

32 Unit Multifamily Development Southern Nevada Mojave Sun Villas



PRESIDIO HILL INVESTMENTS



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LAS VEGAS, NV

EXECUTIVE SUMMARY



\$459,000
Offering Price

+/-0.92 AC
Acreage

Town Center
Submarket

\$11.48
Price Per Square Foot

Presidio Hill Investments (PHI) is proud to offer a unique development opportunity in Southern Nevada's growing real estate market. Mojave Sun Villas comprises 32 units, catering to the local working-class community. Mojave Sun looks to address the local housing needs with contemporary and affordable living spaces without compromising quality. Units are intricately designed for affordability and luxury, promoting a sense of community through open-concept spaces and walkability to local amenities and services.



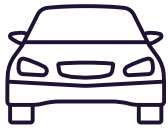
PROJECT HIGHLIGHTS



Strategically located near a retail center, Mojave Sun Villas enhances living standards, providing easy access to shopping and dining. Well-designed units include private entrances, a jack and jill bathroom layout, and fully-equipped kitchens.

The Southwestern-style exterior complements the region's charm, prioritizing comfort with ceiling fans and heating/cooling systems in each unit. Investors can support a valuable community initiative and secure a promising investment in Southern Nevada's real estate.

The development symbolizes dedication to local residents and sustainable regional progress, inviting others to join in a venture where community, affordability, and quality converge.



60min from Las Vegas



Walkable Community



Approved Preliminary Site Plan



Utilities Available to Site



PROPERTY OVERVIEW

Mojave Sun Villas represents a valuable development opportunity in the rapidly expanding Pahrump market. With a planning commission approved preliminary site plan and Conditional Use Permit already in place, this 0.92-acre parcel gives investors a significant advantage in the development process. The property offers excellent visibility and access, with all utilities already available to the site, positioning a buyer to move forward efficiently with final engineering and development.

Property Information	Details
Address	160 and 180 Dahlia St., Pahrump, NV 89048
APN	038-214-08 and 09
Parcel Size	0.92ac
Zoning	GC - General Commercial
Utilities	Sewer, Power, Water, and Telephone



PAHRUMP, NV



45,811

Population (as of 2023)
22.3% Growth since 2010



\$58,560

Median Income
2023 per household



\$333,356

Median Home Value
Up 4.4% year-over-year



51

Days on Market
Housing demand outpacing supply



Largest community in Nye County

60 miles from Las Vegas



Only hospital in the county
and several medical clinics

DEVELOPMENT SITE



Strategically located near a main retail center, Mojave Sun Villas enhances living standards, providing easy access to shopping and dining. Well-designed units include private entrances, a jack and jill bathroom layout, and fully equipped kitchens. The Southwestern-style exterior complements the region's charm, prioritizing comfort with ceiling fans and heating/cooling systems in each unit. Investors can support a valuable community initiative and secure a promising investment in Southern Nevada's real estate. The development symbolizes dedication to local residents and sustainable regional progress, inviting others to join in a venture where community, affordability, and quality converge.



LOCATION ADVANTAGES

Walkable Community
The only walkable community
complex in Pahrump



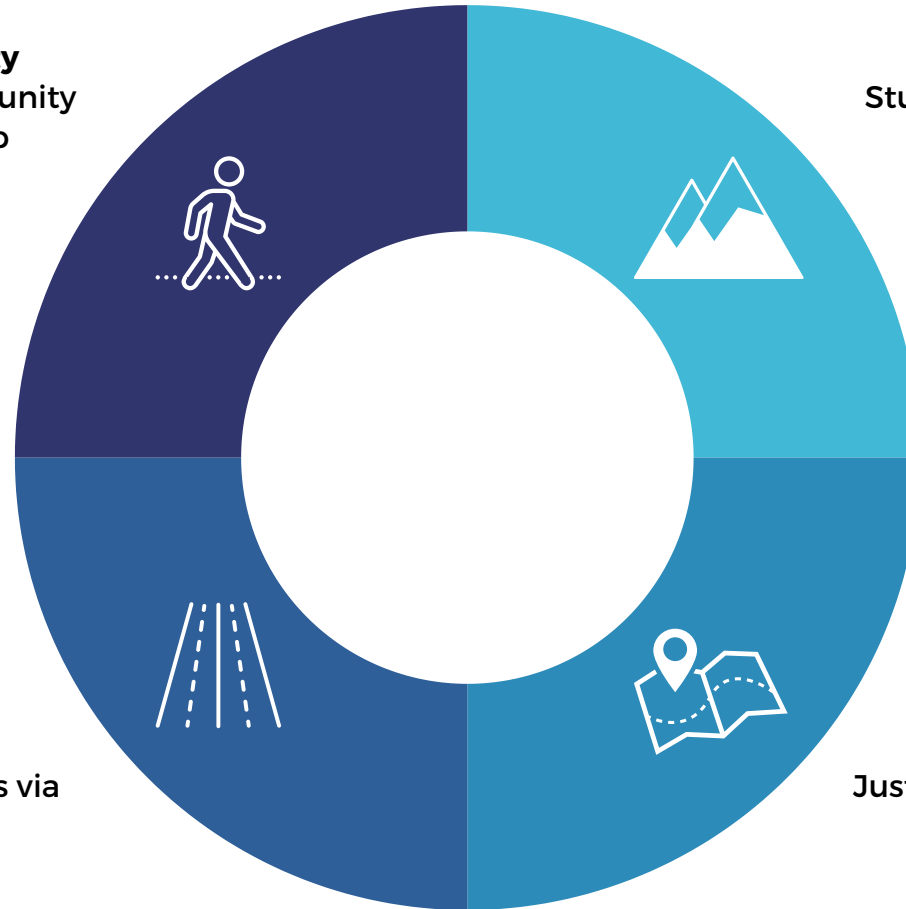
Scenic Views
Stunning mountain views and
natural desert landscape



Vegas Access
Easy access to Las Vegas via
Highway 160



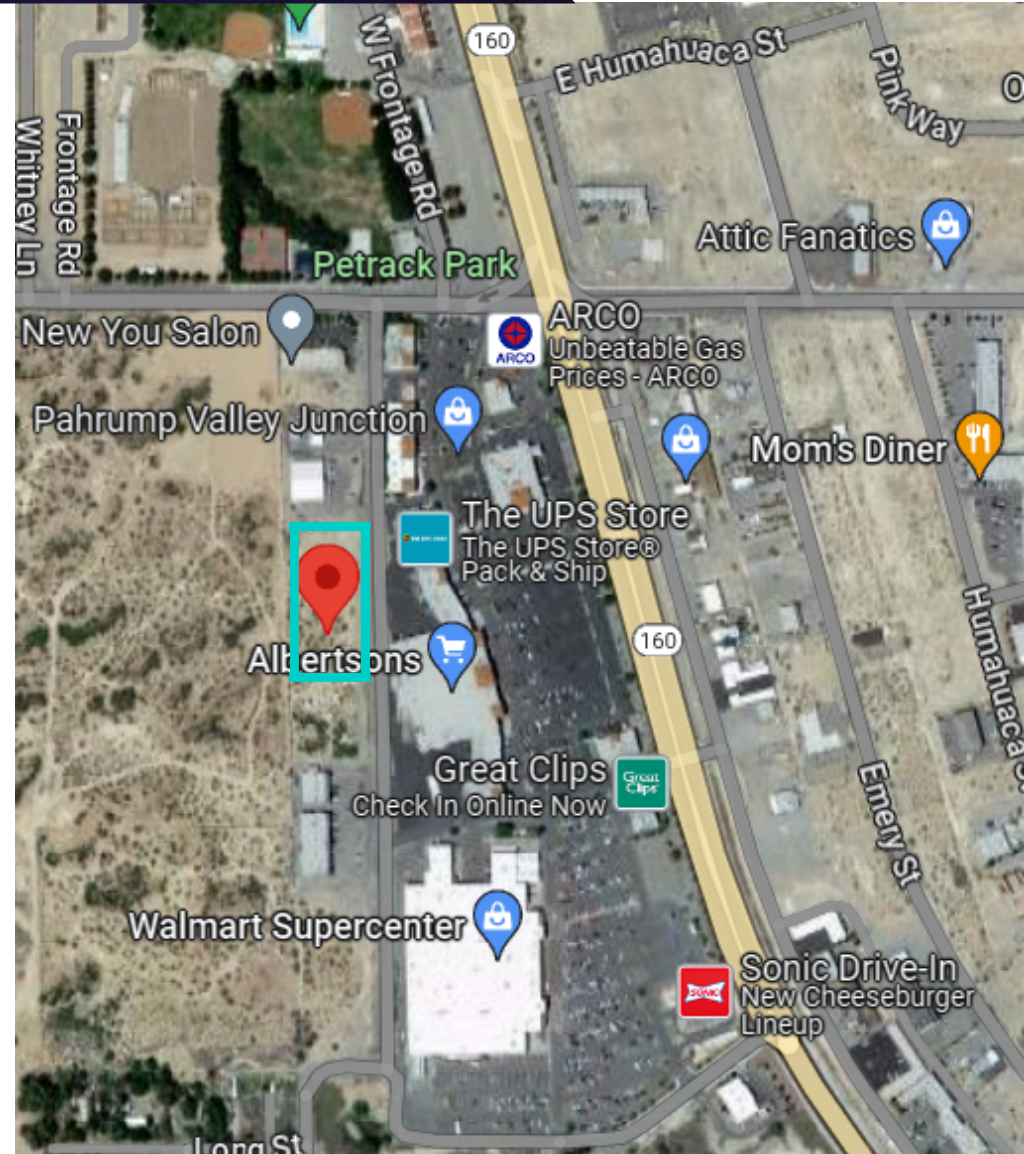
Tourist Proximity
Just 60 miles from Death Valley
National Park



BIG BOX AND LOCAL SERVICES

Pahrump offers a plethora of amenities ranging from big box retail brands like Walmart Supercenter, Home Depot, Wells Fargo, and Bank of America, to popular dining options including McDonald's, Taco Bell, Starbucks, and Subway. This vibrant town caters to diverse needs, with essential services provided by Tractor Supply, AutoZone, CVS/Walgreens, Albertson's, and Smith's Grocery. The Pahrump Nugget Casino adds a touch of entertainment, while off-highway vehicle trails and the Spring Mountain Motor Resort offer recreational escapes.

Desert View Hospital ensures accessible healthcare, making Pahrump not only a scenic destination but also a practical and comfortable place to call home.



DESIGN AND COMMUNITY

Units are intricately designed for affordability and luxury, promoting a sense of community through open-concept spaces and walkability to local amenities and services.



- 16,000 sq.ft. net livable
- Open Concept Floor Plan
- 32 - 1 bd/1bth units
- 500-550 sqft per unit
- Jack and Jill Bathrooms
- Fully Equipped Kitchen
- In Unit Washer / Dryer
- Southwestern-style Exterior Design
- IKEA Style In-Unit Storage



FLOOR PLAN AND INTERIOR



EXTERIOR



RENTAL MARKET

Pahrump's rental market presents compelling investment potential with strong demand and limited supply. Vacancy rates in the area remain low, particularly for well-designed, newer units, supporting long-term rental income stability. This trend is driven by regional population growth, affordability relative to Las Vegas, and increased interest in build-to-rent housing.



MEDIAN MONTHLY RENT

One-bedroom units command \$1,000-1,300, offering attractive ROI potential.



OCCUPANCY RATES

Local rental properties maintain 95%+ occupancy due to housing shortages.



RENTAL GROWTH

Year-over-year rental increases of 4%.



MARKET GAP

Significant shortage of modern, amenity-rich rental options for workforce, retirees, and young professionals.

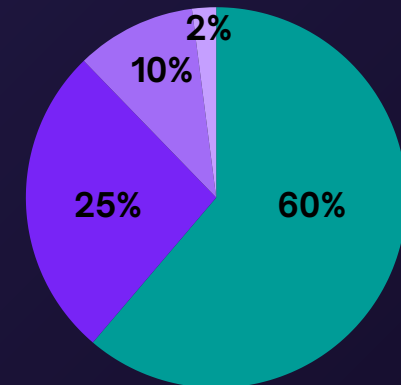
PERCENTAGE OF MONTHLY RENTAL STOCK

PRICE PER MONTH

- \$750-\$1,500
- \$1,501-\$2,250
- \$2,251-\$3,000
- \$3,001+

60%

of the monthly rental housing stock is priced between \$750-\$1,500 per month



NYE COUNTY



Nye County, Nevada, offers a unique blend of economic growth and regional attractiveness that makes it a compelling location for investment and development. The county has experienced strong population growth—up nearly 23% between 2018 and 2023—driven in part by its affordability, expanding job market, and business-friendly environment. Employment grew by over 12% in that same time, more than double the national average, while the county's gross domestic product increased from \$1.73 billion to \$2.46 billion, indicating a healthy and diversified local economy. Median household income also rose to nearly \$58,560, reflecting improved living standards across the region.



Population Growth 23%

Nye County's population has grown by nearly 23% since 2018—one of the fastest growth rates in rural Nevada.



Employment Growth 12.1%

Nye County employment grew 12.1% from 2018 to 2023, outperforming the national average by over 7%.

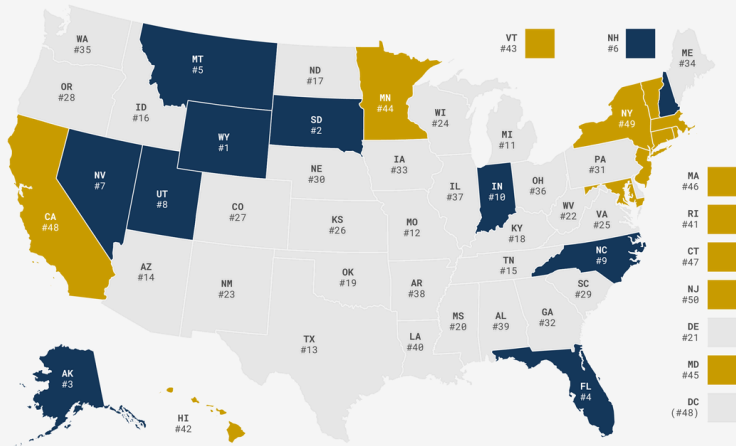


Yearly Gold Production 215,000oz

Nye County produces over 215,000 ounces of gold each year and is rapidly emerging as a hub for critical mineral exploration—fueling Nevada's green economy and high-paying rural jobs.

NEVADA TAX ADVANTAGES

2024 State Business Tax Climate Index



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2023 (the beginning of Fiscal Year 2024).

Businesses in Nevada are EXEMPT from

Corporate Income Tax	Corporate Shares Tax	Franchise Tax	Personal Income Tax
Franchise Tax on Income	Inheritance or Gift Tax	Unitary Tax	Estate Tax

Nevada offers a highly attractive tax environment for both individuals and businesses. Notably, the state does not impose personal or corporate income taxes, allowing residents and companies to retain more of their earnings. Additionally, Nevada maintains competitive property tax rates, with an effective rate of 0.44% on owner-occupied housing, which is significantly lower than the national average. In contrast, neighboring states like California levy personal income taxes as high as 13.3% and corporate taxes up to 8.84%, alongside higher property taxes.

Beyond tax advantages, Nevada is renowned for its business-friendly climate, characterized by low regulatory burdens and minimal bureaucratic hurdles. The state offers various incentives, including grants, tax abatements, and workforce development programs, all designed to foster business growth and innovation. This supportive environment has led to Nevada being ranked 7th nationally for its exceptional business climate. Consequently, Nevada has become a magnet for companies seeking a more favorable operating environment, attracting businesses from higher-tax states seeking relief from stringent regulations and elevated tax obligations.



NEW DEVELOPMENTS



Residential Growth

Several residential projects are underway by large national builders, including Riverstone, Cottage Grove, and Cottonwoods, adding hundreds of new homes to Pahrump.



Commercial Expansion

Manse Crossing, Target, and a large retail development with build-to-suit pads are expanding commercial opportunities. A 5,100-acre solar clean energy project is also underway.



Spring Mountain Raceway Expansion

Spring Mountain Raceway is expanding with a private airfield, commercial center, and go-kart track, enhancing its appeal as a motor enthusiast destination.



Community Development

New community amenities include Discovery Park, Great Basin College, a 40-acre fairgrounds, an Off Highway Vehicle Park, and a 27,000 sqft community center.



OUR TEAM




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This Offering Memorandum contains select information pertaining to the business and affairs of 160 and 180 Dahlia St., Pahrump, NV 89048 ("Mojave Sun Villas"). This Memorandum was prepared based on information supplied by Presidio Hill Investments (PHI). It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

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All property showings are by appointment only. Please consult listing agents for more details.

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