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OFFERING MEMORANDUM

1165 Sierra Vista Dr

1165 Sierra Vista Drive
Las Vegas, NV 89169

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\$1.31M
PRICE

6.25%
CAP RATE

\$81.8K
NOI

Siganture Real Estate
2200 Paseo Verde Pkwy. #300
Henderson, NV 89052
702-343-9709

SR

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PRICE

\$1,310,000

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\$81,823

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Executive Summary

1165 Sierra Vista Drive
Las Vegas, NV 89169

Turnkey Investment Opportunity with Strong Cash Flow & Rare H-1 Zoning

Exceptional opportunity to acquire a fully occupied 4-plex at **1165 Sierra Vista Drive**, offering immediate, stable cash flow with all tenants participating in the Section 8 program, providing dependable rental income. The property generates an impressive **Net Operating Income (NOI) of \$81,823**, representing approximately a **6.25% capitalization rate** based on the current list price.

This well-maintained asset has been extensively updated and is in excellent condition, including **all new HVAC/air conditioning units**, helping minimize future capital expenditures. Residents also enjoy access to a **shared swimming pool** and a **shared coin-operated laundry facility**, creating additional income potential. Best of all, there is **no HOA**, keeping operating costs lower and maximizing investor returns.

A key feature that sets this property apart is its highly desirable **H-1 (Limited Resort & Apartment) zoning**, offering flexibility and long-term upside in a rapidly developing corridor. The adjacent 4-plex at **1153 Sierra Vista Drive** is also available for purchase and is similarly zoned **H-1**. Each property may be purchased individually or together.

For investors seeking a larger portfolio, purchasing **both buildings** creates an attractive investment with a **combined capitalization rate of approximately 6.4%** while increasing economies of scale and management efficiency.

Adding to the opportunity, the **adjacent H-1 zoned parcel** is also available for sale. A developer could acquire all three properties, creating a unique assemblage for future hospitality, motel, hotel, or other compatible redevelopment, subject to applicable governmental approvals.

Whether you're seeking a stabilized income-producing asset, a value-add portfolio acquisition, or a long-term redevelopment opportunity, **1165 Sierra Vista Drive** offers

\$1,310,000 ASKING PRICE	\$81,823 NOI
6.25% CAP RATE	\$327.34 PRICE/SF
\$327,500 PRICE/UNIT	100% OCCUPANCY
\$88,704 BASE RENT	\$88,704 EGI

PROPERTY DATA

Building SqFt	4,002
Year Built	1963
Lot Size (Acres)	0.160
Parcel ID	16215511010
County	Clark
Levels	—

Investment Highlights

H-1 Zoning!!!

1165 Sierra Vista Dr is a 4-unit multifamily community comprising 4,002 total square feet on a 0.160-acre site in Las Vegas, NV.

The property has demonstrated consistently strong stabilized occupancy, reflecting durable renter demand and effective on-site management at this location.

Below-market tax assessments and efficient operating expenses result in an attractive expense ratio, with further optimization available under institutional management.

A balanced unit mix of one-bedroom, two-bedroom, and three-bedroom floor plans appeals to the broadest possible renter demographic in the Las Vegas market.

KEY METRICS

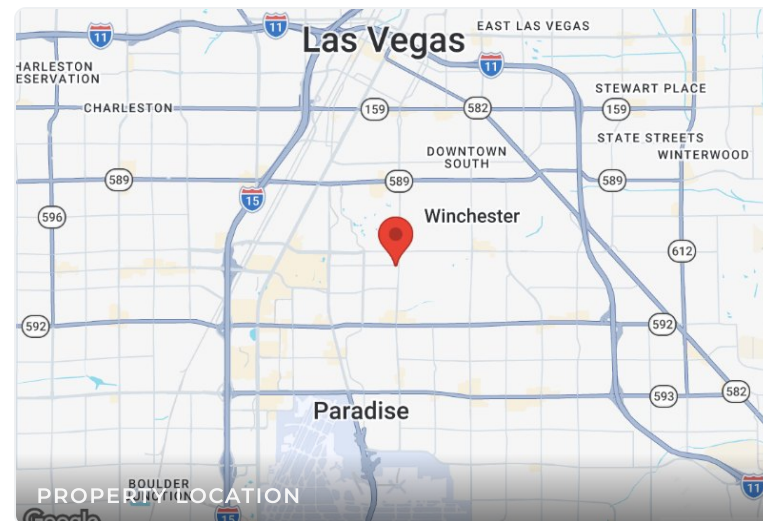
 Asking Price	\$1,310,000
 NOI	\$81,823
 Cap Rate	6.25%
 Price/SF	\$327.34
 Price/Unit	\$327,500
 Occupancy	100%
 Base Rent	\$88,704
 EGI	\$88,704
 GRM	14.77
 Building SF	4,002
 Year Built	1963

Location Highlights

1165 Sierra Vista Dr benefits from a central infill location in Las Vegas, surrounded by established single-family neighborhoods that reinforce property values.

Multifamily vacancy in the Las Vegas submarket is among the lowest in the metropolitan area, reflecting strong absorption and limited competing supply.

The Las Vegas multifamily market continues to see strong rent growth, with submarket averages outperforming the broader metropolitan area.

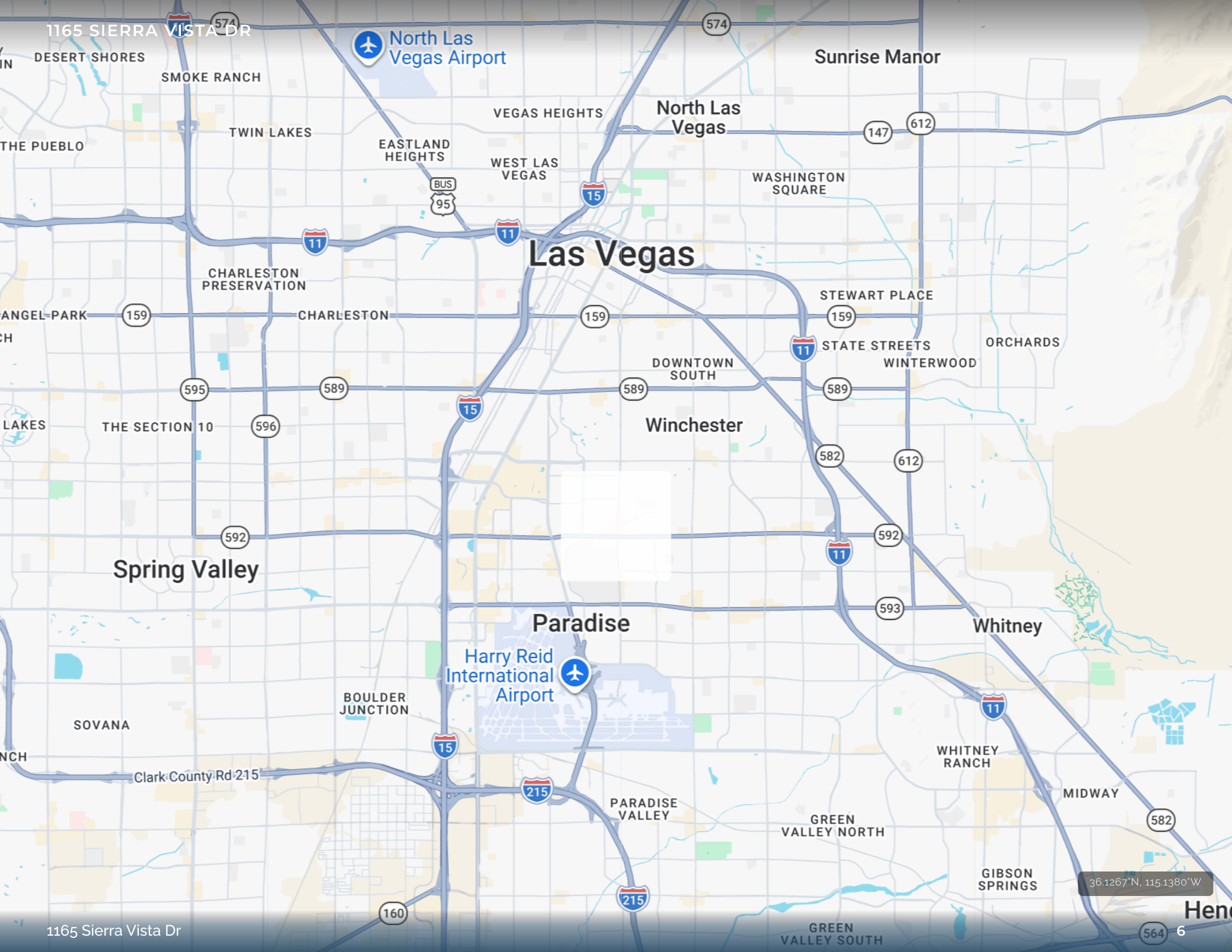


LOCATION

Address	1165 Sierra Vista Drive
City	Las Vegas
State	Nevada
Zip Code	89169
Country	Clark
APN / Parcel #	16215511010
Coordinates	36.126691,-115.137990

HIGHWAYS

Las Vegas Freeway	2.2 mi
Purple Heart Highway	2.7 mi
I 15 EXPR	3.0 mi
Airport Connector	3.1 mi



1165 SIERRA VISTA DR

North Las Vegas Airport

Sunrise Manor

Las Vegas

Spring Valley

Paradise

Harry Reid International Airport

Winchester

Whitney

WHITNEY RANCH

MIDWAY

GIBSON SPRINGS

GREEN VALLEY NORTH

GREEN VALLEY SOUTH

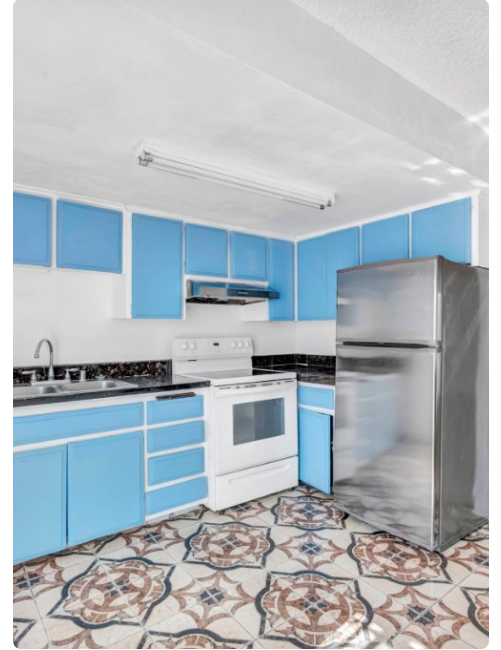
36.1267°N, 115.1380°W

1165 Sierra Vista Dr

Hen



Photo Gallery



Rent Roll

Unit	Unit Type	SF	Monthly	Annual Rent
1	2 Bed 2 Bath	0	\$1,848.00	\$22,176.00
2	2 Bed 2 Bath	0	\$1,848.00	\$22,176.00
3	2 Bed 2 Bath	0	\$1,848.00	\$22,176.00
4	2 Bed 2 Bath	0	\$1,848.00	\$22,176.00
Total		0	\$7,392.00	\$88,704.00

AVG RENT/UNIT (MO) **\$1,848.00**

UNITS **4**

Valuation Summary

KEY METRICS

\$1,310,000
ASKING PRICE

6.25%
CAP RATE

\$81,823
NOI

100.0%
OCCUPANCY

Price/Unit \$327,500

Price/SF \$327.34

GRM 14.77

PROJECTED EXIT

Hold Period 5 yrs

INCOME/UNIT
\$22,176.00

EGI/UNIT
\$22,176.00

EXPENSES/UNIT
\$1,720.25

NOI/UNIT
\$20,455.75

INCOME

Base Rental Income \$88,704

Effective Gross Income \$88,704

EXPENSES

Property Tax \$1,836

Insurance \$1,200

GENERAL EXPENSES

Water \$960

Pool \$720

Health Department \$65

Sewer \$800

Electric \$900

Landscape \$400

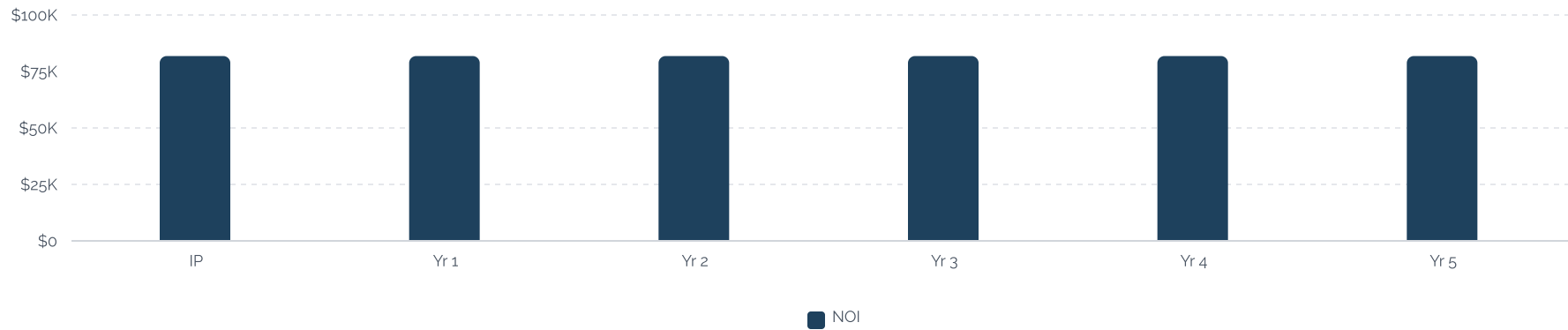
Total General Expenses \$3,845

Total Expenses \$6,881

Cash Flow Projection

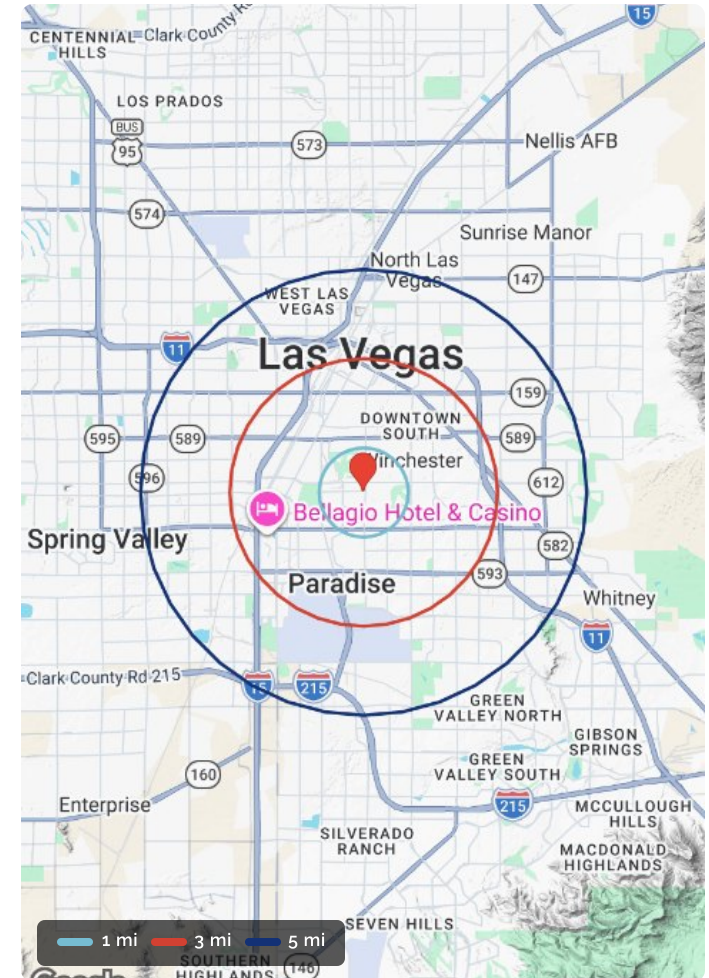
	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$88,704	\$88,704	\$88,704	\$88,704	\$88,704	\$88,704
Effective Gross Income	\$88,704	\$88,704	\$88,704	\$88,704	\$88,704	\$88,704
Property Tax	(\$1,836)	(\$1,836)	(\$1,836)	(\$1,836)	(\$1,836)	(\$1,836)
Insurance	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
General Expenses	(\$3,845)	(\$3,845)	(\$3,845)	(\$3,845)	(\$3,845)	(\$3,845)
Total Operating Expenses	(\$6,881)	(\$6,881)	(\$6,881)	(\$6,881)	(\$6,881)	(\$6,881)
Net Operating Income	\$81,823	\$81,823	\$81,823	\$81,823	\$81,823	\$81,823
Cap Rate	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%

NET OPERATING INCOME



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,762	170,888	449,742
2010 Population	31,055	159,239	443,222
2026 Population	34,662	170,070	462,076
2031 Population	36,324	179,349	481,270
2026-2031 Growth Rate	0.94 %	1.07 %	0.82 %
2026 Daytime Population	35,713	354,336	746,339
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	14,776	75,364	174,859
2010 Total Households	13,966	67,490	166,769
2026 Total Households	16,130	78,511	188,715
2031 Total Households	17,114	83,908	198,833
2026 Avg. Household Size	2.09	2.13	2.42
2026 Owner Occupied Housing	2,581	22,838	65,404
2031 Owner Occupied Housing	2,778	24,336	69,537
2026 Renter Occupied Housing	13,549	55,673	123,311
2031 Renter Occupied Housing	14,336	59,572	129,296
2026 Vacant Housing	2,219	15,454	24,299
2026 Total Housing	18,349	93,965	213,014
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,318	10,716	24,134
\$15,000-\$24,999	1,742	8,269	17,459
\$25,000-\$34,999	2,018	7,984	17,978
\$35,000-\$49,999	2,635	10,759	27,368
\$50,000-\$74,999	3,176	13,600	33,573
\$75,000-\$99,999	1,839	9,422	23,430
\$100,000-\$149,999	966	8,991	24,338
\$150,000-\$199,999	639	4,292	10,492
\$200,000 or greater	796	4,477	9,944
Median HH Income	\$45,853	\$52,340	\$54,889
Average HH Income	\$67,943	\$77,610	\$77,537



\$45,853
MEDIAN HH INCOME (1-MI)

\$67,943
AVG HH INCOME (1-MI)

16.0%
OWNER OCCUPIED (1-MI)

84.0%
RENTER OCCUPIED (1-MI)

12.1%
VACANCY RATE (1-MI)

0.94 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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