

COMING SOON-NEW CONSTRUCTION

304 S MARYLAND PKWY, LAS VEGAS, NV 89101

304 APARTMENTS



FOR MORE INFORMATION:

ADAM PAUL MACALUSO

702.909.7047

paul@turnermacgroup.com

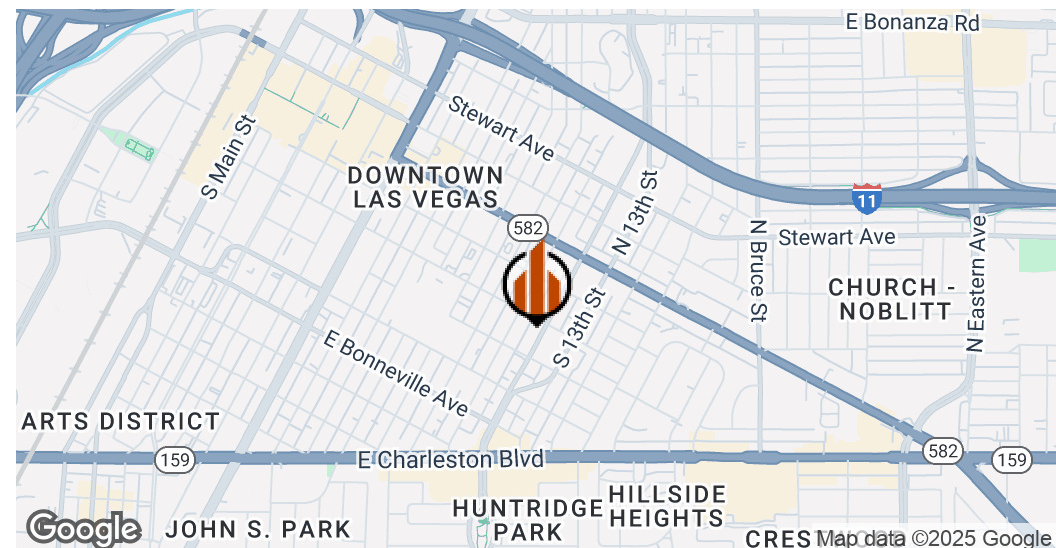
3042 SOUTH DURANGO DR | LAS VEGAS, NV 89117

BUYLASVEGASAPARTMENTBUILDINGS.COM

304 S MARYLAND PKWY, LAS VEGAS, NV 89101

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MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,049,999
Building Size:	4,200 SF
Lot Size:	6,970 SF
Number of Units:	12
Cap Rate:	5.99%
NOI:	\$122,808
Year Built:	2025
Zoning:	R-4
Market:	Central
Submarket:	Downtown

LOCATION OVERVIEW

Discover the allure of vibrant Downtown Las Vegas. Located in the bustling heart of the city, the property offers unparalleled access to a thriving business district and an array of entertainment options. Surrounding the area are high-profile casinos, luxury hotels, and world-class dining experiences, creating an electrifying atmosphere for both work and play.

Close proximity to the Las Vegas Arts District provides an eclectic mix of galleries, studios, and cultural events. For those seeking relaxation, the nearby Springs Preserve offers serene gardens and interactive exhibits, while the Las Vegas Strip beckons with its iconic entertainment and nightlife venues. This prime location presents an enticing opportunity for investors seeking to be at the pulse of excitement in Las Vegas.

PROPERTY HIGHLIGHTS

- Offered Below Replacement Costs
- Brand New Construction
- Peace of Mind Long Term Investment



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INVESTMENT OVERVIEW

PROFORMA YEAR 12 STABILIZED

Price	\$2,049,999
Price per SF	\$488
Price per Unit	\$170,833
GRM	12.94
CAP Rate	5.99%
Cash-on-Cash Return (yr 1)	5.99%
Total Return (yr 1)	\$122,808

OPERATING DATA

PROFORMA YEAR 12 STABILIZED

Gross Scheduled Income	\$158,400
Total Scheduled Income	\$158,400
Vacancy Cost	\$4,752
Gross Income	\$153,648
Operating Expenses	\$30,840
Net Operating Income	\$122,808
Pre-Tax Cash Flow	\$122,808

FINANCING DATA

PROFORMA YEAR 12 STABILIZED

Down Payment	\$2,049,999
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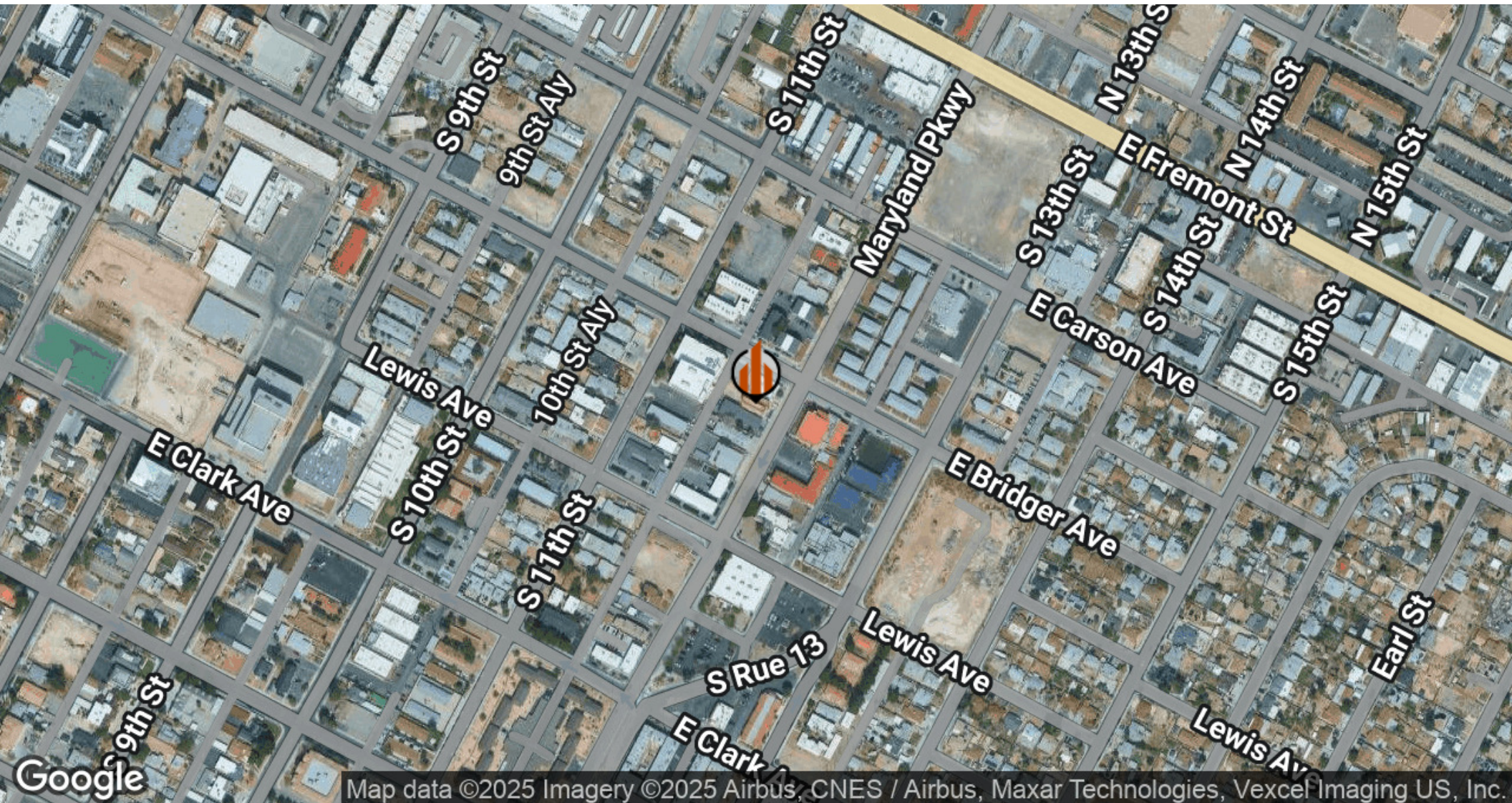


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SIMPLY VEGAS
COMMERCIAL

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,867	6,590	24,398
Average Age	44	44	41
Average Age (Male)	46	45	42
Average Age (Female)	42	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,721	3,854	11,391
# of Persons per HH	1.7	1.7	2.1
Average HH Income	\$41,154	\$44,959	\$57,448
Average House Value	\$397,690	\$381,934	\$356,424

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	32.8%	34.9%	46.1%

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	38.4%	38.6%	33.4%
% Black	19.9%	18.5%	16.7%
% Asian	6.9%	6.6%	5.0%
% Hawaiian	0.4%	0.5%	0.5%
% American Indian	1.3%	1.3%	1.3%
% Other	17.8%	18.3%	25.3%

This map illustrates the concentric circles around downtown Las Vegas, highlighting the 1, 2, and 3-mile radii from the city center. The map includes labels for major roads, districts, and landmarks. The 1-mile radius is the innermost circle, followed by the 2-mile radius, and the 3-mile radius is the outermost circle. The map is credited to Google.

Map Labels:

- Streets:** W Washington Ave, W Bonanza Rd, E Bonanza Rd, Stewart Ave, S Main St, N 13th St, S 13th St, E Bonneville Ave, E Charleston Blvd, S Commerce St, S Main St, S Las Vegas Blvd, E St Louis Ave, N Eastern Ave, S Eastern Ave.
- Highways:** I-15, I-11, I-582, I-159.
- Districts and Landmarks:** CULTURAL CORRIDOR COALITION, ARTHUR MCCANTS, CHURCH - NOBLITT, ARTS DISTRICT, JOHN S. PARK, HUNTRIDGE PARK, CRESTWOOD, MAYFAIR, SOUTH RIDGE, BEVERLY GREEN, FRANCISCO PARK, DOWNTOWN SOUTH.



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ADAM PAUL MACALUSO

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PROFESSIONAL BACKGROUND

When entering or exiting the Multifamily asset class it's crucial to your success as an investor to be aligned with a qualified trusted advisor who will put your needs above all else. Paul Macaluso is President of Multifamily Investments at Simply Vegas Commercials and is a specialist in the acquisition and disposition of Multifamily assets with a over decade of experience helping Multifamily property owners achieve and exceed their investment goals

With a unique fresh approach and the aid of today's modern cutting edge technology Paul Macaluso Guarantees to position investors for success with their Las Vegas Multifamily investment needs.

Being able to have a reliable professional as your boots on the ground is key to identifying profitable opportunities in the Las Vegas Multifamily market. Whether the market is up, down or sideways Paul Macaluso has been able to guide his clients towards above average returns in every market condition. With his unwavering determination along with uncompromising definiteness of purpose Paul Macaluso can and will Guarantee your success within the Las Vegas Multifamily asset class of our commercial market.

MEMBERSHIPS

5 Points Business Association
Greater Las Vegas Association of Realtors
Commercial Real Estate Alliance

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