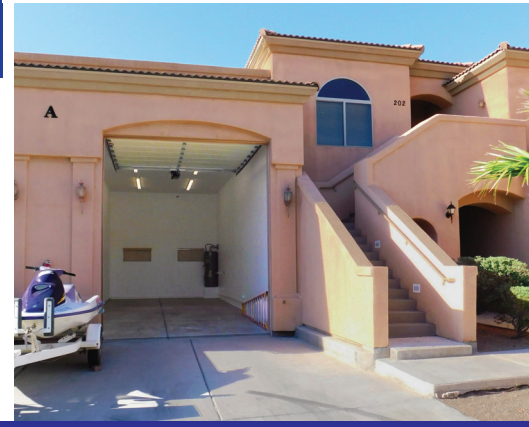
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2 Bedroom Layout  
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## LISTED BY



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# 01

## PROPERTY DETAILS

### PROPERTY SUMMARY

#### PRICING

Offering Price	\$2,595,000
Price/Unit	\$216,250

#### ASSETS

Number of Units	12
Year Built	2006
Living Space	16,716 sqft
Garage/RV Parking Space	6,200 sqft
Lot Size	1.11 AC
Zoning	R2MF
APN	348-017-001



### INVESTMENT HIGHLIGHTS

- Close proximity to Laughlin's Casinos
- Located in Sun Ridge Estates
- No HOA
- Close Distance to Colorado River and Lake Mohave
- 40' deep boat garages
- 3 buildings
- Subdivided into 12 individual units
- (6) 3 bedroom units, (6) 2 bedroom units



# 02

## FINANCIAL ANALYSIS

### RENT ROLL

UNIT	CURRENT RENT	SQUARE FEET
1	\$1,295	1,225 SF
2	\$1,295	1,225 SF
3	\$1,395	1,450 SF
4	\$1,395	1,450 SF
5	\$1,295	1,225 SF
6	\$1,395	1,225 SF

UNIT	CURRENT RENT	SQUARE FEET
7	\$1,395	1,450 SF
8	\$1,395	1,450 SF
9	\$1,295	1,225 SF
10	\$1,295	1,225 SF
11	\$1,395	1,450 SF
12	\$1,300	1,450 SF







# 04

## AREA OVERVIEW

### WELCOME TO BULLHEAD CITY

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Bullhead City has year-round sunny weather and warmer temperatures that make enjoying the large variety of activities and entertainment we have to offer easy to enjoy, such as: local top rated golf courses, water sports and many other attractions that are only a short drive away.

Bullhead is constantly developing and expanding making it a favorable destination to enjoy beautiful desert views and life near the oasis that is the Colorado River.







## NEAR BY ATTRACTIONS



### LAS VEGAS

Las Vegas is considered one of the biggest entertainment meccas in the country and it's only 90 miles away from Bullhead City.



### LAUGHLIN

Laughlin is directly across the river from Bullhead. It has its own unique gambling scene and attractions to enjoy.



### COLORADO RIVER

The Colorado River runs along the West side of the state through to the Grand Canyon. You can take a boat to many entertaining spots via the River.

## BULLHEAD CITY DEMOGRAPHICS

**42,232**  
TOTAL POPULATION

**51.6**  
MEDIAN AGE

**18,586**  
TOTAL HOUSEHOLDS

**\$43,368**  
MEDIAN HOUSEHOLD INCOME



## LOCATION

68

To Golden Valley,  
Kingman, and  
Flagstaff

**SUBJECT**



**Bullhead City  
Arizona**



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