

Windsor Apartments

****PRICE REDUCED** 100%
LEASED**

OFFERING MEMORANDUM

550 Elm Drive
Las Vegas, NV 89169



Windsor Apartments

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International Realty

Lawrence J. Strychalski

International Realty LV

(702) 781-3117

larrysinternational@gmail.com

Lic: B.1003087.CORP



01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

WINDSOR APARTMENTS

OFFERING SUMMARY

ADDRESS	550 Elm Drive Las Vegas NV 89169
COUNTY	Clark
BUILDING SF	26,566 SF
LAND SF	40,946 SF
LAND ACRES	0.94
NUMBER OF UNITS	21
YEAR BUILT	1970
YEAR RENOVATED	2022
APN	16215201010

FINANCIAL SUMMARY

OFFERING PRICE	\$3,950,000
PRICE PSF	\$148.69
PRICE PER UNIT	\$188,095
OCCUPANCY	100.00%
NOI (CURRENT)	\$257,044
NOI (Pro Forma)	\$293,368
CAP RATE (CURRENT)	6.51%
CAP RATE (Pro Forma)	7.43%
GRM (CURRENT)	13.28
GRM (Pro Forma)	11.83

PROPOSED FINANCING

LOAN TYPE	
DOWN PAYMENT	\$3,950,000
LOAN AMOUNT	\$0
INTEREST RATE	0.00%
LOAN TO VALUE	0%

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	23,167	161,008	435,160
2021 Median HH Income	\$30,139	\$38,660	\$40,638
2021 Average HH Income	\$45,924	\$58,852	\$58,737



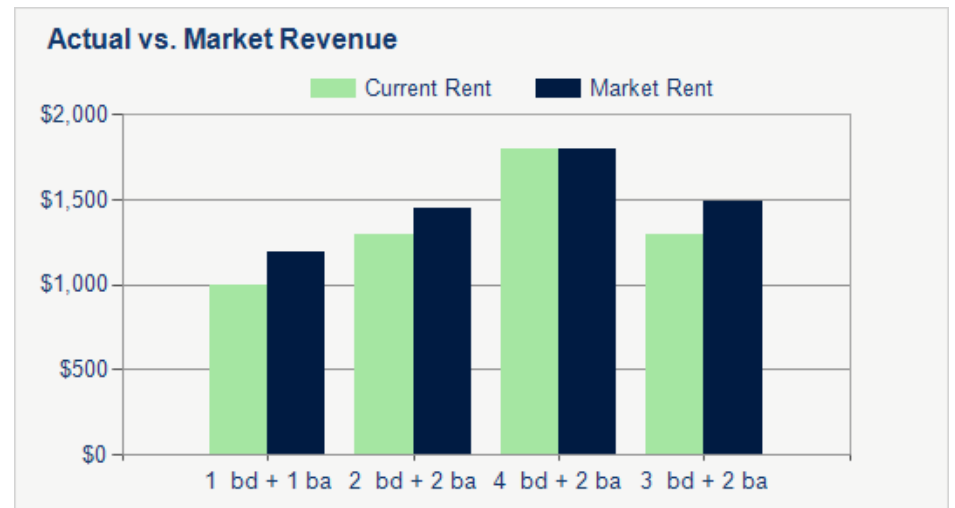
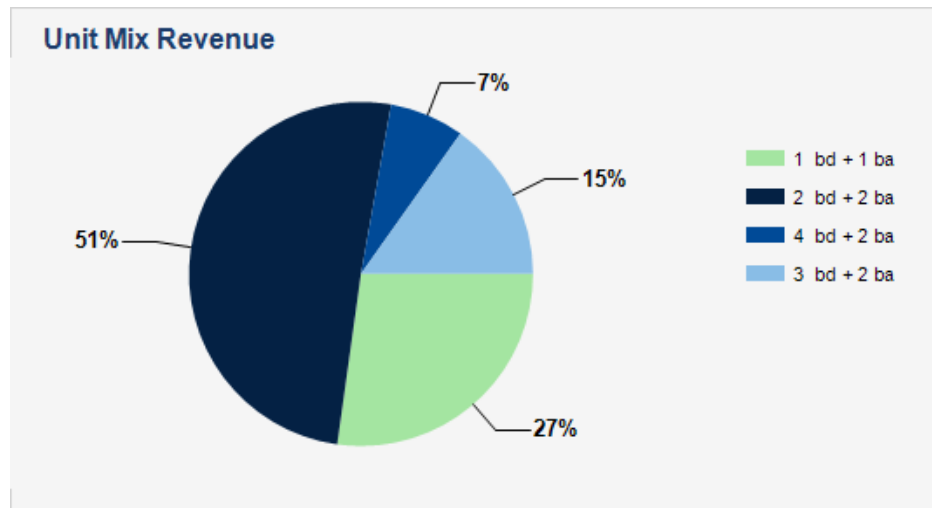
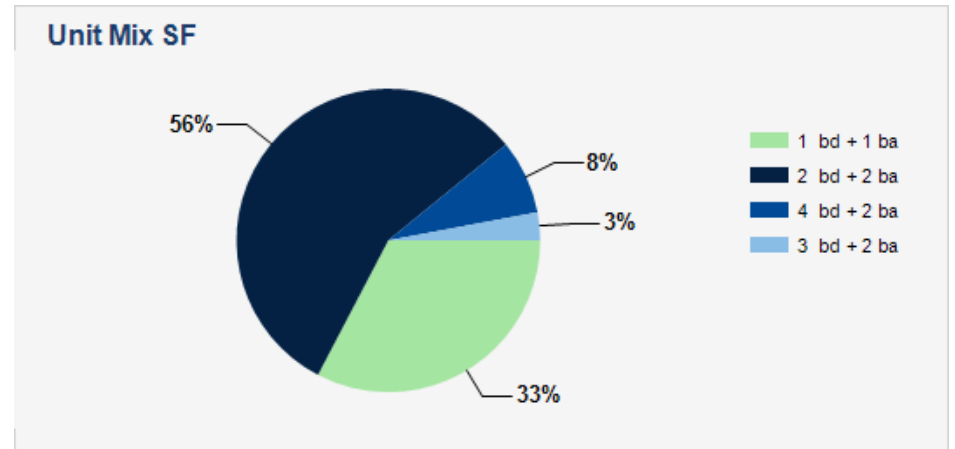
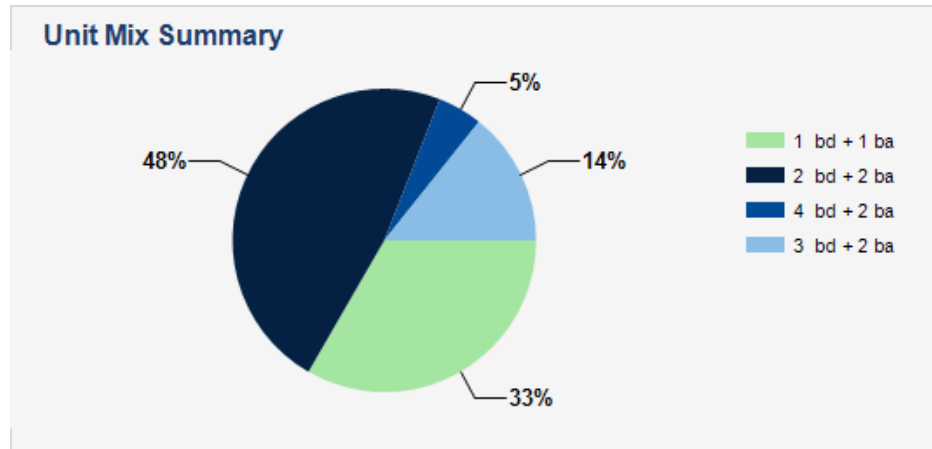
IMPORTANT COMMENTS:

- This building is zoned H-1 which is the best zoning in Las Vegas. This property is a perfect opportunity to cash flow as is with current tenants however is zoned for an investor with a vision. Property would work great to convert into a Hotel, Weekly Rental, AirBnb units or Condominiums. The University district makes it a great location to advertise towards student housing.

Units range in size and feel very large and spacious upon entering.

- WHY INVEST IN CLARK COUNTY, NEVADA??
 - *No Rent Control
 - *No State Income Tax
 - *Highest Population Growth
 - *Diverse Employment Growth
 - *Favorable Landlord-Friendly Eviction Laws

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	7	750	\$995	\$1.33	\$6,965	\$1,195	\$1.59	\$8,365
2 bd + 2 ba	10	900	\$1,295	\$1.44	\$12,950	\$1,450	\$1.61	\$14,500
4 bd + 2 ba	1	1,200	\$1,795	\$1.50	\$1,795	\$1,795	\$1.50	\$1,795
3 bd + 2 ba	3	150	\$1,295	\$8.63	\$3,885	\$1,495	\$9.97	\$4,485
Totals/Averages	21	757	\$1,219	\$2.43	\$25,595	\$1,388	\$2.79	\$29,145



University District

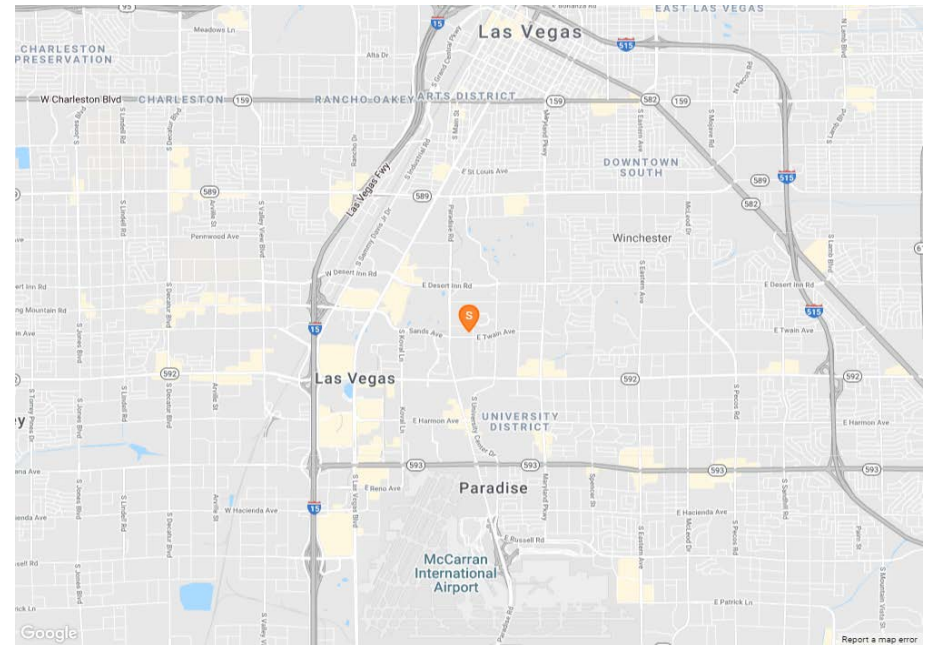
- Like the name implies, this district is home to the University of Nevada, Las Vegas. Although this neighborhood is a clear choice for students, faculty, and staff, the University District offers allure far beyond the campus. The neighborhood is filled with restaurants, coffee shops, grocery stores and brick and mortar shopping options. Close to Boulevard Mall and plenty of entertainment and employment opportunities close by within University District and surrounding areas.
- University District is home to several quirky museums including the Pinball Hall of Fame, Atomic Museum and SeaQuest Las Vegas. The Las Vegas Convention Center is also close by and easy to access commuting to and from. With University District being right in the center of so many amenities and activities to choose from it is a highly sought after location for a diverse mix of potential residents.

Close by and easily accessible from the property, McCarran/Henry Reid International Airport is a few blocks from the University campus and a hop, skip and a jump to the world-renowned Las Vegas Strip. This neighborhood is located close to the action but is secluded enough to provide the comfort of a secure neighborhood.

- **Colleges & Universities**
550 Elm Drive is within 6 minutes or 1.9 miles from University of Nevada, Las Vegas. It is also near Nevada State College and College of Southern Nevada.

Colleges Drive Distance University of Nevada, Las Vegas 6 min 1.9 mi
Nevada State College 9 min 3.6 mi
College of Southern Nevada 15 min 7.1 mi

Locator Map



- Transportation options available in Las Vegas are vast and easily accessible. The Las Vegas Convention Center Station is located just 0.7 miles Windsor Apartments. The Henry Reid/ McCarran International airport is 3 miles away and other nearby airports are in North Las Vegas and in Henderson, NV. The Las Vegas Strips Monorail is easily accessible for strip access and you can jump on just by the Convention Center.

- Shopping Centers Walking & Distance

Twain Plaza 5 min 0.2 mi

The Twain Center 10 min 0.5 mi

Twain Swenson Plaza 11 min 0.5 mi



02

Property Description

Property Features

Aerial Map

Property Images

WINDSOR APARTMENTS

PROPERTY FEATURES

NUMBER OF UNITS	21
BUILDING SF	26,566
LAND SF	40,946
LAND ACRES	0.94
YEAR BUILT	1970
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	H-1
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	B-
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	71
PARKING RATIO	2/1
POOL / JACUZZI	On-Site
FIRE PLACE IN UNIT	No
WASHER/DRYER	On-Site

FEES & DEPOSITS

APPLICATION FEE	\$30
SECURITY DEPOSIT	Varies

MECHANICAL

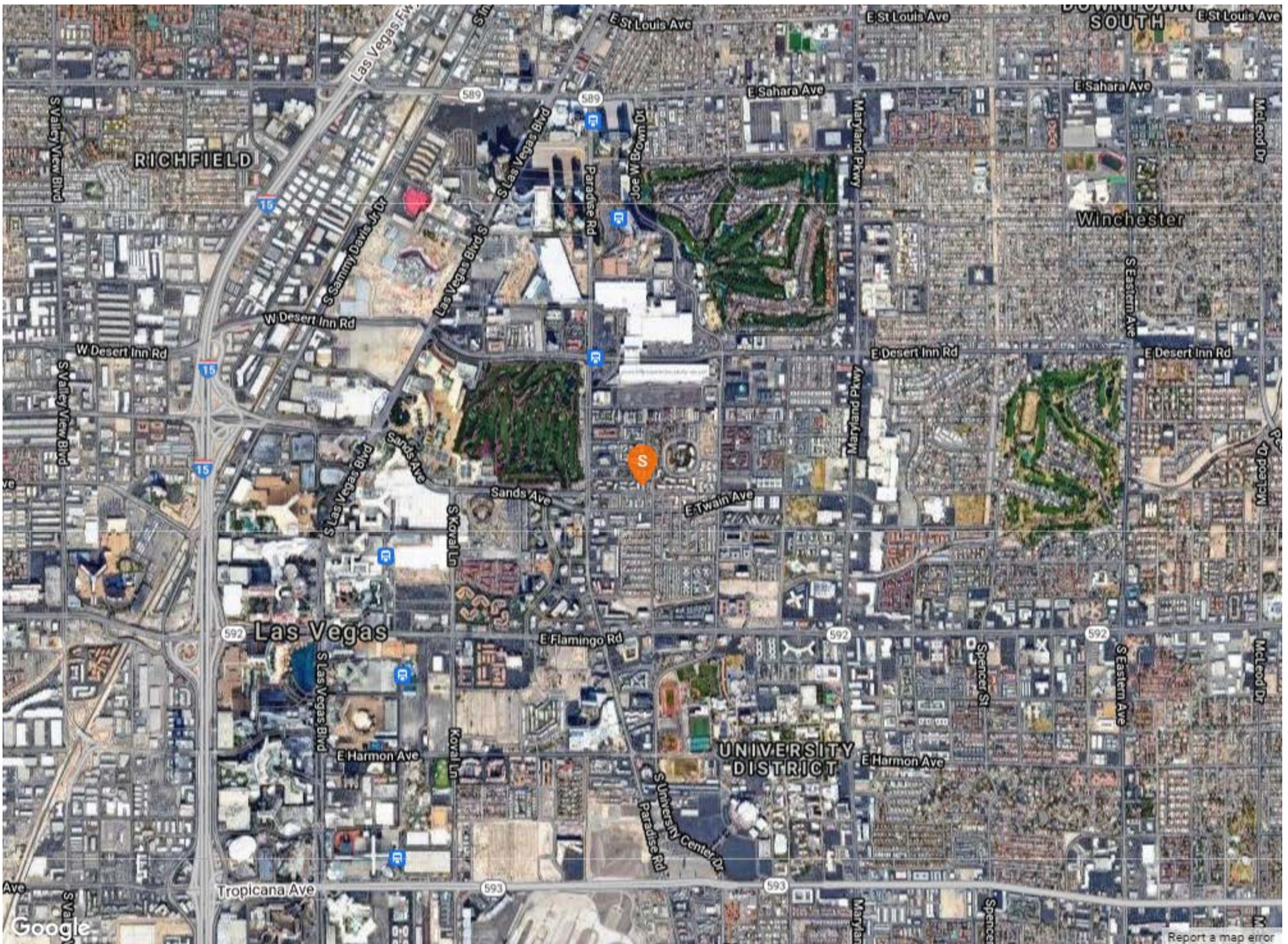
HVAC	Central
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UTILITIES

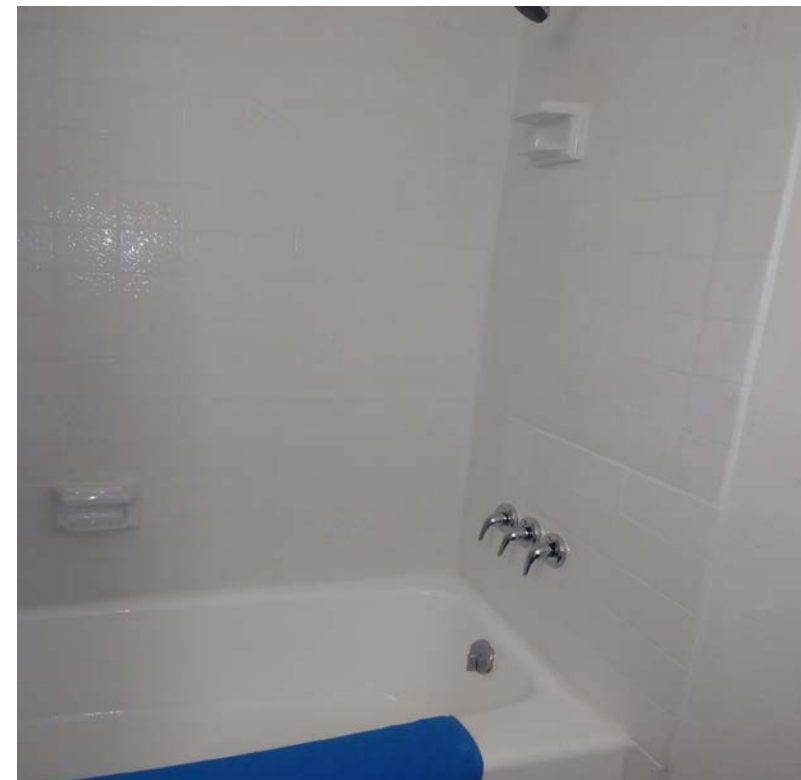
WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FRAMING	2x4
EXTERIOR	Stucco
PARKING SURFACE	Flat
ROOF	Flat
STYLE	Flat
LANDSCAPING	Trees/Bushes
FOUNDATION	Slab











WINDSOR APARTMENTS

03 On Market Comps

On Market Comparables

On Market Comparables Summary

On Market Comparables Charts

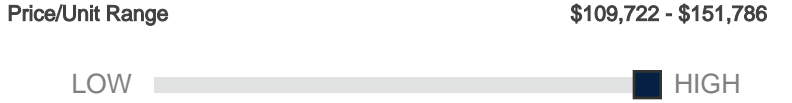
On Market Comparables Map

1



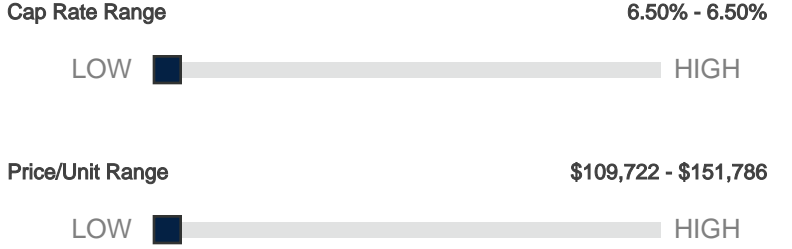
Art Village Apartments
1410 S. Casino Center Blvd.
Las Vegas, NV 89104

TOTAL UNITS	28
YEAR BUILT	1954
ASKING PRICE	\$4,250,000
PRICE/UNIT	\$151,786
DISTANCE	2.5 miles



2

TOTAL UNITS	36
YEAR BUILT	1963
ASKING PRICE	\$3,950,000
PRICE/UNIT	\$109,722
CAP RATE	6.50%
OCCUPANCY	100%
DISTANCE	1.1 miles

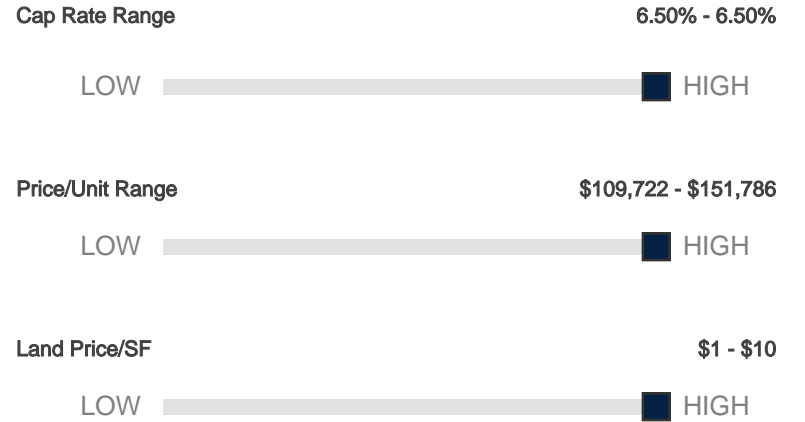




Desert Inn Apartments
1075-1121 E. Desert Inn Road
Las Vegas, NV 89169



Windsor Apartments
 550 Elm Drive
 Las Vegas, NV 89169

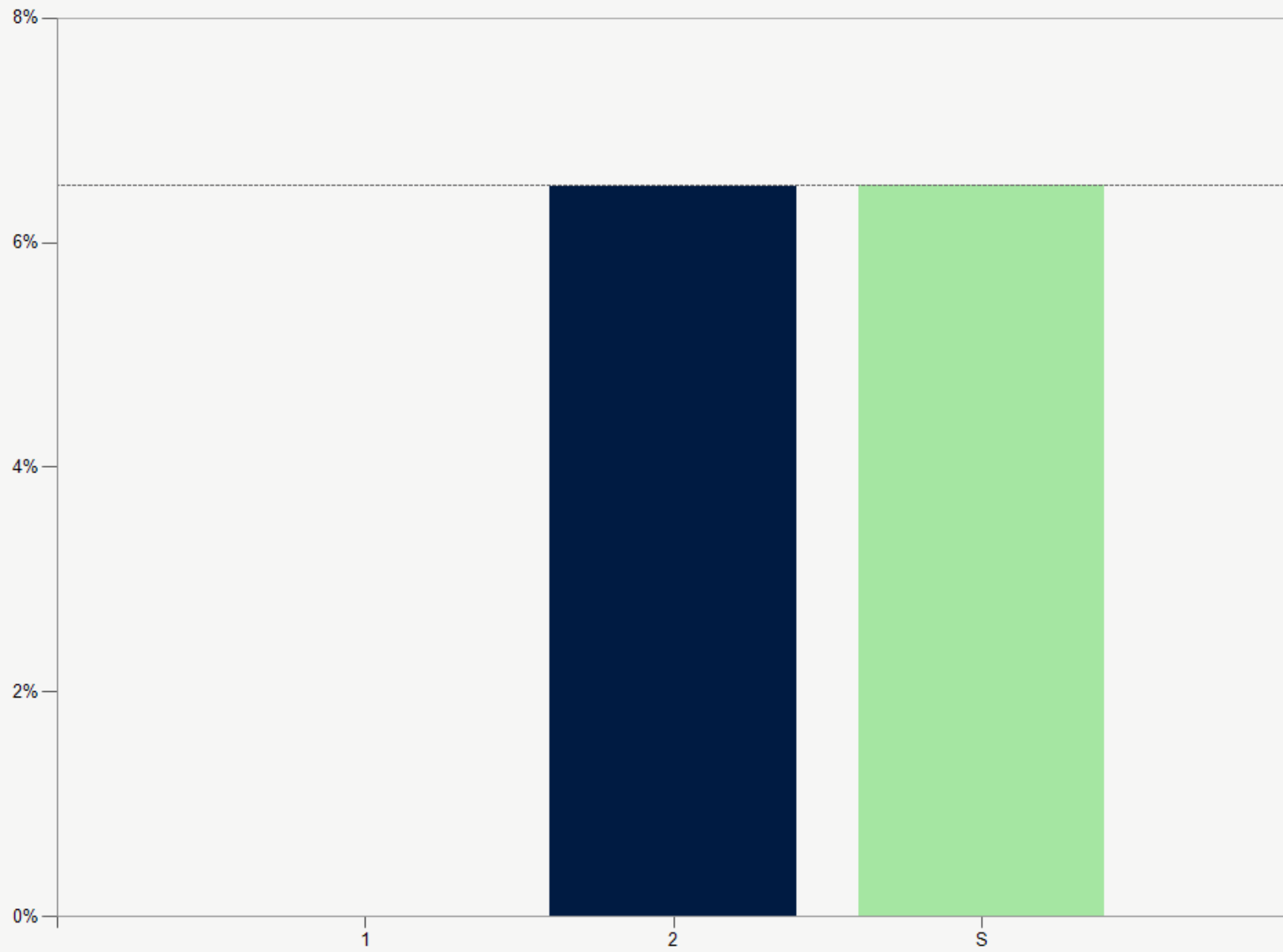
TOTAL UNITS	21
BUILDING SF	26,566
LAND SF	40,946
LAND ACRES	0.94
YEAR BUILT	1970
ASKING PRICE	\$3,950,000
PRICE/UNIT	\$188,095
PRICE PSF	\$148.69
CAP RATE	6.51%
GRM	13.28
OCCUPANCY	100%

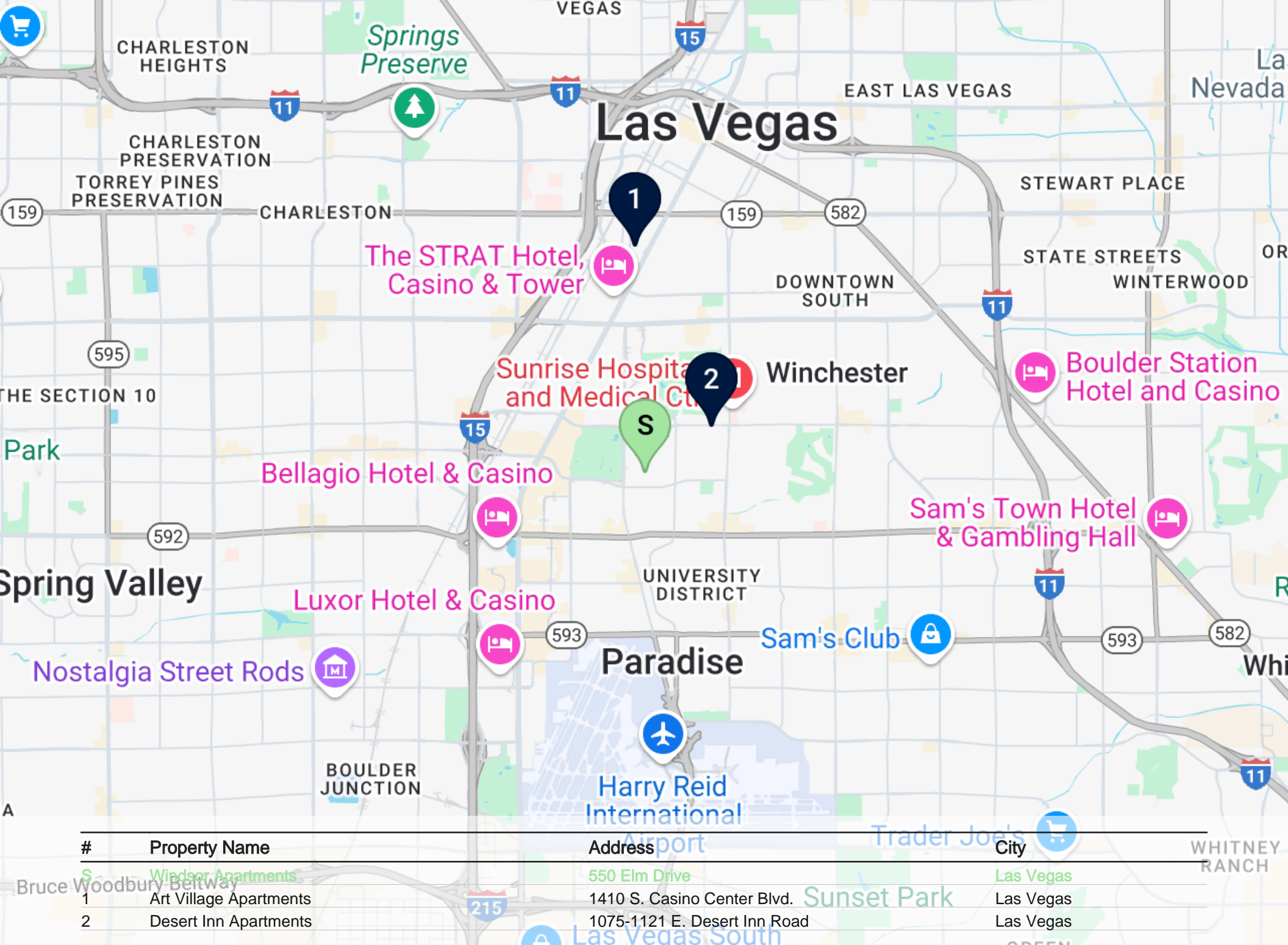


	PROPERTY	UNITS	BUILT	Ask Price	PRICE/UNIT	PSF	CAP RATE	DISTANCE (mi)
1	 <p>Art Village Apartments 1410 S. Casino Center Blvd. Las Vegas, NV 89104</p>	28	1954	\$4,250,000	\$151,786.00			2.50
2	<p>Desert Inn Apartments 1075-1121 E. Desert Inn Road Las Vegas, NV 89169</p>	36	1963	\$3,950,000	\$109,722.00		6.50%	1.10
AVERAGES		32		\$4,100,000	\$130,754.00		6.50%	
S	 <p>Windsor Apartments 550 Elm Drive Las Vegas, NV 89169</p>	21	1970	\$3,950,000	\$188,095.00	\$148.69	6.51%	

Cap Rate

Average: 6.51%





#	Property Name	Address	City
S	Windsor Apartments	550 Elm Drive	Las Vegas
1	Art Village Apartments	1410 S. Casino Center Blvd.	Las Vegas
2	Desert Inn Apartments	1075-1121 E. Desert Inn Road	Las Vegas

04 Rent Roll

Rent Roll

ELM - Monthly Profit & Loss 2024

ELM - Monthly Profit Loss AUG 2023 THRU
JULY 2024

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
101	2 bd + 2 ba	1,000	\$1.20	\$1,195.00	\$1,295.00	05/01/2023	*Rent increase by \$200 as of 12/01/24
102	2 bd + 2 ba	1,000	\$1.30	\$1,295.00	\$1,295.00	05/01/2023	*Rent increase by \$200 as of 12/01/24
103	1 bd + 1 ba	750	\$1.24	\$928.00	\$1,095.00	11/15/2021	*Rent increase by \$200 as of 12/01/24
104	2 bd + 1 ba	900	\$1.22	\$1,100.00	\$1,295.00	08/04/2021	*Rent increase by \$200 as of 12/01/24
105	4 bd + 2.5 ba	1,000	\$1.20	\$1,195.00	\$1,750.00	11/19/2022	*Rent increase by \$200 as of 12/01/24
106	2 bd + 2 ba	1,000	\$1.20	\$1,195.00	\$1,295.00	01/01/2021	*Rent increase by \$200 as of 12/01/24
107	1 bd + 1 ba	750	\$1.33	\$995.00	\$1,095.00	01/06/2023	*Rent increase by \$200 as of 12/01/24
108	1 bd + 1 ba	750	\$1.59	\$1,195.00	\$1,195.00	01/08/2024	*Rent increase by \$200 as of 12/01/24
109	2 bd + 2 ba	1,000	\$1.30	\$1,295.00	\$1,295.00	06/25/2021	*Rent increase by \$200 as of 12/01/24
110	2 bd + 2 ba	1,000	\$1.20	\$1,195.00	\$1,195.00	10/17/2022	*Rent increase by \$200 as of 12/01/24
111	4 bd + 2.5 ba	1,200	\$1.46	\$1,750.00	\$1,750.00	01/12/2023	*Rent increase by \$200 as of 12/01/24
201	2 bd + 2 ba	1,000	\$1.20	\$1,195.00	\$1,295.00	01/01/2023	*Rent increase by \$200 as of 12/01/24
202	2 bd + 2 ba	1,000	\$1.20	\$1,195.00	\$1,295.00	09/01/2022	*Rent increase by \$200 as of 12/01/24
203	1 bd + 1 ba	750	\$1.33	\$995.00	\$1,095.00	11/20/2021	*Rent increase by \$200 as of 12/01/24
204	1 bd + 1 ba	750	\$1.33	\$995.00	\$1,295.00	08/01/2023	*Rent increase by \$200 as of 12/01/24
205	4 bd + 2.5 ba	1,200	\$1.16	\$1,395.00	\$1,750.00	02/20/2023	*Rent increase by \$200 as of 12/01/24
206	4 bd + 2.5 ba	1,200	\$1.00	\$1,195.00	\$1,750.00	03/25/2022	*Rent increase by \$200 as of 12/01/24
207	1 bd + 1 ba	750	\$1.33	\$995.00	\$1,095.00	02/01/2023	*Rent increase by \$200 as of 12/01/24
208	1 bd + 1 ba	750	\$1.33	\$995.00	\$1,095.00	09/04/2021	*Rent increase by \$200 as of 12/01/24
209	2 bd + 2 ba	1,200	\$1.00	\$1,195.00	\$1,295.00	12/10/2022	*Rent increase by \$200 as of 12/01/24

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Notes
210	2 bd + 2 ba	1,000	\$1.30	\$1,295.00	\$1,295.00	08/01/2022	*Rent increase by \$200 as of 12/01/24
Totals / Averages		19,950	\$1.25	\$24,788.00	\$27,815.00		

Notes: *Please note, market rents for all units will be increased by \$100, effective December 2024. This adjustment aligns with market trends and is projected to enhance the property's revenue performance.

	23-Feb	23-Mar	23-Apr	23-Mar	23-Jun	23-Jul	23-Aug	23-Sep	23-Oct	23-Nov	23-Dec	24-Jan	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	24,540	22,465	25,167	24,125	22,648	24,014	23,161	21,415	23,416	21,676	19,848	18,965	274,440
Expense													
Bank Service Charges	40	40	0	20	20	20	20	20	20	0	40	40	280
Insurance Expense	0	0	0	0	0	0	17,151	0	0	0	0	0	17,151
Legal Expenses	0	0	375	0	0	350	0	0	0	0	0	0	725
Professional Fees	0	250	0	0	0	0	0	0	0	0	0	0	250
HVAC Maintenance	0	0	0	0	472	75	0	379	0	0	0	0	926
Pest Control	0	0	65	0	0	0	0	0	65	0	0	0	130
Swimming Pool Maintenance	700	0	545	545	264	545	545	0	545	0	545	545	4,779
Taxes - Property	0	2,289	0	0	0	2,231	0	2,228	0	0	0	2,124	8,873
Manager	0	1,649	1,449	2,898	1,449	1,449	1,449	1,449	1,449	1,449	0	1,449	16,139
Electricity	948	92	101	315	346	681	918	843	282	-84	328	328	4,769
Garbage Service	0	0	3,349	779	0	0	886	0	0	736	686	0	5,015
Gas	70	62	59	156	71	53	54	73	75	64	226	41	1,003
Water	298	318	810	382	622	453	535	753	336	321	405	381	3,493
Other Income/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expense	2,056	4,699	6,753	5,095	3,244	5,857	21,558	5,745	2,772	2,486	2,230	4,909	73,719
Net Operating Income	22,484	17,766	18,414	19,030	19,404	18,157	1,603	15,670	20,644	19,190	17,618	14,056	157,375

Units: 207,204,107,105

As of Feb 5,2024 those 4 units are Vacant and are being remodeled

	23-Aug	23-Sep	23-Oct	23-Nov	23-Dec	24-Jan	24-Feb	24-Mar	24-Apr	24-May	24-Jun	24-Jul	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	23,161	21,415	23,416	21,676	19,848	24,540	23,150	23,900	21,600	22,160	21,146	18,176	264,188
Expense													
Bank Service Charges	20	20	20	0	40	40	40	40	0	20	20	20	280
Insurance Expense	17,151	0	0	0	0	0	0	0	0	0	0	0	17,151
Legal Expenses	0	0	0	0	0	0	0	0	375	0	0	0	375
Professional Fees	0	0	0	0	0	0	0	250	0	0	0	0	250
HVAC Maintenance	0	379	0	0	0	0	550	325	0	0	472	75	1,801
Pest Control	0	0	65	0	0	0	0	0	65	0	0	0	130
Swimming Pool Maintenance	545	0	545	0	545	545	700	700	545	545	398	545	5,479
Taxes - Property	0	2,228	0	2,296	0	2,124	0	2,289	0	2,351	0	2,231	5,613
Manager/Handyman	1,449	1,449	1,449	1,449	0	1,449	0	1,649	1,449	2,898	1,449	1,449	16,139
Electricity	918	843	282	-84	328	328	948	92	101	315	376	599	5,046
Garbage Service	886	0	0	736	686	0	0	0	3,349	779	0	0	6,436
Gas	54	73	75	64	226	41	70	62	59	156	73	78	1,031
Water/Sewer	535	753	336	321	405	381	298	318	810	382	622	523	5,684
Other Income/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expense	21,558	5,745	2,772	4,782	2,230	4,909	2,606	5,725	6,753	7,446	3,410	5,520	73,456
Net Operating Income	1,603	15,670	20,644	16,894	17,618	19,631	20,544	18,175	14,847	14,714	17,736	12,656	190,732

* The owner re-paved the parking lot in October 2024.

* The owner finalized the remodeling of the swimming pool in October 2024.

* The owner completed repairs on one of the roofs in October 2024.



05

Financial Analysis

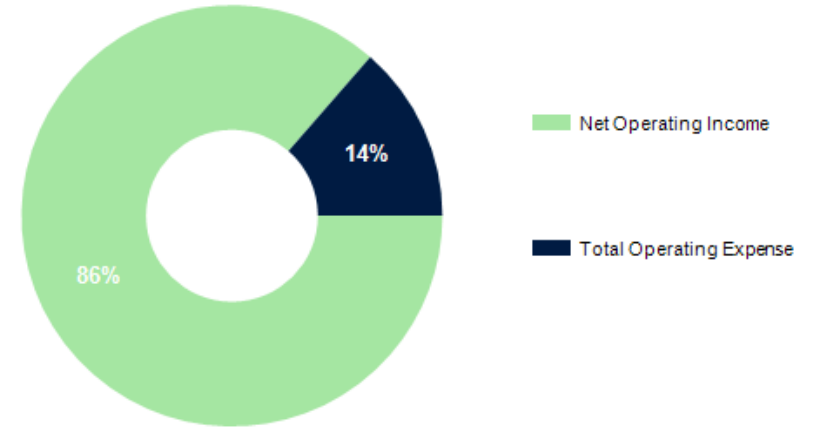
Income & Expense Analysis

Financial Metrics

ELM - Monthly Profit & Loss 2024

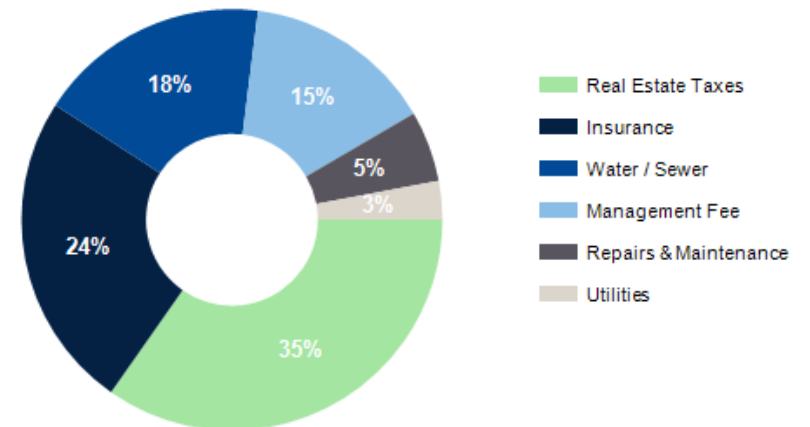
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Potential Rent	\$297,456	\$333,780		
Effective Gross Income	\$297,456	\$333,780		
Less Expenses	\$40,412	13.58%	\$40,412	12.10%
Net Operating Income	\$257,044	\$293,368		

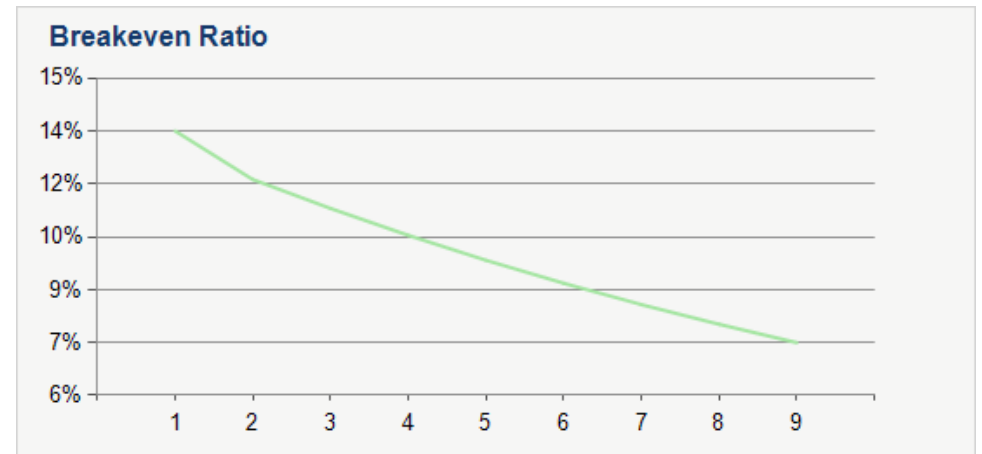
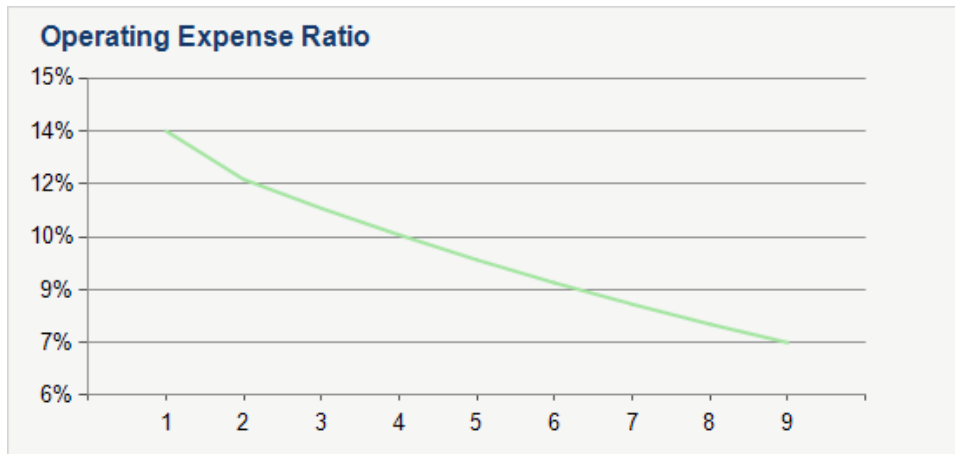
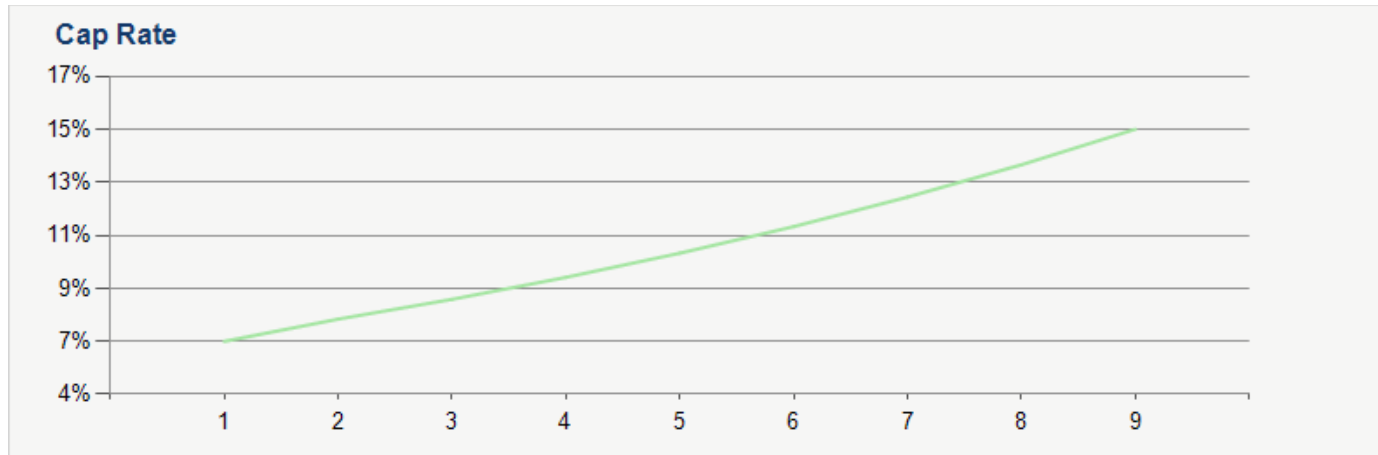


EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$14,039	\$669	\$14,039	\$669
Insurance	\$9,870	\$470	\$9,870	\$470
Management Fee	\$5,903	\$281	\$5,903	\$281
Repairs & Maintenance	\$2,200	\$105	\$2,200	\$105
Water / Sewer	\$7,200	\$343	\$7,200	\$343
Utilities	\$1,200	\$57	\$1,200	\$57
Total Operating Expense	\$40,412	\$1,924	\$40,412	\$1,924
Expense / SF	\$1.52		\$1.52	
% of EGI	13.58%		12.10%	

DISTRIBUTION OF EXPENSES CURRENT



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	6.51%	7.43%	8.25%	9.16%	10.16%	11.26%	12.48%	13.82%	15.29%	16.91%
Operating Expense Ratio	13.58%	12.10%	11.22%	10.41%	9.65%	8.95%	8.30%	7.69%	7.13%	6.61%
Gross Multiplier (GRM)	13.28	11.83	10.76	9.78	8.89	8.08	7.35	6.68	6.07	5.52
Breakeven Ratio	13.59%	12.11%	11.23%	10.41%	9.65%	8.95%	8.30%	7.70%	7.14%	6.62%
Price / SF	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69	\$148.69
Price / Unit	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095	\$188,095
Income / SF	\$11.19	\$12.56	\$13.82	\$15.20	\$16.72	\$18.39	\$20.23	\$22.25	\$24.48	\$26.93
Expense / SF	\$1.52	\$1.52	\$1.55	\$1.58	\$1.61	\$1.64	\$1.67	\$1.71	\$1.74	\$1.78



	23-Feb	23-Mar	23-Apr	23-Mar	23-Jun	23-Jul	23-Aug	23-Sep	23-Oct	23-Nov	23-Dec	24-Jan	TOTAL
Ordinary Income/Expense													
Income													
Rental Income	24,540	22,465	25,167	24,125	22,648	24,014	23,161	21,415	23,416	21,676	19,848	18,965	274,440
Expense													
Bank Service Charges	40	40	0	20	20	20	20	20	20	0	40	40	280
Insurance Expense	0	0	0	0	0	0	17,151	0	0	0	0	0	17,151
Legal Expenses	0	0	375	0	0	350	0	0	0	0	0	0	725
Professional Fees	0	250	0	0	0	0	0	0	0	0	0	0	250
HVAC Maintenance	0	0	0	0	472	75	0	379	0	0	0	0	926
Pest Control	0	0	65	0	0	0	0	0	65	0	0	0	130
Swimming Pool Maintenance	700	0	545	545	264	545	545	0	545	0	545	545	4,779
Taxes - Property	0	2,289	0	0	0	2,231	0	2,228	0	0	0	2,124	8,873
Manager	0	1,649	1,449	2,898	1,449	1,449	1,449	1,449	1,449	1,449	0	1,449	16,139
Electricity	948	92	101	315	346	681	918	843	282	-84	328	328	4,769
Garbage Service	0	0	3,349	779	0	0	886	0	0	736	686	0	5,015
Gas	70	62	59	156	71	53	54	73	75	64	226	41	1,003
Water	298	318	810	382	622	453	535	753	336	321	405	381	3,493
Other Income/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expense	2,056	4,699	6,753	5,095	3,244	5,857	21,558	5,745	2,772	2,486	2,230	4,909	73,719
Net Operating Income	22,484	17,766	18,414	19,030	19,404	18,157	1,603	15,670	20,644	19,190	17,618	14,056	157,375

Units: 207,204,107,105

As of Feb 5,2024 those 4 units are Vacant and are being remodeled



06

Demographics

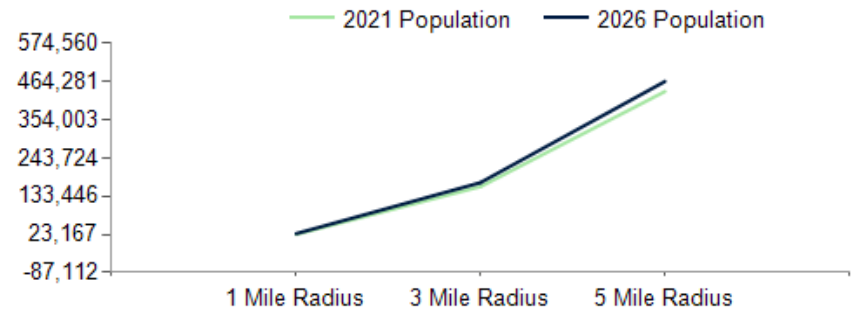
Demographics

WINDSOR APARTMENTS

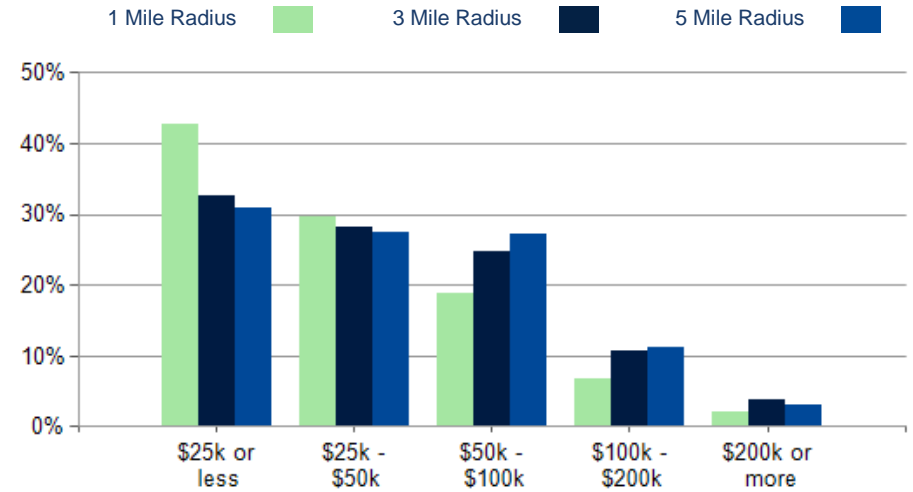
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,615	160,727	415,586
2010 Population	23,169	151,079	408,621
2021 Population	23,167	161,008	435,160
2026 Population	25,453	172,617	464,281
2021-2026: Population: Growth Rate	9.50%	7.00%	6.50%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,079	13,071	30,755
\$15,000-\$24,999	1,819	8,939	20,644
\$25,000-\$34,999	1,443	8,360	19,884
\$35,000-\$49,999	1,955	10,629	25,865
\$50,000-\$74,999	1,539	11,045	29,075
\$75,000-\$99,999	621	5,672	16,299
\$100,000-\$149,999	533	5,418	14,092
\$150,000-\$199,999	252	1,759	4,396
\$200,000 or greater	246	2,515	5,232
Median HH Income	\$30,139	\$38,660	\$40,638
Average HH Income	\$45,924	\$58,852	\$58,737

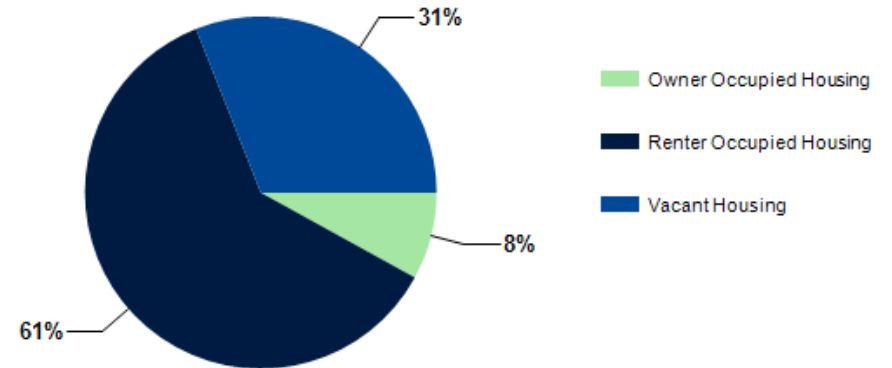
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,053	77,719	180,957
2010 Total Households	11,620	63,382	156,727
2021 Total Households	11,486	67,408	166,245
2026 Total Households	12,690	72,624	177,834
2021 Average Household Size	2.00	2.36	2.56
2021-2026: Households: Growth Rate	10.05%	7.50%	6.80%



2021 Household Income

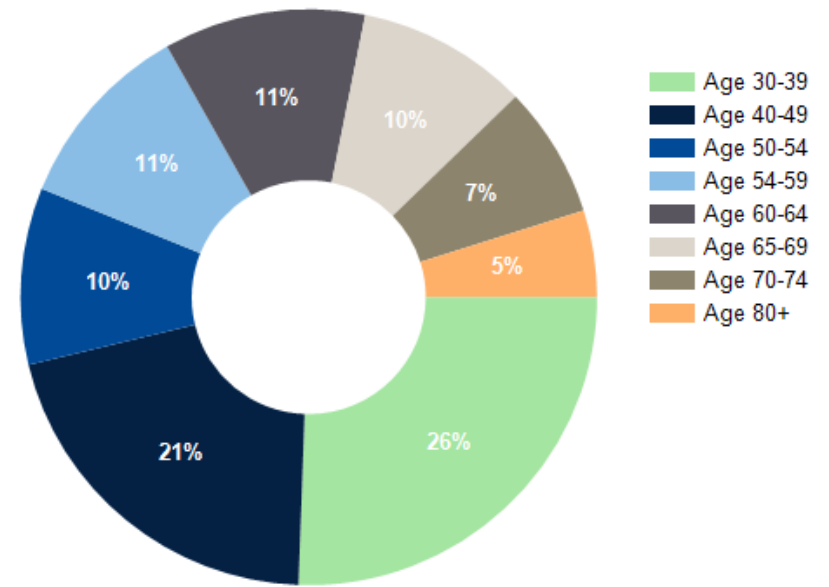


2021 Own vs. Rent - 1 Mile Radius

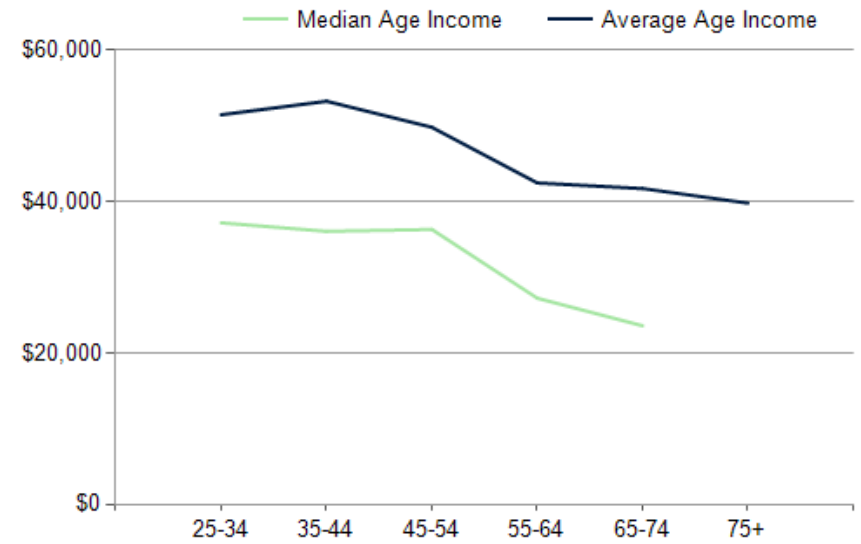


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,763	11,643	32,066
2021 Population Age 35-39	1,712	10,953	29,275
2021 Population Age 40-44	1,446	10,254	27,264
2021 Population Age 45-49	1,362	9,558	26,049
2021 Population Age 50-54	1,349	9,636	26,352
2021 Population Age 55-59	1,450	10,083	26,895
2021 Population Age 60-64	1,539	10,227	26,526
2021 Population Age 65-69	1,305	9,034	23,853
2021 Population Age 70-74	1,004	7,609	20,250
2021 Population Age 75-79	662	5,210	13,790
2021 Population Age 80-84	401	3,218	8,458
2021 Population Age 85+	384	3,113	7,394
2021 Population Age 18+	18,942	129,009	343,400
2021 Median Age	38	39	38
2026 Median Age	39	39	39



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,178	\$44,071	\$45,586
Average Household Income 25-34	\$51,457	\$60,156	\$59,124
Median Household Income 35-44	\$36,054	\$41,594	\$44,809
Average Household Income 35-44	\$53,250	\$64,311	\$64,422
Median Household Income 45-54	\$36,305	\$48,432	\$51,600
Average Household Income 45-54	\$49,804	\$69,360	\$69,507
Median Household Income 55-64	\$27,226	\$39,528	\$42,446
Average Household Income 55-64	\$42,457	\$61,456	\$61,778
Median Household Income 65-74	\$23,581	\$34,527	\$36,052
Average Household Income 65-74	\$41,712	\$55,068	\$54,834
Average Household Income 75+	\$39,781	\$46,361	\$44,488



Windsor Apartments

International Realty

Lawrence J. Strychalski

International Realty LV

(702) 781-3117

larrysinternational@gmail.com

Lic: B.1003087.CORP