3719 ROYAL CREST ST

LAS VEGAS, NV 89169
9 UNIT MULTIFAMILY INVESTMENT

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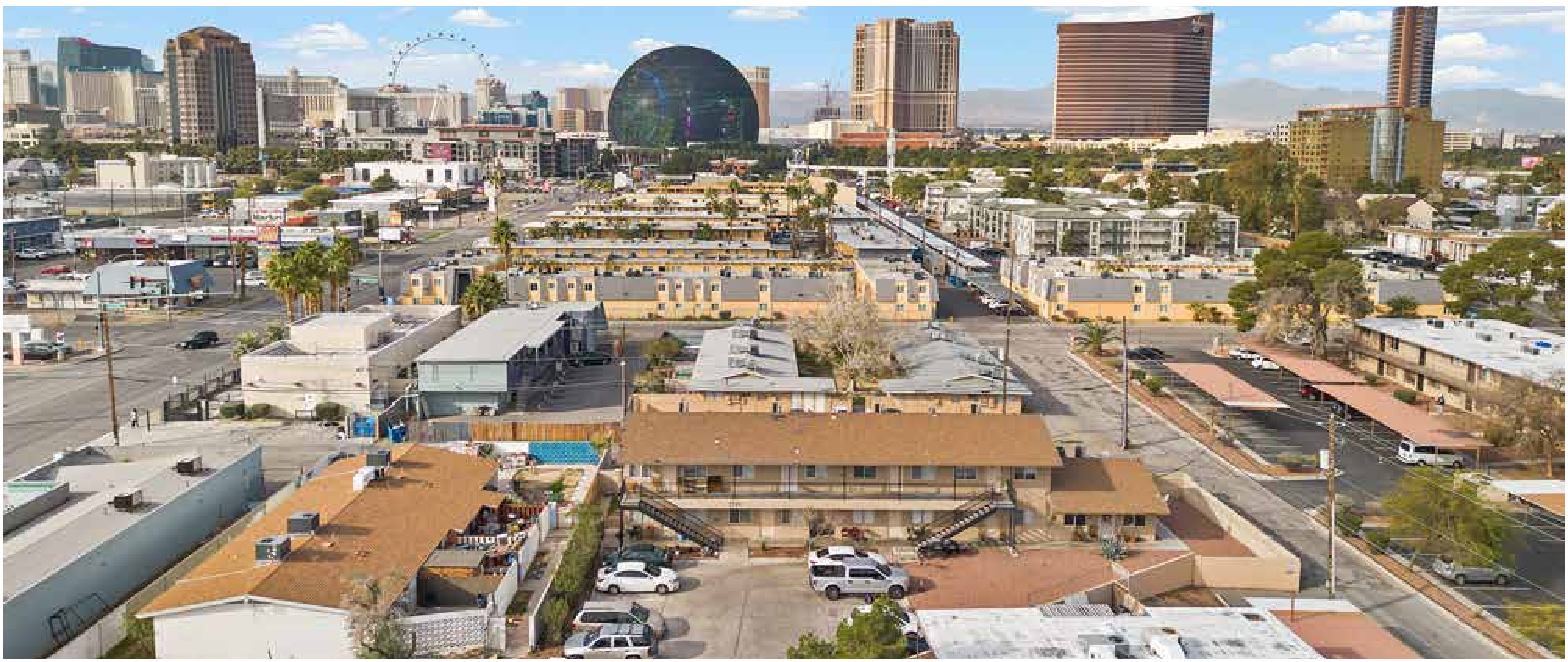
ROYAL CREST APARTMENTS

- $1,600,000
- 9 UNITS
- SIX 2 BED UNITS
- THREE 1 BED UNITS
- ±6,195 SQUARE FEET
- ±.35 ACRE
- BUILT IN 1998

INVESTMENT HIGHLIGHTS

- **Balanced unit mix** of one- and two-bedroom units catering to workforce, university-affiliated, and service-sector renters
- **Proximity to major employment anchors,** including UNLV (32,911 students), the Las Vegas Strip, Convention Center, Virgin Hotels, and the Hughes Center office corridor
- **Strategically positioned within a $1.5+ billion infrastructure investment zone,** including the Maryland Parkway Bus Rapid Transit line and the Vegas Loop Paradise Road stations
- **In-place rents below replacement-cost alternatives,** creating a competitive affordability advantage relative to newer Class A and Class B developments in the immediate area
- **Value-add upside through rent increase and continued interior improvements,** supported by strong renter demand and improving neighborhood fundamentals
- **Opportunity to capture organic rent growth** driven by transit-oriented development, public infrastructure investment, and continued reclassification of the University District submarket



LOCATION HIGHLIGHTS

- **Minutes to the Las Vegas Strip and Resort Corridor,** including Wynn, Venetian/Palazzo, Sphere, and Caesars Palace—one of the largest concentrations of hospitality and entertainment employment in the U.S.
- **Immediate proximity to UNLV,** a Tier-1 R1 research university with 32,911 students, providing a stable, recession-resistant renter base
- **Located within the University District / Paradise Corridor,** an area currently undergoing over **$1.5 billion in active public and private infrastructure investment**
- **Adjacent to Maryland Parkway,** the primary north–south transit spine connecting UNLV, the Medical District, Downtown Las Vegas, and the Strip
- **Less than 10 minutes to the Las Vegas Convention Center,** one of the largest convention facilities globally and a major driver of year-round employment demand
- **Proximity to major office and employment hubs,** including the Hughes Center office corridor, Virgin Hotels Las Vegas, and the Harmon hospitality corridor
- **Transit-oriented positioning near the Maryland Parkway Bus Rapid Transit (BRT) line** and the Vegas Loop Paradise Road stations, significantly reducing commute times upon completion
- **Strong renter-dominant submarket,** supported by high-density employment, limited for-sale housing affordability, and sustained population growth in the central Las Vegas area
- **Central access to McCarran International Airport (LAS),** providing connectivity for hospitality workers, business travelers, and regional employers
- **Long-term rent growth supported by institutional investment,** transit expansion, and continued reclassification of the University District as a mixed-use, employment-driven submarket


3719 ROYAL CREST ST
LAS VEGAS, NV 89119
Palos Verdes St
Royal Crest St
E Twain Ave
E Twain Ave


sphere
$2.3 Billion world-class venue
18,600-seat capacity
LAS VEGAS CONVENTION CENTER
$600M renovation
6M visitors annually
589
15
Vegas Loop Station
(LVCC Hub)
3719 ROYAL CREST ST
LAS VEGAS, NV 89169
WYNN / ENCORE
5-star resort and hospitality jobs
Luxury employment base
Paradise Rd
THE VENETIAN RESORT & EXPO
10,000+ employees nearby
HIGH LINE AT HUGHES CENTER
Luxury apartments
592
Maryland Parkway BRT
HUGHES CENTER
1.5M SF of office space
UNLV
32,900+ students and staff
Maryland Pkwy
Tropicana Ave
AINSLEY AT THE COLLECTIVES
New luxury residential development
593
HARRY REID INTERNATIONAL AIRPORT
250,000 regional jobs
N

RECENT UPGRADES

- **Replacement of water heaters** across select units to improve reliability and efficiency
- **Upgraded exterior floodlight fixtures** with photo-switch technology to enhance security and energy efficiency
- **Paid laundry system compatible facilities,** reducing operational friction and generating ancillary income
- **Selective exterior lighting upgrades** to improve nighttime visibility and curb appeal
- **Exterior maintenance and repairs** completed as part of ongoing asset upkeep program
- **Unit appliance upgrades,** including new stoves in the majority of units
- **Flooring upgrades in select units** to support higher achievable rents upon turnover
- **Proactive mechanical investment** completed to minimize near-term capital exposure for incoming ownership




DISCLAIMER

ROYAL CREST APARTMENTS

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- **Legal Review:** Consulting with legal counsel to review all relevant documents, including title reports, leases, easements, and zoning regulations.
- **Market Analysis:** Conducting independent market research to assess the competitive landscape, rental rates, and future development potential.
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9 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

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