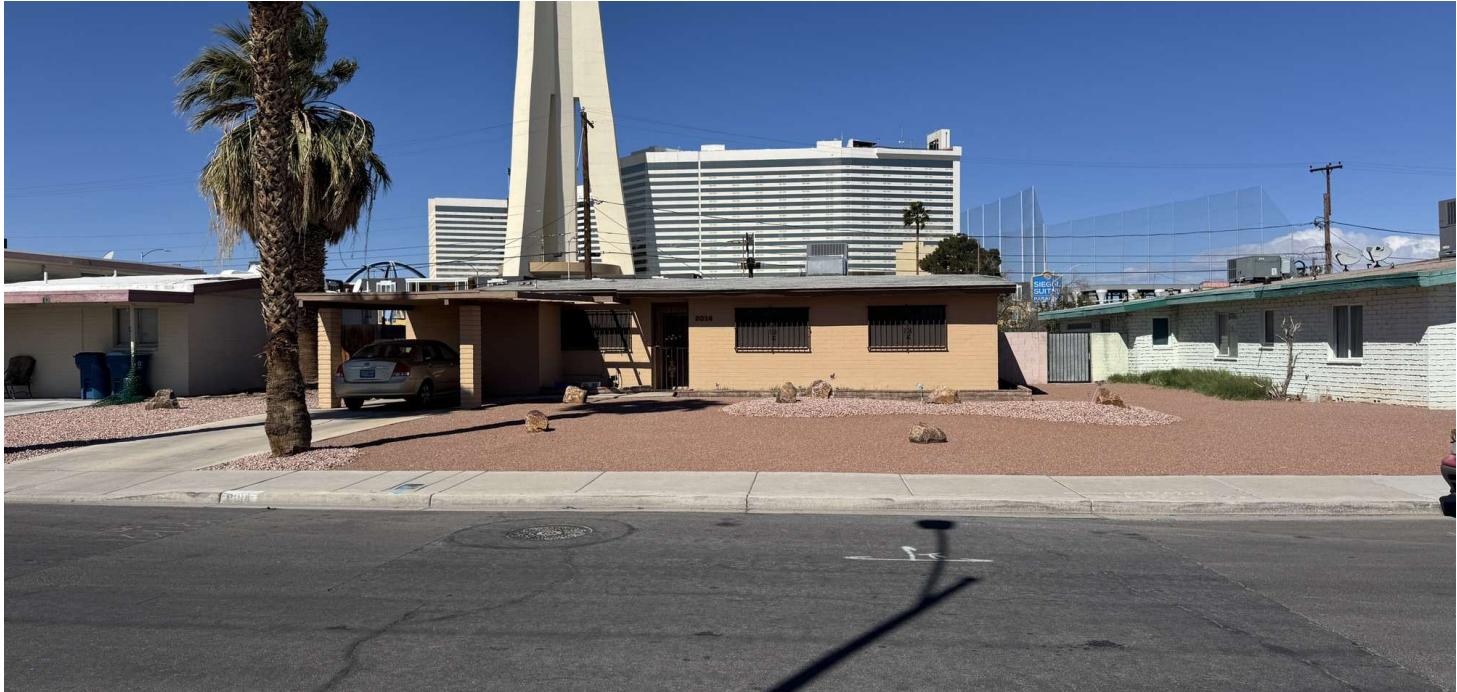


SALE

TWO RESIDENCE SIDE BY SIDE 2008 SANTA CLARA

2014 Santa Clara Dr Las Vegas, NV 89104



PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the thriving Las Vegas area, this remarkable property features a 1,025 square foot building with one meticulously maintained unit. Constructed in 1950 and zoned R-1, this property offers an ideal foundation for a multifamily or single-family rental portfolio. Currently achieving 100% occupancy, this investment ensures immediate returns and promising potential in a high-demand rental market. With its strategic location and diverse array of amenities nearby, this property is perfectly positioned to meet the evolving needs of tenants and investors alike. Don't miss the chance to capitalize on the allure of Las Vegas real estate with this exceptional property.

OFFERING SUMMARY

Sale Price:	\$1,099,000
Number of Units:	1
Lot Size:	6,776 SF
Building Size:	1,025 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	1,014	3,434	8,096
Total Population	2,327	6,905	15,963
Average HH Income	\$58,131	\$59,988	\$77,398

PROPERTY HIGHLIGHTS

- 1,025 SF building
- One unit
- Built in 1950
- Zoned R-1

Lance Hamrick
(702) 279-9666



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SALE

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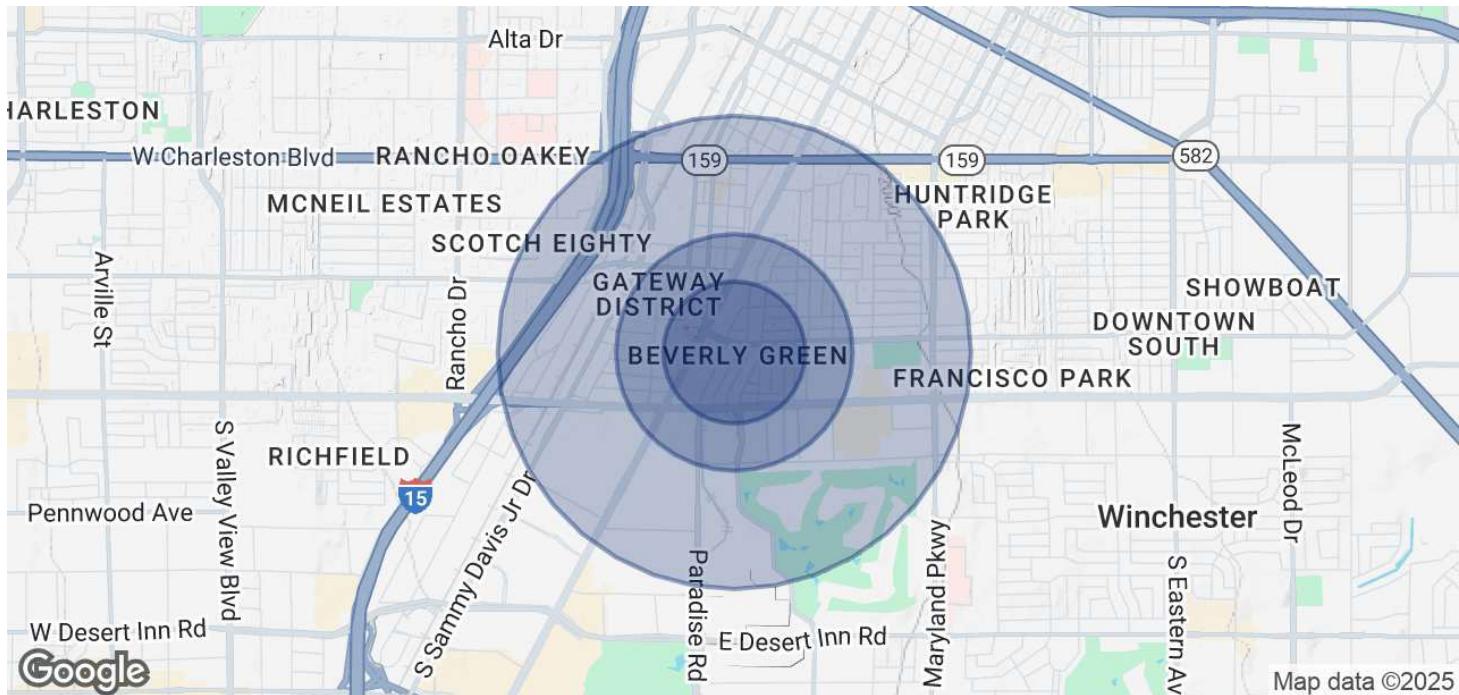


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,327	6,905	15,963
Average Age	41	43	44
Average Age (Male)	42	43	45
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,014	3,434	8,096
# of Persons per HH	2.3	2	2
Average HH Income	\$58,131	\$59,988	\$77,398
Average House Value	\$497,974	\$518,997	\$539,274

Demographics data derived from AlphaMap

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