

NELLIS GATE Apartments

4340 N LAS VEGAS BLVD, LAS VEGAS, NV

50-unit value-add opportunity



◆ OFFERING HIGHLIGHTS

- STRONG HISTORICAL OPERATIONS
- HIGH-DEMAND WORKFORCE HOUSING
- SIGNIFICANT DISCOUNT TO REPLACEMENT COST





NELLIS GATE APARTMENTS

4340 North Las Vegas Boulevard
Las Vegas, NV 89115

50

OF UNITS

2002

YEAR BUILT

27,500

RENTABLE AREA SF

550

AVERAGE UNIT SF

\$1,095

AVG MARKET RENT

\$1.99

MARKET RENT / SF

\$977

AVERAGE LEASE RENT

\$1.78

LEASE RENT / SF





INVESTMENT SALES CONTACTS

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