

# ***NEW - No Headaches! - Fully rented 12 units - NICE!***



**24 Beds - 12 Baths - 10,800 Sq. Ft. - 0.73 Acres - Listed At: \$2,500,000**

**MLS#: 1127401 - Address: 100 E First St S - Mesquite, NV 89027**

12 Units. New. Right near city center, behind the Mesquite City offices. Walking distance to everything. All 12 units are 2 Br. 1, Ba, 900 sf with mountain views to the south and ample parking. New, neat, clean, fully occupied. Only 1.7% vacancy factor in 2025. At list price, after ALL expenses 4.9% NET NET cap rate. Rents currently running \$1150 per month. Room for reasonable, slow increases. Could self manage at expiration of current management agreement with ERA Brokers and bump that net cap rate by 1-2%. Or, if it's not broken, keep it simple and keep existing management. 100% occupancy and no headaches is a good thing! Appraised in 2025 for \$2.7million. Lots of parking, and off the main streets for a quieter location than many. Still room to improve it more. Picture adding security gates, carports, or a pool area or other recreational amenities. Incredible investment opportunity! Please do not disturb tenants.

**Virtual Tour: <https://www.propertypanorama.com/instaview-tour/1410892/NEW-NoHeadaches!-Fullyren>**

Listed By: E. Shaun Caldwell -- Prime Properties Mesquite

For more information on this listing contact:



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- Brand New 12 units 100% Occupied
- NO HEADACHES!
- NET NET NET Cap Rate of 4.9%
- Room to increase rents/return
- Improve the property more and add
- Large lot with extra parking
- And/or room for more improvements
- Quiet residential location
- City Center walking distance to all
- NICE!