



MULBERRY PARK APARTMENTS

68 UNITS | HENDERSON, NV

730 Center Street, Henderson, NV 89015



THE
MOGHAREBIGROUP
MULTIFAMILY INVESTMENT ADVISORY



THE
MOGHAREBI
GROUP

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EXECUTIVE SUMMARY



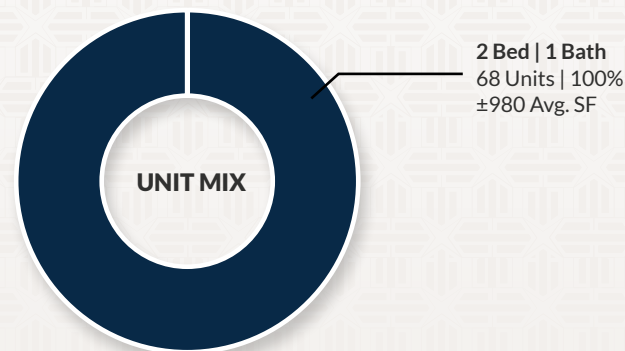
THE OFFERING

Mulberry Park Apartments is a 68-unit multifamily community located in the core of Henderson, one of Nevada's fastest-growing and most economically resilient cities. The property features a desirable 100 percent two-bedroom unit mix with spacious floor plans that attract long-term tenants and support strong occupancy throughout the year.

The community is minutes from Downtown Henderson and a short drive to the Las Vegas Strip, offering residents convenient access to major employment, entertainment, and hospitality hubs. The location is further strengthened by its proximity to leading regional employers such as the Google Data Center, Haas Automation, and Henderson Hospital, which create a steady and diverse renter base.

Many units have been renovated with modern interior upgrades and the property benefits from double-pane vinyl windows that enhance energy efficiency and reduce operating costs. These improvements, combined with the stable two-bedroom layouts, support strong in-place cash flow.

Mulberry Park Apartments presents a clear opportunity for investors to capture additional upside through rent repositioning and further interior improvements. With excellent connectivity to US-95 and I-515 and situated in a high-demand submarket characterized by consistent rent growth and low vacancy rates, the property is well-positioned to deliver durable income and long-term appreciation.



INVESTMENT HIGHLIGHTS



100% TWO BEDROOMS

With all 68 units featuring spacious two-bedroom, one-bath layouts, the property attracts long-term tenants and supports consistently strong rent demand



PRIME HENDERSON LOCATION WITH CONNECTIVITY TO MAJOR EMPLOYMENT HUBS

Minutes from Downtown Henderson and a short drive to the Las Vegas Strip, the property offers residents seamless access to the region's largest job, entertainment, and hospitality centers



POSITIONED IN ONE OF NEVADA'S FASTEST-GROWING ECONOMIC ENGINES

Henderson benefits from rapid population and employment expansion supported by thriving tech, healthcare, and logistics sectors



SURROUNDED BY HIGH-QUALITY EMPLOYERS FUELING CONSISTENT DEMAND

Proximity to major drivers such as the Google Data Center, Haas Automation, and Henderson Hospital creates a stable and diverse renter pool



RENOVATED UNITS SUPPORT HIGHER TENANT SATISFACTION AND LOWER TURNOVER

Many units have already received modern interior upgrades, provided immediate operational benefits and reduced ongoing maintenance needs



ENERGY-EFFICIENT ENHANCEMENTS LOWER OPERATING COSTS

Double-pane vinyl windows throughout the community improve insulation, decrease utility consumption, and enhance overall asset efficiency



STRONG IN-PLACE CASH FLOW WITH FAMILY-FRIENDLY FLOOR PLANS

Large two-bedroom configurations appeal to families and working professionals, supporting steady occupancy levels and durable cash flow



CLEAR VALUE-ADD PATHWAY TO CAPTURE RENTAL UPSIDE

Investors can further elevate returns by aligning rents with market levels or executing additional interior improvements for premium pricing



EXCELLENT REGIONAL ACCESS VIA MAJOR TRANSPORTATION ARTERIES

Immediate connectivity to US-95 and I-515 provides residents convenient access to job centers throughout the Las Vegas Valley



HIGH-DEMAND HENDERSON SUBMARKET WITH SUSTAINED RENT GROWTH

Henderson continues to rank as one of Southern Nevada's most desirable residential communities, with low vacancy rates and strong year-over-year rent appreciation



A photograph of a two-story house with a light-colored stucco exterior. The house features a balcony on the second floor with a black metal railing. A set of stairs leads up to the balcony from the ground level. The front yard is covered in brown gravel, and a concrete sidewalk runs along the front of the property. A dark blue patterned overlay is visible in the top right corner of the image.

PROPERTY OVERVIEW

THE PROPERTY

Mulberry Park Apartments is a well-maintained 68-unit garden-style community with all units configured as spacious two-bedroom, one-bath layouts. This uniform floor plan mix appeals to families and working professionals and supports strong tenant retention.

The property has received meaningful improvements, including modern interior upgrades in many units and the installation of double-pane vinyl windows throughout the community. These enhancements reduce energy consumption, improve resident comfort, and contribute to overall operational efficiency.

The community is strategically located near Downtown Henderson and within easy reach of the Las Vegas Strip. Its central position offers residents direct access to major employment centers and essential services. Key job generators such as the Google Data Center, Haas Automation, and Henderson Hospital are all located nearby, providing a dependable pipeline of renters.

Residents benefit from convenient regional access through US-95 and I-515, allowing for quick travel to major destinations throughout the Las Vegas Valley. Henderson continues to rank among the most desirable residential areas in Southern Nevada due to its strong employment fundamentals, expanding population, and consistent rent growth.

With a stable tenant base, strong existing performance, and clear value-add potential, Mulberry Park Apartments represents an attractive opportunity for investors seeking reliable cash flow with the potential for additional income growth in a proven submarket.

Unit Mix

	Count	% of Mix	Avg. SF	Total SF
2 Bed / 1 Bath	68	100%	±980	±66,640
Total/Average	68	100%	±980	±66,640

APARTMENT AMENITIES

Kitchen

- Granite Countertops
- Electric Range/Oven
- Hood-fan
- Disposal
- Refrigerator

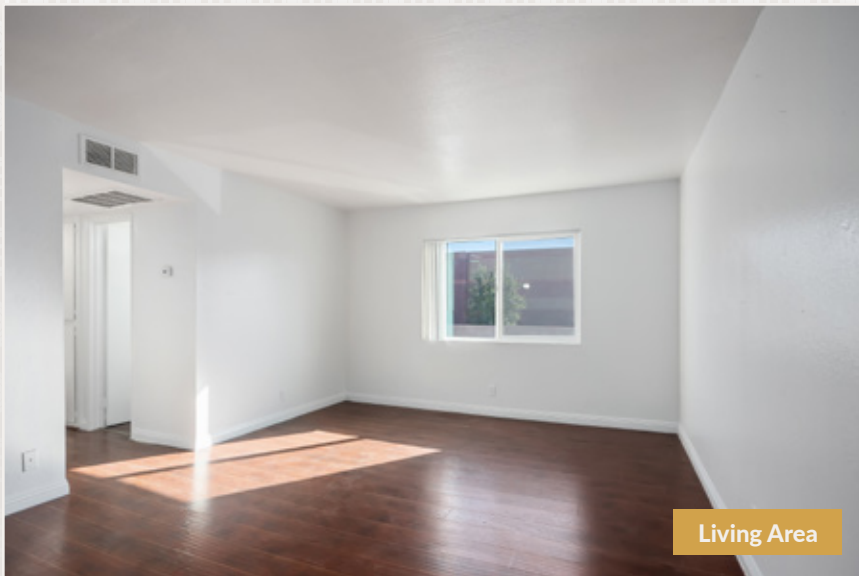
Unit

- Vinyl Flooring throughout
- Central Air-Conditioning / Heating

Commom Area

- Outdoor Picnic Area with BBQ
- Courtyard
- Laundry Room





FLOOR PLANS

Unit A

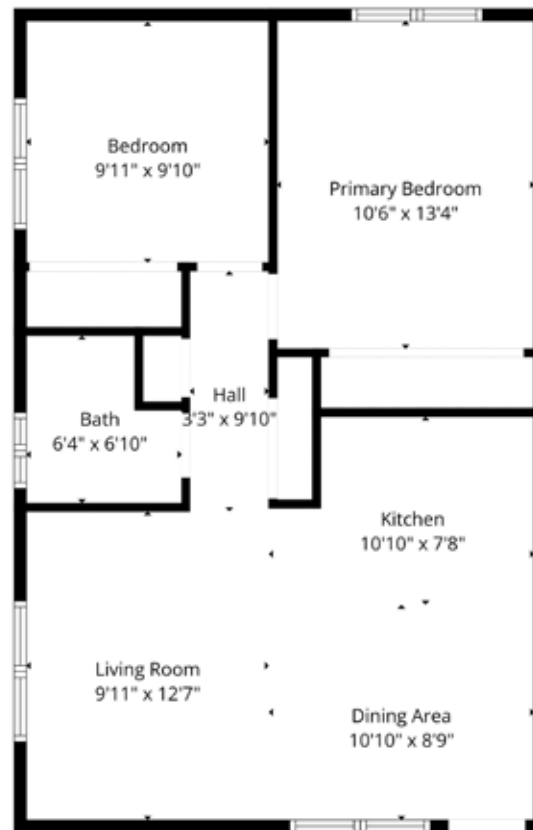


X2



X1

980 Sq Ft





An aerial photograph of a residential neighborhood. The foreground shows several white, two-story houses with grey roofs. A red sign on one of the houses reads "Rent Leasing For 661-4710". The middle ground is filled with a dense collection of similar houses and streets. In the background, a range of mountains is visible under a clear blue sky. A diagonal white line runs from the top left corner towards the bottom right, separating the top half of the image from the bottom half. The top half of the image has a dark blue overlay with a repeating geometric pattern.

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

Offering

Price	\$12,240,000
Price Per Unit	\$180,000
Price Per Sq. Ft.	\$184
Avg In-Place Rent	\$1,177
Avg In-Place Rent/SF	\$1.20
Avg Asking Rent	\$1,375
Avg Asking Rent/SF	\$1.40
Yr-1 Proforma Cap Rate	4.90%
Current / Proforma Cap Rate	4.62%
Year-1 GRM	12.34
Actual GRM	12.75

Property

Property Name	Mulberry Park Apartments
Street Address	730 Center Street
City, State Zip	Henderson, NV, 89015
Units	68
Rentable SF	66,640
Year Built	1963

Site Details

APN	179-17-511-049
Lot Size	2.15 Acres
Density	31.6 Units / Acre
Parking Surface	Asphalt
Parking Spaces	100
Parking Ratio	1.47

Mechanical

HVAC	Roof Pack
Water Heater	2 Per Building
Fire Protection	Smoke Detector / Extinguisher
Plumbing	Galvanized & PVC

Construction

Number of Buildings	17
Number of Stories	2
Foundation	Concrete Slab
Framing	Wood
Exterior	Stucco
Roof	Pitched - Composite Shingle

Utilities

Electricity	Tenant
Gas	Landlord - RUBS
Water	Landlord - RUBS
Sewer	Landlord - RUBS
Trash	Landlord - RUBS

UNIT MIX

Units	Floor Plan	% of Mix	Estimated Square Feet	Current Asking Rent	Total Current Asking Rent	Asking Rent Proforma (Year-1)	Asking Rent Monthly Proforma (Year-1)
68	2 / 1.0	100.0%	980	\$1,375	\$93,500	\$1,420	\$96,560
68			66,640		\$93,500		\$96,560

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RENT ROLL

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
1-A	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
1-B	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
1-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
1-D	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
2-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
2-B	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
2-C	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
2-D	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
3-A	2.0	1.0	980	\$900	\$0.92	\$1,375	\$1.40	-\$475	
3-B	2.0	1.0	980	\$1,250	\$1.28	\$1,375	\$1.40	-\$125	
3-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
3-D	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
4-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
4-B	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
4-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
4-D	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
5-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
5-B	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
5-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
5-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
6-A	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
6-B	2.0	1.0	980	\$900	\$0.92	\$1,375	\$1.40	-\$475	
6-C	2.0	1.0	980	\$1,243	\$1.27	\$1,375	\$1.40	-\$132	
6-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
7-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant

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RENT ROLL

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
7-B	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
7-C	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
7-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
8-A	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
8-B	2.0	1.0	980	\$1,016	\$1.04	\$1,375	\$1.40	-\$359	
8-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
8-D	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
9-A	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
9-B	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Office
9-C	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
9-D	2.0	1.0	980	\$900	\$0.92	\$1,375	\$1.40	-\$475	
10-A	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
10-B	2.0	1.0	980	\$1,016	\$1.04	\$1,375	\$1.40	-\$359	
10-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
10-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
11-A	2.0	1.0	980	\$1,050	\$1.07	\$1,375	\$1.40	-\$325	
11-B	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
11-C	2.0	1.0	980	\$1,250	\$1.28	\$1,375	\$1.40	-\$125	
11-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
12-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
12-B	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
12-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
12-D	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
13-A	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant

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RENT ROLL

Unit No.	Floor Plan Bedrooms	Baths	Size (sf)	Actual Rent	Actual Rent/SF	Asking Rent	Asking Rent/SF	Actual Variance	Comments
13-B	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
13-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
13-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
14-A	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
14-B	2.0	1.0	980	\$900	\$0.92	\$1,375	\$1.40	-\$475	
14-C	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
14-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
15-A	2.0	1.0	980	\$697	\$0.71	\$1,375	\$1.40	-\$678	
15-B	2.0	1.0	980	\$1,200	\$1.22	\$1,375	\$1.40	-\$175	
15-C	2.0	1.0	980	\$900	\$0.92	\$1,375	\$1.40	-\$475	
15-D	2.0	1.0	980	\$1,216	\$1.24	\$1,375	\$1.40	-\$159	
16-A	2.0	1.0	980	\$435	\$0.44	\$1,375	\$1.40	-\$940	
16-B	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
16-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
16-D	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
17-A	2.0	1.0	980	\$1,100	\$1.12	\$1,375	\$1.40	-\$275	
17-B	2.0	1.0	980	\$1,000	\$1.02	\$1,375	\$1.40	-\$375	
17-C	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
17-D	2.0	1.0	980	\$1,375	\$1.40	\$1,375	\$1.40	\$0	Vacant
68	136.0	68.0	66,640	\$80,024		\$93,500		-\$13,476	
			980	\$1,177	\$1.20	\$1,375	\$1.40	-14.4%	

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CASH FLOW

		Current Proforma (Stabilized)	TMG Proforma (Year-1)	
INCOME				
Scheduled Gross Rent		\$1,122,000	\$1,158,720	
Loss-to-Lease	14.4%	(161,712)	14.4%	(167,004)
Vacancy	7.0%	(78,540)	7.0%	(81,110)
Bad Debt	1.0%	(11,220)	1.0%	(11,587)
Office / Model Units	1.5%	(16,500)	1.5%	(16,995)
Effective Rental Income		854,028	882,023	
Laundry Revenue Collected		0	1,469	
Other Revenue Collected		86,224	100,491	
Total Other Revenue		\$86,224	\$101,960	
Effective Gross Income (EGI)		\$940,252	\$983,983	
EXPENSES				
		Per Unit	Per Unit	
Administrative	136	\$9,215	139	\$9,445
Professional Fees	24	1,600	24	1,640
Marketing & Advertising	118	8,000	121	8,200
Payroll Expenses	1,275	86,689	1,307	88,856
Utilities	985	66,959	1,009	68,633
Insurance	750	51,000	769	52,275
Management Fees	4.0% 553	37,610	579	39,359
Contract Services	300	20,400	308	20,910
Repairs & Maintenance	375	25,500	384	26,138
Real Estate Taxes	370	25,133	377	25,636
Turnover Costs	300	20,400	308	20,910
Replacement Reserves	325	22,100	333	22,653
Total Expenses		\$374,607	\$384,655	
Per Unit:		\$5,509	\$5,657	
Per Square Foot:		\$5.62	\$5.77	
Percent of EGI:		39.84%	39.09%	
Net Operating Income (NOI)		\$565,645	\$599,327	

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OTHER REVENUE ANALYSIS

	Annualized Actual Amount	Actual Monthly Amount	T3 Annualized Amount	T3 Monthly Amount	Adjusted Annual Amount	Adjusted Monthly Amount
Laundry Revenue Collected:	\$0	\$0	\$0	\$0	\$1,469	\$122
Other Revenue:						
Recovery from Deposits	18,730	1,561	21,400	1,783	19,584	1,632
Application Fees	1,890	158	1,800	150	1,920	160
Late Charges	10,336	861	9,304	775	11,016	918
NSF Charges	-	-	-	-	204	17
Utility Reimbursement Revenue	49,063	4,089	53,567	4,464	64,505	5,375
Insurance Revenue	1,805	150	2,672	223	1,836	153
Miscellaneous	1,426	119	-2,520	-210	1,426	119
OTHER REVENUE COLLECTED:	\$83,250	\$6,937	\$86,224	\$7,185	\$100,491	\$8,374
TOTAL OTHER REVENUE:	\$83,250	\$6,937	\$86,224	\$7,185	\$101,960	\$8,497

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OPERATING EXPENSE SUMMARY

Expenditure	Historic Expenses			Current Proforma			TMG Proforma Year-1		
		Per Unit	Per SqFt		Per Unit	Per SqFt		Per Unit	Per SqFt
Administrative	\$9,356	\$138	\$0.14	\$9,215	\$136	\$0.14	\$9,445	\$139	\$0.14
Professional Fees	-	-	-	1,600	24	0.02	1,640	24	0.02
Marketing & Advertising	-	-	-	8,000	118	0.12	8,200	121	0.12
Payroll Expenses	101,499	1,493	1.52	86,689	1,275	1.30	88,856	1,307	1.33
Utilities	66,959	985	1.00	66,959	985	1.00	68,633	1,009	1.03
Insurance	34,956	514	0.52	51,000	750	0.77	52,275	769	0.78
Management Fees	-	-	-	37,610	553	0.56	39,359	579	0.59
Contract Services	-	-	-	20,400	300	0.31	20,910	308	0.31
Real Estate Taxes	28,405	418	0.43	25,133	370	0.38	25,636	377	0.38
Repairs & Maintenance	2,564	38	0.04	25,500	375	0.38	26,138	384	0.39
Turnover Costs	-	-	-	20,400	300	0.31	20,910	308	0.31
Replacement Reserve	62,723	922	0.94	22,100	325	0.33	22,653	333	0.34
Total Operating Expenses	\$306,463	\$4,507	\$4.60	\$374,607	\$5,509	\$5.62	\$384,655	\$5,657	\$5.77
				\$5,139			\$5,280		

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FINANCIAL NOTES

Cash Flow

- Actual Scheduled Rents are derived from a November 01, 2025 Rent Roll.
- Expenses are annualized based on a 12-Month Statement from October 2024 to September 2025.
- Property Tax is based on the 2026 Tax Bill.
- Current Asking Rent is derived from a November 01, 2025 rent roll.
- The projected vacancy allowance includes rollover and potential rent loss.
- Current Proforma (Stabilized) : comprises asking rent, in-place loss-to-lease based on the rent roll, market vacancy, market bad debt, T3 other income, and adjusted operating expenses.
- TMG Proforma (Year-1) reflects asking rents adjusted upward by 3.00%, recapture of loss-to-lease, market occupancy, and adjusted expenses.




Other Revenue Analysis

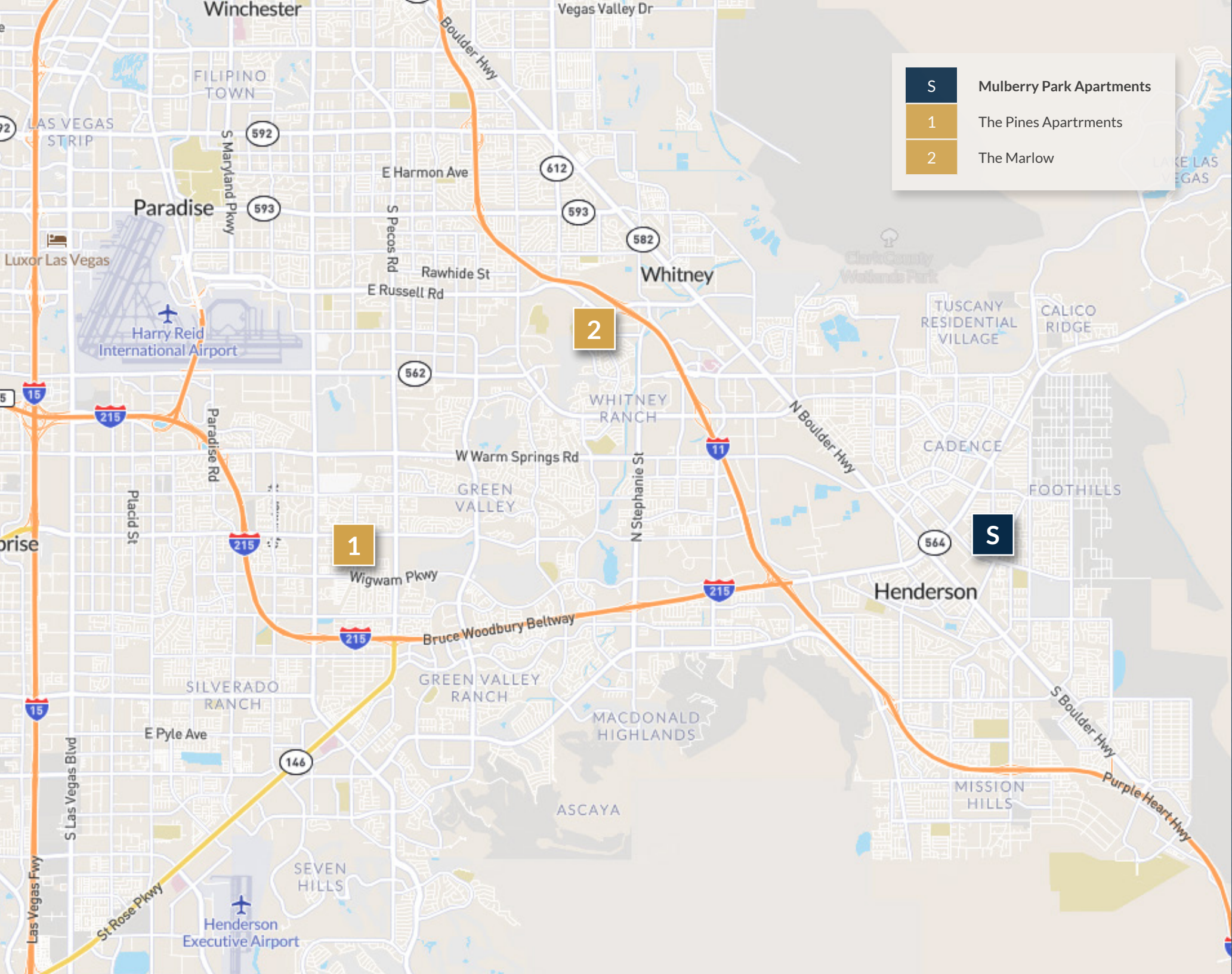
- Revenues are annualized based on a 12-Month Statement from October 2024 to September 2025.
- Recovery from Deposits estimated at 60.00% of the deposit amount, with an average \$1,200.00 deposit.
- Adjusted Application Fee estimated at \$40.00 per adult.
- Late Fees estimated at 10.00% of units with an average charge of \$135.00. NSF Charge for 0.50% of units at \$50.00.
- Utility Reimbursement Revenue is for water, sewer, and trash expenses.
- Utility Reimbursement Revenue is estimated at 93.00% of units with an average charge of \$85.00 per month.
- Insurance Revenue is estimated at 50.00% of units with an average charge of \$4.50 per month.

Operating Expense Summary

- Expenses are annualized based on a 12-Month Statement from October 2024 to September 2025.
- Actual off-site management equates to 0.00% of EGI and is adjusted to 4.00%.
- Utilities include expenses for electricity, gas, water, sewer, and trash.
- Adjusted Insurance is to market rate.
- Property Tax is based on the 2026 Tax Bill.
- Current Occupancy reported at 63.2%.






SALES COMPARABLES SUMMARY

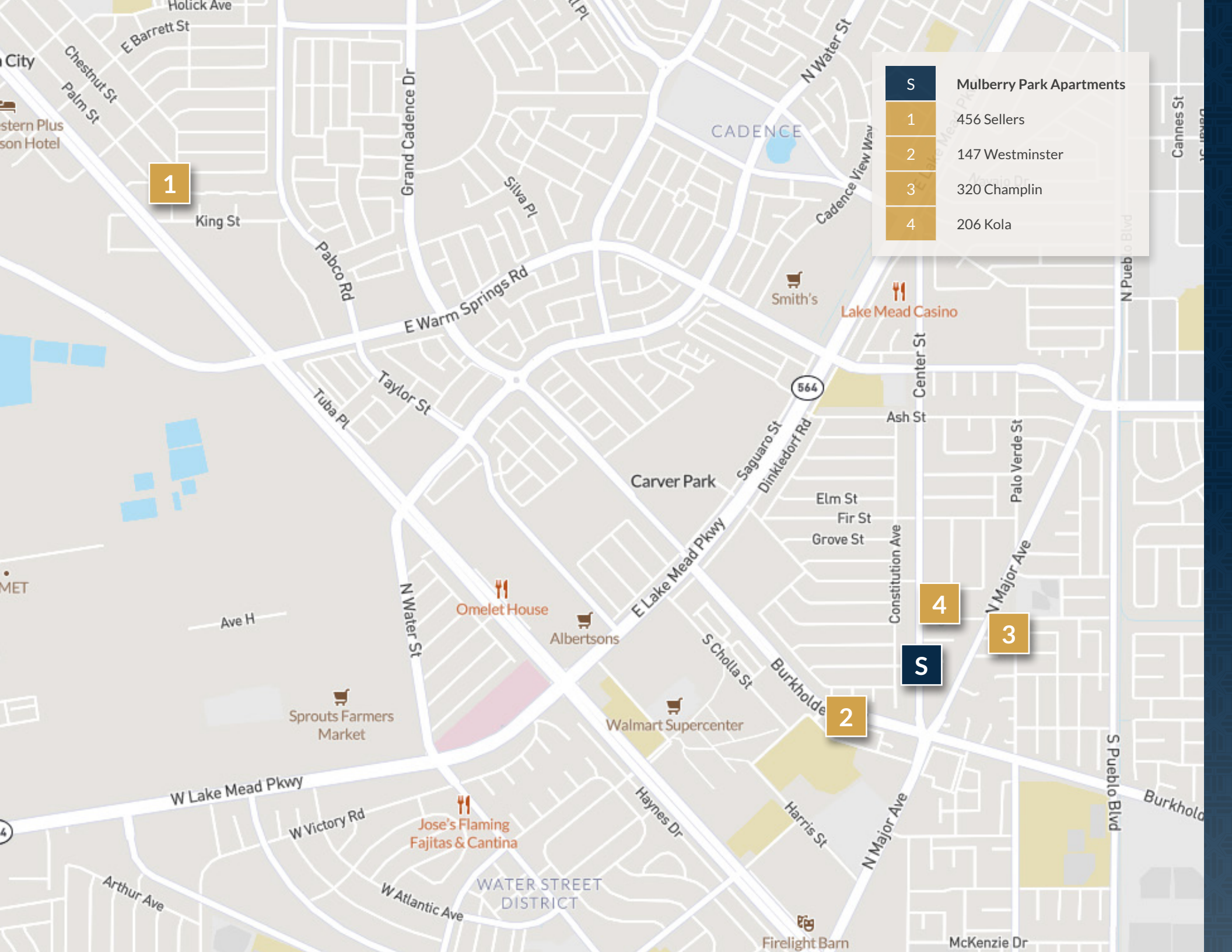
	Property	Year Built	Units	Size (SF)	Price	Price/Unit	Price/SF	Cap	Sale Date
S	 Mulberry Park Apartments 730 Center Street Henderson, NV, 89015	1963	68	66,640	\$12,240,000	\$180,000	\$184	4.62%	-
1	 The Pines Apartments 122 N Jessup Rd Henderson, NV 89014	1989	108	111,936	\$25,300,000	\$234,259	\$226	5.22%	11/4/25
2	 The Marlow 981 Whitney Ranch Dr Henderson, NV 89014	1989	272	282,640	\$56,750,000	\$208,640	\$201	5.90%	3/11/25
Comp Only Average						\$221,449	\$213	5.56%	



- | | |
|---|--------------------------|
| S | Mulberry Park Apartments |
| 1 | The Pines Apartments |
| 2 | The Marlow |

RENT COMPARABLES SUMMARY

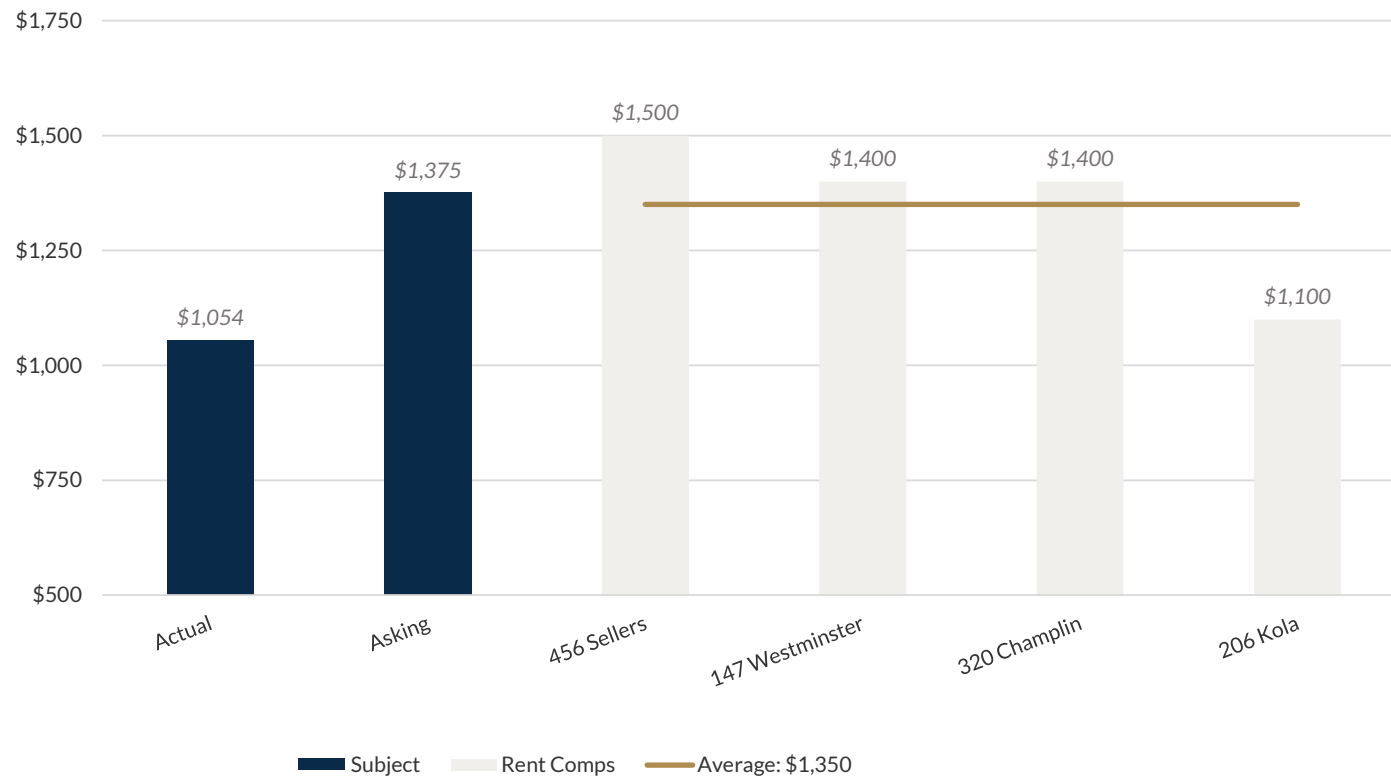
		1	2	3	4	Average	S		
									
		456 Sellers	147 Westminster	320 Champlin	206 Kola		Mulberry Park Apartments		
Address		456 Sellers Pl	147 Westminster Wy	320 Champlin Ave	206 Kola St		730 Center Street		
City		Henderson	Henderson	Henderson	Henderson		Henderson		
Year Built		1982	1977	1979	1963		1975	1963	
Property Size (# Units)		86	4	4	60		39	68	
Occupancy		95%	92%	91%	97%		94%	63%	
							Actual	Asking	
2X1	Rent/Month	\$1,500	\$1,400	\$1,400	\$1,100	\$1,350	\$1,054	\$1,375	
	SF	984	730	1,000	750	866	980	980	
	\$/SF	\$1.52	\$1.92	\$1.40	\$1.47	\$1.58	\$1.08	\$1.40	



S	Mulberry Park Apartments
1	456 Sellers
2	147 Westminster
3	320 Champlin
4	206 Kola

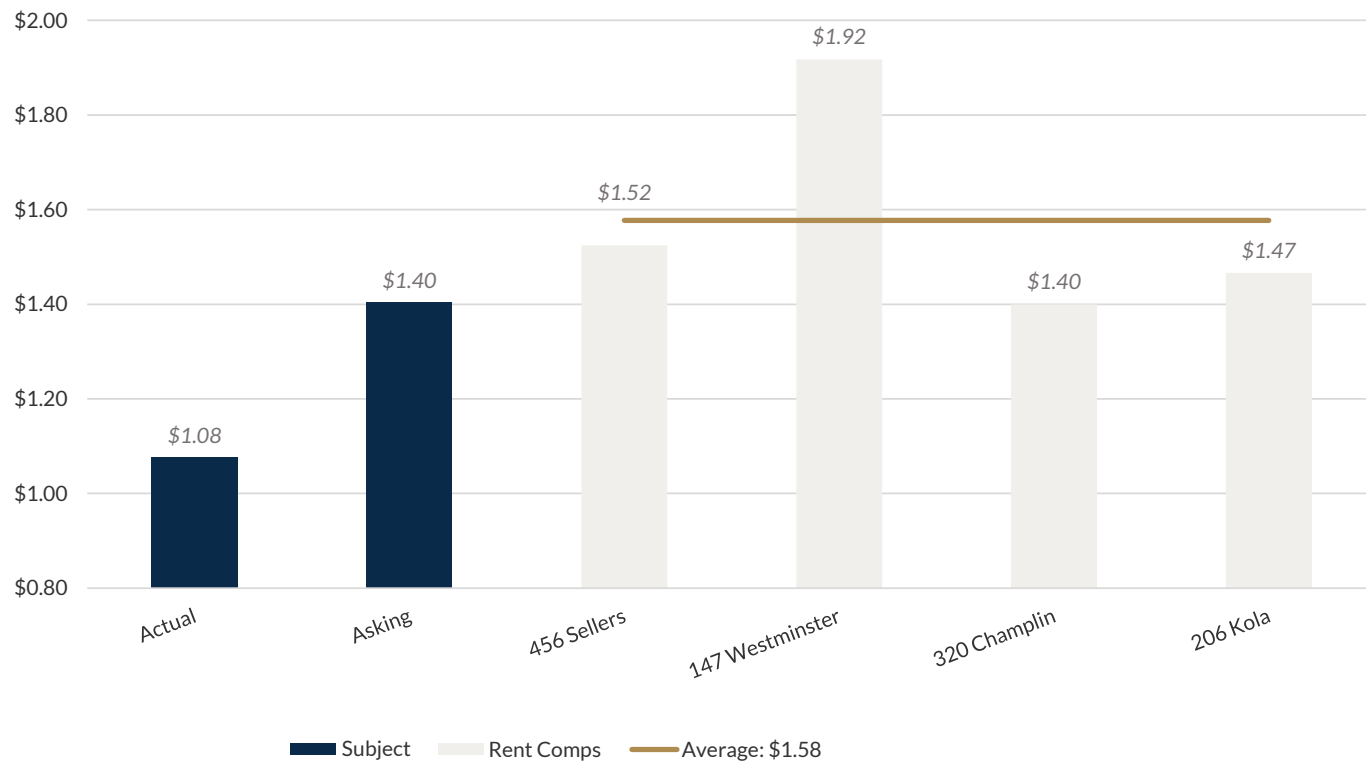
RENT ANALYSIS

TWO BEDROOM, ONE BATH



RENT ANALYSIS

TWO BEDROOM, ONE BATH





MARKET OVERVIEW





Local Employers



City of Henderson



Barclays Services, LLC



Green Valley Ranch Resort & Spa



St. Rose Dominican Hospital, Siena Campus



Sunset Station Hotel and Casino



Amazon LAS1 Distribution Center



Henderson Hospital



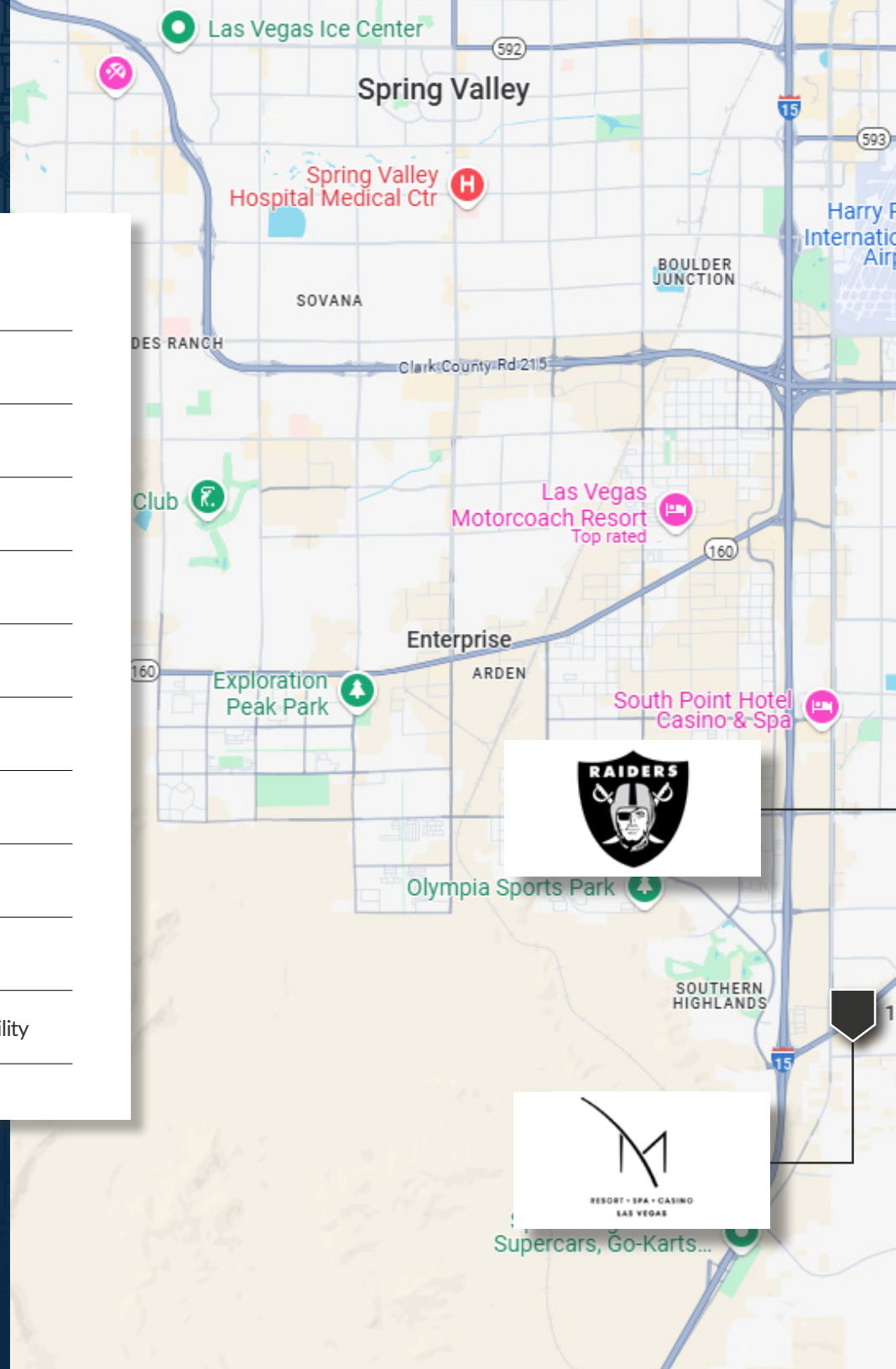
M Resort Spa Casino



St. Rose Dominican Hospital, de Lima Campus



Las Vegas Raiders Headquarters and Training Facility







Roseman University of Health Sciences
19 Minutes | 8.3 Miles



College of Southern Nevada
10 Minutes | 3.0 Miles



Nevada State University
13 Minutes | 5.7 Miles

Higher Education as a Local Demand Anchor

Nevada State University

- 7 Minutes | 3.5 Miles from Subject Property

Roseman University of Health Sciences

- 16 Minutes | 5.6 Miles from Subject Property

College of Southern Nevada

- 13 Minutes | 11.7 Miles from Subject Property

Education is an integral part of culture and commerce for the city of Henderson as it is home to a variety of educational centers, these include acclaimed institutions for higher education such as Nevada State University and Roseman University of Health Sciences. Most notably, College of Southern Nevada (CSN) is one of the largest local universities with an annual enrollment of more than 30,000 students. CSN's staff members and educators help to facilitate Henderson's growing student base while also providing a boost to the economy and population of the surrounding areas. Additionally, an abundance of elementary and primary schools occupy the local regions that supply ample education centers for new and emerging family residents.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Mogharebi Group in compliance with all applicable fair housing and equal opportunity laws.

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