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SIMPLY VEGAS
COMMERCIAL
Rent Survey Report

304 S Maryland Pky

12 Unit Apartment Building

Las Vegas, Nevada - Downtown Las Vegas Neighborhood

PREPARED BY



Paul Macaluso
President of Multifamily Investments



SUBJECT PROPERTY

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RENT COMPS

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Subject Property

304 S Maryland Pky

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	PROPERTY MANAGER
No. of Units:	12
Stories:	2
Avg. Unit Size:	350 SF
Type:	Apartments - All
Rent Type:	Market
Year Built:	2025
Parking:	-
Distance to Transit:	-

ASKING RENTS PER UNIT/SF

Current:	-	-
Last Quarter:	-	-
Year Ago:	-	-
Competitors:	\$1,061	\$2.66 /SF
Submarket:	\$1,174	\$1.51 /SF

VACANCY

Current:	8.3%	1 Unit
Last Quarter:	8.3%	1 Unit
Year Ago:	-	-
Competitors:	6.2%	54 Units
Submarket:	9.3%	4,237 Units

12 MONTH ABSORPTION

Current:	11 Units
Competitor Total:	7 Units
Competitor Avg:	0.4 Units
Submarket Total:	451 Units
Submarket Avg:	0.4 Units

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	-	350	-	-	-	-	-	-	-	-	-
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Totals		350	12	100%	-	-	-	-	-	-	-

Estimate Updated May 10, 2025

SITE AMENITIES

Subject Property

Access To Property Financial
LasVegasMultifamily.com/304



Primary

Access To Property Financial
LasVegasMultifamily.com/304



Building

Access To Property Financial
LasVegasMultifamily.com/304



Building

Access To Property Financial
LasVegasMultifamily.com/304



Building

Subject Property

I Access To Property Financial
LasVegasMultifamily.com/304-



Building

I Access To Property Financial
LasVegasMultifamily.com/304



Building

Text Reply Text 725-27



Building

Text Reply Text 725-27



Building

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SIMPLY VEGAS
COMMERCIAL

Rent Comparables

304 S Maryland Pky

12 Unit Apartment Building

Las Vegas, Nevada - Downtown Las Vegas Neighborhood

PREPARED BY



SIMPLY VEGAS
REAL ESTATE MADE SIMPLE™

Paul Macaluso

President of Multifamily Investments

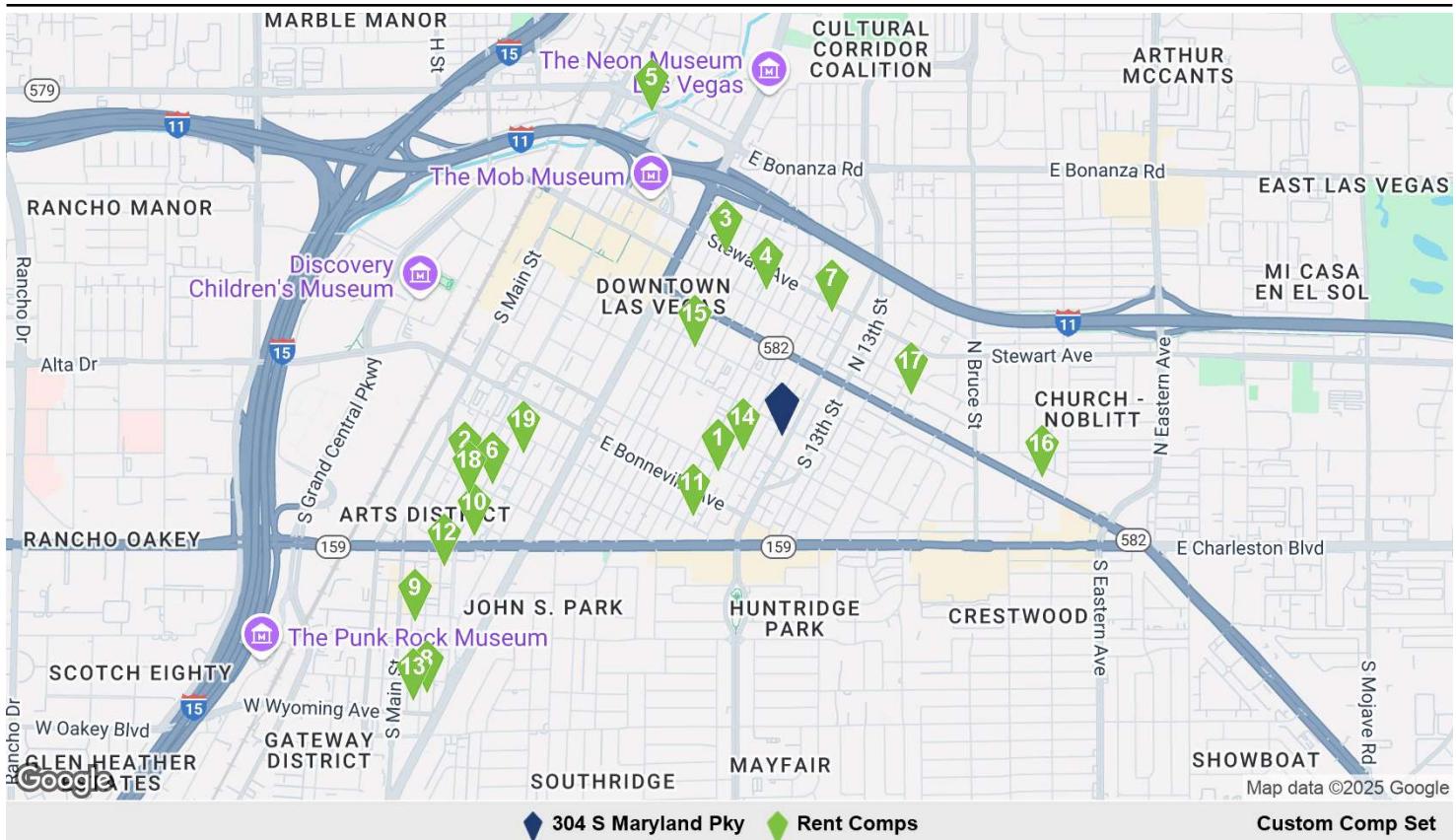
 CoStar™

Rent Comparables Summary

304 S Maryland Pky

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
19	\$1,061	\$2.66	6.3%

RENT COMP LOCATIONS



RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	12	51	48	153
Studio Units	1	44	42	153
One Bedroom Units	0	5	0	42
Two Bedroom Units	0	1	0	10
Three Bedroom Units	0	0	0	0
Property Attributes	Low	Average	Median	High
Year Built	1942	1983	1977	2023
Number of Floors	1	2	2	5
Average Unit Size SF	260	395	383	557
Vacancy Rate	0.0%	6.3%	6.9%	17.2%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.8	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Rent Comparables Summary

304 S Maryland Pky

			Property Size		Asking Rent Per Month Per Unit					
Property Name/Address		Rating	Yr Built	Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	Rent/SF
1	Stax Studio Apartments 501 S 10th St	★★★★★	1961	44	288	\$1,091	\$1,299	-	-	\$3.81
2	Revive Arts District Studios 150 Hoover Ave	★★★☆☆	1977	56	260	\$903	-	-	-	\$3.47
3	The Betty-Jeanne 624 Stewart Ave	★★★★★	1972	59	287	\$976	-	-	-	\$3.40
4	DLUX Lofts 213 N 9th St	★★★★★	2023	42	327	\$1,072	-	-	-	\$3.28
5	Portal on Bonanza 114 E Bonanza Rd	★★★★★	1942	32	382	\$1,201	\$1,209	-	-	\$3.15
6	Blake on 3rd 820 S 3rd St	★★★☆☆	1977	48	295	\$855	\$828	\$902	-	\$2.89
7	Share Downtown Fremont... 231 N 11th St	★★★★★	2023	84	480	\$1,375	-	-	-	\$2.86
8	The Canvas 1511 S Casino Center Blvd	★★★★★	1963	76	329	\$937	-	-	-	\$2.85
9	shareDOWNTOWN Arts... 1300 S Casino Center Blvd	★★★★★	2020	63	480	\$1,360	-	-	-	\$2.83
10	C3 Lofts 1015 S 3rd St	★★★★★	2018	48	534	\$1,261	-	\$1,619	-	\$2.50
11	Beaumont Luxury Living 627 S 10th St	★★★★★	2022	18	557	\$1,125	\$1,549	\$1,821	-	\$2.47
12	Madison Grove 1116 S 3rd St	★★★☆☆	1977	12	270	\$653	-	-	-	\$2.42
13	Art District Apartments 1520 S Casino Center Blvd	★★★★★	1963	39	511	\$1,121	\$1,265	-	-	\$2.25
14	The Arbor 406 S 11th St	★★★☆☆	1953	15	548	\$950	\$1,231	\$1,250	-	\$2.21
15	Park Avenue Apartments 711 E Carson Ave	★★★☆☆	1978	153	390	\$850	-	-	-	\$2.18
16	2019 Fremont St	★★★☆☆	2023	28	506	\$1,045	\$1,200	-	-	\$2.15
17	Ogden Villas 110 N 15th St	★★★★★	1963	56	501	\$900	\$930	\$1,228	-	\$1.88
18	Groov Studios 915 S Casino Center Blvd	★★★☆☆	1978	75	355	-	-	-	-	-
19	715 S 3rd St	★★★★★	1946	12	276	-	-	-	-	-
	304 S Maryland Pky	★★★★★	2025	12	350	-	-	-	-	-

Rent Comparables Photo Comparison

304 S Maryland Pky



1 Stax Studio Apartments

501 S 10th St
44 Units / 1 Story
Rent/SF \$3.81, Vacancy 6.8%
Owner: NNC Apartment Ventures



2 Revive Arts District Studios

150 Hoover Ave
56 Units / 2 Stories
Rent/SF \$3.47, Vacancy 12.5%
Owner: -



3 The Betty-Jeanne

624 Stewart Ave
59 Units / 3 Stories
Rent/SF \$3.40, Vacancy 8.5%
Owner: Neighborhood Housing Servi...



4 DLUX Lofts

213 N 9th St
42 Units / 3 Stories
Rent/SF \$3.28, Vacancy 11.9%
Owner: Robin Willett



5 Portal on Bonanza

114 E Bonanza Rd
32 Units / 2 Stories
Rent/SF \$3.15, Vacancy 18.8%
Owner: Bryan Graves



6 Blake on 3rd

820 S 3rd St
48 Units / 2 Stories
Rent/SF \$2.89, Vacancy 6.3%
Owner: Blake Realty Ventures Llc



7 Share Downtown Fremont...

231 N 11th St
84 Units / 5 Stories
Rent/SF \$2.86, Vacancy 4.8%
Owner: Cherry Development



8 The Canvas

1511 S Casino Center Blvd
76 Units / 2 Stories
Rent/SF \$2.85, Vacancy 6.6%
Owner: R&E Management, Inc.



9 shareDOWNTOWN Arts Dist...

1300 S Casino Center Blvd
63 Units / 4 Stories
Rent/SF \$2.83, Vacancy 0%
Owner: Cherry, Sam



Rent Comparables Photo Comparison

304 S Maryland Pky



10 C3 Lofts

1015 S 3rd St
48 Units / 3 Stories
Rent/SF \$2.50, Vacancy 4.2%
Owner: Tadeusz Wellisz



11 Beaumont Luxury Living

627 S 10th St
18 Units / 3 Stories
Rent/SF \$2.47, Vacancy 11.1%
Owner: Amador A Bengochea



12 Madison Grove

1116 S 3rd St
12 Units / 2 Stories
Rent/SF \$2.42, Vacancy 8.3%
Owner: Legacy Leader Group



13 Art District Apartments

1520 S Casino Center Blvd
39 Units / 2 Stories
Rent/SF \$2.25, Vacancy 2.6%
Owner: 1520 S Casino Center Llc



14 The Arbor

406 S 11th St
15 Units / 1 Story
Rent/SF \$2.21, Vacancy 0%
Owner: Daniel Riceberg



15 Park Avenue Apartments

711 E Carson Ave
153 Units / 3 Stories
Rent/SF \$2.18, Vacancy 3.3%
Owner: Argentx Management Servic...



16 Ogden Villas

2019 Fremont St
28 Units / 1 Story
Rent/SF \$2.15, Vacancy 10.7%
Owner: Fenn Christopher Kimball



17 Groov Studios

110 N 15th St
56 Units / 3 Stories
Rent/SF \$1.88, Vacancy 3.6%
Owner: James E Wolf



18 Groov Studios

915 S Casino Center Blvd
75 Units / 2 Stories
Rent/SF -, Vacancy -
Owner: Brazil Team Real Estate



Rent Comparables Photo Comparison

304 S Maryland Pky



19

715 S 3rd St
12 Units / 1 Story
Rent/SF -, Vacancy 8.3%
Owner: Zoumerakis, Anastacia M



Subject Property

304 S Maryland Pky
12 Units / 2 Stories
Rent/SF -, Vacancy 8.3%
Owner: -



Rent Comparables

304 S Maryland Pky

1 501 S 10th St - Stax Studio Apartments

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	44 Units, 1 Floors
Avg. Unit Size:	287 SF
Year Built:	1961 Renov Dec 2019
Type:	Apartments - All
Rent Type:	Market
Parking:	44 Spaces; 1.0 per Unit
Distance to Subject:	0.20 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Fusion - Stax Studio Apartments	
(702) 527-6968	
OWNER	
Purchased Aug 2022	
\$8,650,000 (\$196,591/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent			
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
Studio	1	285	43	97.7%	1	2.3%	\$1,091	\$3.83	\$1,082	\$3.80	0.8%	
1	1	408	1	2.3%	0	0.0%	\$1,299	\$3.18	\$1,288	\$3.16	0.8%	
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
All Studios		285	43	97.7%	1	2.3%	\$1,091	\$3.83	\$1,082	\$3.80	0.8%	
All 1 Beds		408	1	2.3%	0	0.0%	\$1,299	\$3.18	\$1,288	\$3.16	0.8%	
Totals		288	44	100%	1	2.3%	\$1,095	\$3.81	\$1,087	\$3.78	0.8%	

— Estimate

Updated June 11, 2025

SITE AMENITIES

Community-Wide WiFi, Courtyard, Grill, Laundry Facilities, Lounge, Pet Play Area, Picnic Area, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Balcony, Disposal, Heating, Kitchen, Oven, Patio, Range, Refrigerator, Wi-Fi

RECURRING EXPENSES

Dog Rent \$35	Cat Rent \$35	Assigned Surface Lot Parking \$35
Free Water, Trash Removal, Sewer		

ONE TIME EXPENSES

Dog Fee \$250	Cat Fee \$250	Admin Fee \$200
Application Fee \$50		

PET POLICY

Dog Allowed One-Time Fee: \$250-250, \$35/Mo, 2 Maximum
 Cat Allowed One-Time Fee: \$250-250, \$35/Mo, 2 Maximum

Rent Comparables

304 S Maryland Pky

2 150 Hoover Ave - Revive Arts District Studios

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	56 Units, 2 Floors
Avg. Unit Size:	260 SF
Year Built:	1977
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.89 Miles
Distance to Transit:	-

PROPERTY MANAGER	
North Cap - Revive Arts District Studios	
(702) 933-5009	
OWNER	
Purchased Jun 2017	
\$2,165,000 (\$38,661/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	260	56	100%	-	-	\$903	\$3.47	\$894	\$3.44	1.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		260	56	100%	-	-	\$903	\$3.47	\$894	\$3.44	1.0%
Totals		260	56	100%	-	-	\$903	\$3.47	\$894	\$3.44	1.0%

— Estimate Updated May 16, 2025

SITE AMENITIES

24 Hour Access, Courtyard, Fenced Lot, Gated, Grill, Laundry Facilities, Online Services, Picnic Area, Walk-Up

UNIT AMENITIES

Air Conditioning, Cable Ready, Dishwasher, Freezer, High Speed Internet Access, Kitchen, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower, Vinyl Flooring, Wi-Fi, Window Coverings

RECURRING EXPENSES

Dog Rent \$25	Cat Rent \$25	Free Water, Electricity, Heat, Trash Rem...
---------------	---------------	---

ONE TIME EXPENSES

Dog Fee \$250	Cat Fee \$250	Admin Fee \$150
Application Fee \$50		

PET POLICY

Dog Allowed One-Time Fee: \$250-250, \$25/Mo, 2 Maximum, 25 lb. Maximum

Cat Allowed One-Time Fee: \$250-250, \$25/Mo, 2 Maximum, 25 lb. Maximum

Rent Comparables

304 S Maryland Pky

624 Stewart Ave - The Betty-Jeanne

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	59 Units, 3 Floors
Avg. Unit Size:	287 SF
Year Built:	1972 Renov Feb 2020
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.53 Miles
Distance to Transit:	-

PROPERTY MANAGER	
NHSSN - The Betty-Jeanne	(702) 551-7368
OWNER	
-	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	287	59	100%	13	22.0%	\$976	\$3.40	\$967	\$3.37	0.9%
Totals			287	59	100%	13	22.0%	\$976	\$3.40	\$967	\$3.37
Totals			287	59	100%	13	22.0%	\$976	\$3.40	\$967	0.9%

— Estimate Updated June 03, 2025

SITE AMENITIES

Maintenance on site, Property Manager on Site, Public Transportation

UNIT AMENITIES

Air Conditioning, Freezer, Heating, Kitchen, Microwave, Oven, Refrigerator, Tub/Shower

RECURRING EXPENSES

Free Gas, Water, Electricity, Heat, Trash...

ONE TIME EXPENSES

Admin Fee \$100

Application Fee \$60

Rent Comparables

304 S Maryland Pky

4 213 N 9th St - DLUX Lofts

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	42 Units, 3 Floors
Avg. Unit Size:	326 SF
Year Built:	Feb 2023
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.41 Miles
Distance to Transit:	-

PROPERTY MANAGER	
NorthCap- DLux Lofts	
(702) 350-2109	
OWNER	
-	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	245	1	2.4%	-	-	\$796	\$3.25	\$788	\$3.22	1.0%
Studio	1	275	3	7.1%	1	33.3%	\$1,026	\$3.73	\$1,015	\$3.69	1.0%
Studio	1	325	34	81.0%	6	17.7%	\$1,064	\$3.27	\$1,053	\$3.24	1.0%
Studio	1	375	2	4.8%	0	0.0%	\$1,200	\$3.20	\$1,188	\$3.17	1.0%
Studio	1	425	2	4.8%	0	0.0%	\$1,299	\$3.06	\$1,286	\$3.03	1.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		327	42	100%	7	16.7%	\$1,072	\$3.28	\$1,062	\$3.25	1.0%
Totals		327	42	100%	7	16.7%	\$1,072	\$3.28	\$1,062	\$3.25	1.0%

— Estimate Updated May 28, 2025

SITE AMENITIES

Concierge, Controlled Access, Key Fob Entry, Laundry Facilities, Package Service, Recycling, Video Patrol

UNIT AMENITIES

Air Conditioning, Freezer, Granite Countertops, High Speed Internet Access, Kitchen, Microwave, Oven, Refrigerator, Security System, Smoke Free, Stainless Steel Appliances, Views, Wi-Fi

RECURRING EXPENSES

Assigned Surface Lot Parking \$50-0 Free Water, Electricity, Heat, Trash Rem...

ONE TIME EXPENSES

Admin Fee \$150 Application Fee \$50

PET POLICY

Dog Allowed
Cat Allowed

Rent Comparables

304 S Maryland Pky

5 114 E Bonanza Rd - Portal on Bonanza

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	32 Units, 2 Floors
Avg. Unit Size:	382 SF
Year Built:	1942 Renov Jan 2016
Type:	Apartments - All
Rent Type:	Market
Parking:	20 Spaces; 0.6 per Unit
Distance to Subject:	0.97 Miles
Distance to Transit:	-

PROPERTY MANAGER	
ARG - Portal on Bonanza	
(702) 699-9261	
OWNER	
Purchased Aug 2022	
\$3,620,000 (\$106,471/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent			
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
Studio	1	330	18	56.3%	1	5.6%	\$1,201	\$3.64	\$1,189	\$3.60	1.0%	
1	1	450	14	43.8%	-	-	\$1,209	\$2.69	\$1,205	\$2.68	0.3%	
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
All Studios		330	18	56.3%	1	5.6%	\$1,201	\$3.64	\$1,189	\$3.60	1.0%	
All 1 Beds		450	14	43.8%	-	-	\$1,209	\$2.69	\$1,205	\$2.68	0.3%	
Totals		383	32	100%	1	3.1%	\$1,204	\$3.15	\$1,196	\$3.13	0.7%	

— Estimate

Updated May 10, 2025

SITE AMENITIES

24 Hour Access, Laundry Facilities, Storage Space

UNIT AMENITIES

Air Conditioning, Balcony, Double Pane Windows, Heating, Kitchen, Porch, Range, Tile Floors, Tub/Shower, Vinyl Flooring

RECURRING EXPENSES

Free Dog Rent

Free Cat Rent

ONE TIME EXPENSES

Admin Fee \$200

Application Fee \$50

PET POLICY

Dog Allowed
Small dogs allowed
Cat Allowed

Rent Comparables

304 S Maryland Pky

6 820 S 3rd St - Blake on 3rd

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY		PROPERTY MANAGER	
Property Size:		48 Units, 2 Floors	
Avg. Unit Size:		295 SF	
Year Built:		1977	
Type:		Apartments - All	
Rent Type:		Market	
Parking:		9 Spaces; 0.2 per Unit	
Distance to Subject:		0.82 Miles	
Distance to Transit:		-	

OWNER	
Purchased Dec 2021	
\$4,008,000 (\$83,500/Unit)	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	252	1	2.1%	-	-	\$1,048	\$4.16	\$1,040	\$4.13	0.8%
Studio	1	272	1	2.1%	-	-	\$851	\$3.13	\$845	\$3.11	0.7%
Studio	1	275	39	81.3%	2	5.1%	\$850	\$3.09	\$844	\$3.07	0.8%
Studio	1	288	1	2.1%	-	-	\$866	\$3.01	\$859	\$2.98	0.8%
Studio	1	314	1	2.1%	-	-	\$812	\$2.59	\$806	\$2.57	0.7%
1	1	373	4	8.3%	-	-	\$828	\$2.22	\$821	\$2.20	0.8%
2	1	836	1	2.1%	-	-	\$902	\$1.08	\$895	\$1.07	0.8%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		276	43	89.6%	2	4.7%	\$855	\$3.10	\$848	\$3.08	0.8%
All 1 Beds		373	4	8.3%	-	-	\$828	\$2.22	\$821	\$2.20	0.8%
All 2 Beds		836	1	2.1%	-	-	\$902	\$1.08	\$895	\$1.07	0.8%
Totals		295	48	100%	2	4.2%	\$853	\$2.89	\$847	\$2.87	0.8%

— Estimate Updated May 10, 2025

SITE AMENITIES

Laundry Facilities

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Heating, Kitchen, Oven, Range, Refrigerator, Vinyl Flooring, Wi-Fi

ONE TIME EXPENSES

Admin Fee \$200

Application Fee \$50

PET POLICY

Dog Allowed
Cat Allowed

Rent Comparables

304 S Maryland Pky

7 231 N 11th St - Share Downtown Fremont Overview

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	84 Units, 5 Floors
Avg. Unit Size:	480 SF
Year Built:	Mar 2023
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.37 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Cherry Development- shareDowntown Fre...	(725) 900-0676
OWNER	
-	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	480	84	100%	0	0.0%	\$1,375	\$2.86	\$1,276	\$2.66	7.2%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		480	84	100%	0	0.0%	\$1,375	\$2.86	\$1,276	\$2.66	7.2%
Totals		480	84	100%	0	0.0%	\$1,375	\$2.86	\$1,276	\$2.66	7.2%

— Estimate Updated June 04, 2025

SITE AMENITIES

Business Center, Clubhouse, Courtyard, Elevator, Fitness Center, On-Site Retail, Public Transportation

UNIT AMENITIES

Air Conditioning

RECURRING EXPENSES

Dog Rent \$25	Cat Rent \$25	Assigned Garage - Attached Parking \$170
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ONE TIME EXPENSES

Admin Fee \$195	Application Fee \$75
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PET POLICY

Dog Allowed \$25/Mo
Cat Allowed \$25/Mo, 2 Maximum

Rent Comparables

304 S Maryland Pky

8 1511 S Casino Center Blvd - The Canvas

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	76 Units, 2 Floors
Avg. Unit Size:	328 SF
Year Built:	1963 Renov Nov 2016
Type:	Apartments - All
Rent Type:	Market
Parking:	45 Spaces; 0.6 per Unit
Distance to Subject:	1.22 Miles
Distance to Transit:	15 Minute Walk

PROPERTY MANAGER	
AMG - The Canvas	
(702) 982-1481	
OWNER	
Purchased Jul 2015	
\$1,850,000 (\$24,342/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent			
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
Studio	1	275	45	59.2%	2	4.4%	\$859	\$3.12	\$852	\$3.10	0.8%	
Studio	1	300	9	11.8%	1	11.1%	\$1,050	\$3.50	\$1,042	\$3.47	0.8%	
Studio	1	450	22	28.9%	2	9.1%	\$1,050	\$2.33	\$1,042	\$2.32	0.8%	
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
All Studios		329	76	100%	5	6.6%	\$937	\$2.85	\$930	\$2.83	0.8%	
Totals		329	76	100%	5	6.6%	\$937	\$2.85	\$930	\$2.83	0.8%	

— Estimate

Updated June 11, 2025

SITE AMENITIES

Laundry Facilities, Pet Play Area, Pool, Public Transportation

UNIT AMENITIES

Air Conditioning, Heating, Kitchen, Oven, Range, Tile Floors, Walk-In Closets, Window Coverings

RECURRING EXPENSES

Dog Rent \$25	Cat Rent \$25	Free Gas, Water, Electricity, Heat, Trash...
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ONE TIME EXPENSES

Dog Fee \$150	Cat Fee \$150	Admin Fee \$150
Application Fee \$45		

PET POLICY

Dog Allowed One-Time Fee: \$150-150, \$25/Mo, 2 Maximum, 25 lb. Maximum

Dog

Cat Allowed One-Time Fee: \$150-150, \$25/Mo, 2 Maximum, 25 lb. Maximum

Cat

Rent Comparables

304 S Maryland Pky

9 1300 S Casino Center Blvd - shareDOWNTOWN Arts District

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY

Property Size:	63 Units, 4 Floors
Avg. Unit Size:	480 SF
Year Built:	Aug 2020
Type:	Apartments - All
Rent Type:	Market
Parking:	8 Spaces; 0.1 per Unit
Distance to Subject:	1.15 Miles
Distance to Transit:	19 Minute Walk

PROPERTY MANAGER

Cherry Developers - shareDOWNTOWN
(725) 900-0676

OWNER

-

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	480	63	100%	0	0.0%	\$1,360	\$2.83	\$1,360	\$2.83	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		480	63	100%	0	0.0%	\$1,360	\$2.83	\$1,360	\$2.83	0.0%
Totals		480	63	100%	0	0.0%	\$1,360	\$2.83	\$1,360	\$2.83	0.0%

— Estimate

Updated June 05, 2025

SITE AMENITIES

Business Center, Fitness Center

UNIT AMENITIES

Air Conditioning, Disposal, Heating, Kitchen, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliances, Tub/Shower, Washer/Dryer

ONE TIME EXPENSES

Admin Fee \$195

Application Fee \$75

PET POLICY

Dog Allowed
Cat Allowed

Rent Comparables

304 S Maryland Pky

1015 S 3rd St - C3 Lofts

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	48 Units, 3 Floors
Avg. Unit Size:	533 SF
Year Built:	2018
Type:	Apartments - All
Rent Type:	Market
Parking:	30 Spaces; 0.6 per Unit
Distance to Subject:	0.90 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Stout - C3 Lofts	
(725) 525-2130	
OWNER	
Purchased Sep 2021	
\$10,716,000 (\$223,250/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	429	1	2.1%	1	100%	\$1,335	\$3.11	\$1,327	\$3.09	0.6%
Studio	1	450	1	2.1%	-	-	\$1,220	\$2.71	\$1,213	\$2.70	0.6%
Studio	1	462	33	68.8%	-	-	\$1,243	\$2.69	\$1,236	\$2.68	0.6%
Studio	1	495	1	2.1%	-	-	\$1,342	\$2.71	\$1,334	\$2.69	0.6%
Studio	1	532	1	2.1%	-	-	\$1,443	\$2.71	\$1,434	\$2.70	0.6%
Studio	1	566	1	2.1%	-	-	\$1,535	\$2.71	\$1,526	\$2.70	0.6%
2	1	649	1	2.1%	-	-	\$1,495	\$2.30	\$1,485	\$2.29	0.7%
2	1	665	1	2.1%	-	-	\$1,494	\$2.25	\$1,484	\$2.23	0.7%
2	1	712	1	2.1%	-	-	\$1,529	\$2.15	\$1,520	\$2.13	0.6%
2	1	768	4	8.3%	-	-	\$1,593	\$2.07	\$1,583	\$2.06	0.6%
2	1	887	1	2.1%	-	-	\$1,554	\$1.75	\$1,544	\$1.74	0.6%
2	2	955	2	4.2%	-	-	\$1,873	\$1.96	\$1,861	\$1.95	0.6%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		466	38	79.2%	1	2.6%	\$1,261	\$2.70	\$1,253	\$2.69	0.6%
All 2 Beds		790	10	20.8%	-	-	\$1,619	\$2.05	\$1,609	\$2.04	0.6%
Totals		534	48	100%	1	2.1%	\$1,335	\$2.50	\$1,327	\$2.49	0.6%

— Estimate Updated May 10, 2025

SITE AMENITIES

Furnished Units Available, Gated, Online Services, Picnic Area, Public Transportation, Smoke Free

UNIT AMENITIES

Air Conditioning, Cable Ready, Granite Countertops, Hardwood Floors, Kitchen, Washer/Dryer

RECURRING EXPENSES

Dog Rent \$35

Cat Rent \$35

ONE TIME EXPENSES

Dog Fee \$300

Cat Fee \$300

Admin Fee \$200

Application Fee \$50

Rent Comparables

304 S Maryland Pky

PET POLICY

Dog Allowed One-Time Fee: \$300-300, \$35/Mo, 2 Maximum, 35 lb. Maximum
Cat Allowed One-Time Fee: \$300-300, \$35/Mo, 2 Maximum, 35 lb. Maximum
Other Allowed 2 Maximum, 250 lb. Maximum

Rent Comparables

304 S Maryland Pky

627 S 10th St - Beaumont Luxury Living

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	18 Units, 3 Floors
Avg. Unit Size:	556 SF
Year Built:	Dec 2022
Type:	Apartments - All
Rent Type:	Market
Parking:	20 Spaces; 1.1 per Unit
Distance to Subject:	0.33 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Stout - Beaumont Luxury Living	
(702) 227-0444	
OWNER	
Purchased Nov 2022	
\$2,000,000 (\$111,111/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	338	5	27.8%	0	0.0%	\$1,099	\$3.25	\$1,089	\$3.22	0.9%
Studio	1	363	5	27.8%	0	0.0%	\$1,150	\$3.17	\$1,140	\$3.14	0.9%
1	1	710	4	22.2%	0	0.0%	\$1,549	\$2.18	\$1,535	\$2.16	0.9%
2	2	919	4	22.2%	3	75.0%	\$1,821	\$1.98	\$1,805	\$1.96	0.9%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		351	10	55.6%	0	0.0%	\$1,125	\$3.21	\$1,114	\$3.18	0.9%
All 1 Beds		710	4	22.2%	0	0.0%	\$1,549	\$2.18	\$1,535	\$2.16	0.9%
All 2 Beds		919	4	22.2%	3	75.0%	\$1,821	\$1.98	\$1,805	\$1.96	0.9%
Totals		557	18	100%	3	16.7%	\$1,374	\$2.47	\$1,361	\$2.44	0.9%

— Estimate Updated June 04, 2025

SITE AMENITIES

Elevator, Fitness Center, Grill, Storage Space

UNIT AMENITIES

Air Conditioning, Heating, Kitchen, Microwave, Oven, Refrigerator, Sprinkler System, Tub/Shower, Washer/Dryer, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Dog Rent \$35

Cat Rent \$35

ONE TIME EXPENSES

Dog Fee \$350

Cat Fee \$350

PET POLICY

Dog Allowed One-Time Fee: \$350-350, \$35/Mo, 2 Maximum, 25 lb. Maximum

Cat Allowed One-Time Fee: \$350-350, \$35/Mo, 2 Maximum, 25 lb. Maximum

Rent Comparables

304 S Maryland Pky

1116 S 3rd St - Madison Grove

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	12 Units, 2 Floors
Avg. Unit Size:	270 SF
Year Built:	1977
Type:	Apartments - All
Rent Type:	Market
Parking:	12 Spaces; 1.0 per Unit
Distance to Subject:	1.01 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Maydson - Two Trees Apartments	
(719) 380-7484	
OWNER	
Purchased Oct 2022	
\$1,650,000 (\$137,500/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent			
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
Studio	1	270	12	100%	-	-	\$653	\$2.42	\$648	\$2.40	0.8%	
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions	
All Studios		270	12	100%	-	-	\$653	\$2.42	\$648	\$2.40	0.8%	
Totals		270	12	100%	-	-	\$653	\$2.42	\$648	\$2.40	0.8%	

— Estimate

Updated May 10, 2025

SITE AMENITIES

Fenced Lot, Laundry Facilities, Storage Space

UNIT AMENITIES

Air Conditioning

RECURRING EXPENSES

Free Dog Rent	Free Unassigned Surface Lot Parking	Free Water, Trash Removal, Sewer
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ONE TIME EXPENSES

Dog Deposit \$250	Application Fee \$35
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PET POLICY

Dog Allowed \$250 Deposit, 1 Maximum, 25 lb. Maximum

Rent Comparables

304 S Maryland Pky

13 1520 S Casino Center Blvd - Art District Apartments

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	39 Units, 2 Floors
Avg. Unit Size:	510 SF
Year Built:	1963 Renov 2013
Type:	Apartments - All
Rent Type:	Market
Parking:	25 Spaces; 0.6 per Unit
Distance to Subject:	1.26 Miles
Distance to Transit:	14 Minute Walk

PROPERTY MANAGER	
Las Vegas Apartments, LLC	
(800) 652-7834	
OWNER	
Purchased Jun 2012	
\$662,500 (\$16,987/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	475	31	79.5%	-	-	\$1,121	\$2.36	\$1,117	\$2.35	0.4%
1	1	650	8	20.5%	-	-	\$1,265	\$1.95	\$1,261	\$1.94	0.4%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		475	31	79.5%	-	-	\$1,121	\$2.36	\$1,117	\$2.35	0.4%
All 1 Beds		650	8	20.5%	-	-	\$1,265	\$1.95	\$1,261	\$1.94	0.4%
Totals		511	39	100%	-	-	\$1,151	\$2.25	\$1,146	\$2.24	0.4%

— Estimate

Updated May 10, 2025

SITE AMENITIES

Bicycle Storage, Controlled Access, Courtyard, Fenced Lot, Gameroom, Gated, Laundry Facilities

UNIT AMENITIES

Air Conditioning, Cable Ready, High Speed Internet Access, Refrigerator, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Free Gas, Water, Electricity, Trash Rem...

ONE TIME EXPENSES

Dog Deposit \$100 Cat Deposit \$100 Application Fee \$45

PET POLICY

Dog Allowed \$100 Deposit
 Cat Allowed \$100 Deposit
 Fish Allowed
 Reptile Allowed

Rent Comparables

304 S Maryland Pky

14 406 S 11th St - The Arbor

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	15 Units, 1 Floors
Avg. Unit Size:	548 SF
Year Built:	1953 Renov Sep 2023
Type:	Apartments - All
Rent Type:	Market
Parking:	12 Spaces; 0.8 per Unit
Distance to Subject:	0.12 Miles
Distance to Transit:	-

PROPERTY MANAGER	
KLA Capital - The Arbor	
(702) 249-0979	
OWNER	
Purchased Sep 2015	
\$891,266 (\$59,418/Unit) - Part of Portfolio	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	300	1	6.7%	0	0.0%	\$950	\$3.17	\$947	\$3.16	0.3%
1	1	550	7	46.7%	0	0.0%	\$1,250	\$2.27	\$1,245	\$2.26	0.4%
1	1	587	6	40.0%	-	-	\$1,208	\$2.06	\$1,204	\$2.05	0.4%
2	1	550	1	6.7%	0	0.0%	\$1,250	\$2.27	\$1,245	\$2.26	0.4%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		300	1	6.7%	0	0.0%	\$950	\$3.17	\$947	\$3.16	0.3%
All 1 Beds		567	13	86.7%	0	0.0%	\$1,231	\$2.17	\$1,226	\$2.16	0.4%
All 2 Beds		550	1	6.7%	0	0.0%	\$1,250	\$2.27	\$1,245	\$2.26	0.4%
Totals		548	15	100%	0	0.0%	\$1,213	\$2.21	\$1,209	\$2.21	0.4%

— Estimate

Updated May 10, 2025

UNIT AMENITIES

Heating, Kitchen, Range

RECURRING EXPENSES

Free Dog Rent

Free Cat Rent

Free Trash Removal, Sewer

PET POLICY

Dog Allowed
Cat Allowed

Rent Comparables

304 S Maryland Pky

15 711 E Carson Ave - Park Avenue Apartments

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	153 Units, 3 Floors
Avg. Unit Size:	390 SF
Year Built:	1978
Type:	Apartments - All
Rent Type:	Market
Parking:	57 Spaces; 0.4 per Unit
Distance to Subject:	0.34 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Plenty of Places - Park Avenue Apartments	(702) 382-1071
OWNER	
-	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	390	153	100%	3	2.0%	\$850	\$2.18	\$846	\$2.17	0.5%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		390	153	100%	3	2.0%	\$850	\$2.18	\$846	\$2.17	0.5%
Totals		390	153	100%	3	2.0%	\$850	\$2.18	\$846	\$2.17	0.5%

— Estimate Updated June 09, 2025

SITE AMENITIES

Laundry Facilities, Maintenance on site, Package Service, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Carpet, Ceiling Fans, Heating, Kitchen, Oven, Range, Refrigerator, Tub/Shower

ONE TIME EXPENSES

Application Fee \$45

PET POLICY

Cat Allowed

Rent Comparables

304 S Maryland Pky

16 2019 Fremont St

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	28 Units, 1 Floors
Avg. Unit Size:	505 SF
Year Built:	Jan 2023
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.73 Miles
Distance to Transit:	-

PROPERTY MANAGER	
ARG - 2019 Fremont	
(702) 699-9261	
OWNER	
-	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	388	20	71.4%	1	5.0%	\$1,045	\$2.69	\$1,035	\$2.67	1.0%
1	1	800	8	28.6%	1	12.5%	\$1,200	\$1.50	\$1,188	\$1.49	1.0%
Totals		506	28	100%	2	7.1%	\$1,089	\$2.15	\$1,078	\$2.13	1.0%

— Estimate

Updated May 10, 2025

SITE AMENITIES

Laundry Facilities

UNIT AMENITIES

Air Conditioning, Kitchen, Microwave, Oven, Refrigerator, Tub/Shower

RECURRING EXPENSES

Free Gas, Water, Electricity, Heat, Trash...

ONE TIME EXPENSES

Admin Fee \$200

Application Fee \$50

Rent Comparables

304 S Maryland Pky

110 N 15th St - Ogden Villas

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	56 Units, 3 Floors
Avg. Unit Size:	501 SF
Year Built:	1963
Type:	Apartments - All
Rent Type:	Market
Parking:	80 Spaces; 1.4 per Unit
Distance to Subject:	0.38 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Plenty of Places - Ogden Villas	
(702) 818-5109	
OWNER	
Purchased Aug 2013	
\$1,200,000 (\$21,818/Unit)	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	390	11	19.6%	3	27.3%	\$900	\$2.31	\$895	\$2.30	0.5%
1	1	520	41	73.2%	3	7.3%	\$930	\$1.79	\$925	\$1.78	0.5%
1	2	629	1	1.8%	1	100%	\$950	\$1.51	\$945	\$1.50	0.5%
2	1	600	2	3.6%	0	0.0%	\$1,195	\$1.99	\$1,189	\$1.98	0.5%
2	2	636	1	1.8%	0	0.0%	\$1,295	\$2.04	\$1,288	\$2.03	0.5%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		390	11	19.6%	3	27.3%	\$900	\$2.31	\$895	\$2.30	0.5%
All 1 Beds		523	42	75.0%	4	9.5%	\$930	\$1.78	\$926	\$1.77	0.5%
All 2 Beds		612	3	5.4%	0	0.0%	\$1,228	\$2.01	\$1,222	\$2.00	0.5%
Totals		501	56	100%	7	12.5%	\$940	\$1.88	\$936	\$1.87	0.5%

— Estimate Updated June 11, 2025

SITE AMENITIES

Courtyard, Laundry Facilities, Online Services, Property Manager on Site, Public Transportation

UNIT AMENITIES

Air Conditioning, Balcony, Carpet, Heating, Kitchen, Microwave, Oven, Pantry, Patio, Refrigerator, Tub/Shower

ONE TIME EXPENSES

Application Fee \$45

PET POLICY

Cat Allowed 2 Maximum

Rent Comparables

304 S Maryland Pky

18 915 S Casino Center Blvd - Groov Studios

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY	
Property Size:	75 Units, 2 Floors
Avg. Unit Size:	355 SF
Year Built:	1978
Type:	Apartments - Corporate
Rent Type:	Market
Parking:	24 Spaces; 0.3 per Unit
Distance to Subject:	0.89 Miles
Distance to Transit:	-

PROPERTY MANAGER	
NorthCap - Groov Studios	
(702) 385-5582	
OWNER	
Purchased Jun 2021	
\$5,300,000 (\$70,667/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	0.5	358	71	94.7%	-	-	-	-	-	-	-
Studio	1	260	2	2.7%	1	50.0%	-	-	-	-	-
1	0.5	358	2	2.7%	-	-	-	-	-	-	-
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		355	73	97.3%	1	1.4%	-	-	-	-	-
All 1 Beds		358	2	2.7%	-	-	-	-	-	-	-
Totals		355	75	100%	1	1.3%	-	-	-	-	-

— Estimate

Updated April 06, 2025

SITE AMENITIES

Laundry Facilities, Laundry Service

UNIT AMENITIES

Air Conditioning, Cable Ready, Dishwasher, High Speed Internet Access

RECURRING EXPENSES

Dog Rent \$25	Cat Rent \$25	Free Unassigned Surface Lot Parking
Free Air Conditioning		

ONE TIME EXPENSES

Dog Fee \$250	Cat Fee \$250	Admin Fee \$150
Application Fee \$50		

PET POLICY

Dog Allowed One-Time Fee: \$250-250, \$25/Mo, 2 Maximum, 25 lb. Maximum

Cat Allowed One-Time Fee: \$250-250, \$25/Mo, 2 Maximum

Rent Comparables

304 S Maryland Pky

19 715 S 3rd St

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY	
Property Size:	12 Units, 1 Floors
Avg. Unit Size:	276 SF
Year Built:	1946 Renov 2019
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.72 Miles
Distance to Transit:	-

PROPERTY MANAGER	
-	-
-	-
OWNER	
Purchased Jan 2022	
\$1,900,000 (\$158,333/Unit)	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	276	12	100%	-	-	-	-	-	-	-
Totals											
All Studios		276	12	100%	-	-	-	-	-	-	-
Totals		276	12	100%	-	-	-	-	-	-	-

— Estimate

Updated May 10, 2025

SITE AMENITIES

Community-Wide WiFi, Controlled Access, Fenced Lot, Furnished Units Available, Gated, Laundry Facilities, Public Transportation

UNIT AMENITIES

Air Conditioning, Double Pane Windows, Granite Countertops, Heating, High Speed Internet Access, Kitchen, Oven, Refrigerator, Tile Floors, WiFi

Rent Comparables by Bedroom

304 S Maryland Pky

Studio Comps

\$1,045

One Bed Comps

\$1,091

Two Bed Comps

\$1,543

Three Bed Comps

-

Subject

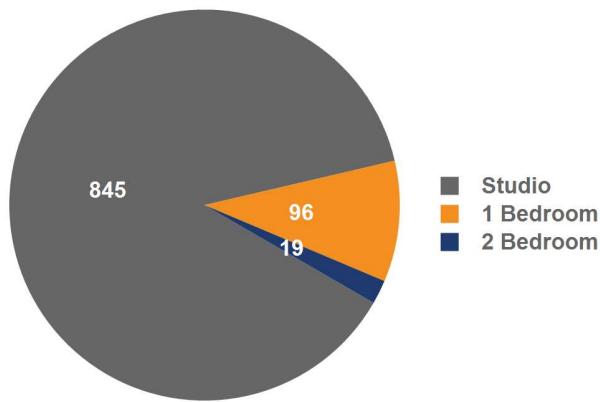
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Subject

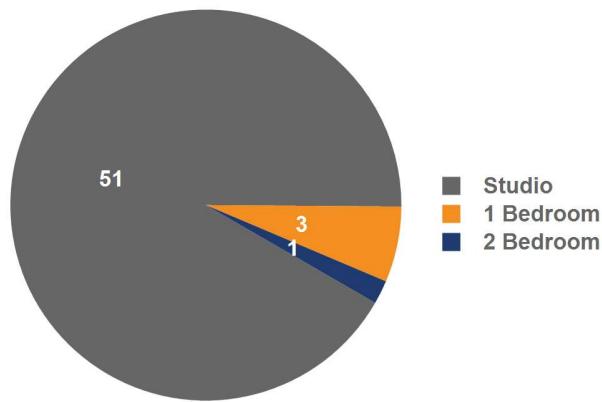
Subject

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	845	96	19	0
Vacancy Rate	6.6%	3.7%	5.7%	-
Asking Rent Per Unit	\$1,045	\$1,091	\$1,543	-
Asking Rent Per SF	\$2.82	\$1.97	\$1.98	-
Effective Rents Per Unit	\$1,029	\$1,085	\$1,532	-
Effective Rents Per SF	\$2.77	\$1.96	\$1.97	-
Concessions	1.6%	0.5%	0.7%	-
Changes Past Year in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Year-Over-Year Effective Rent Growth	0.1%	3.4%	2.6%	-
Year-Over-Year Vacancy Rate Change	-1.4%	1.4%	-2.7%	-
12 Month Absorption in Units	8	0	0	-

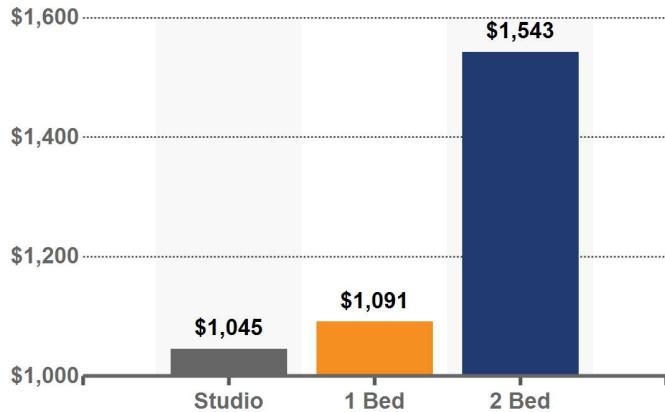
EXISTING UNITS



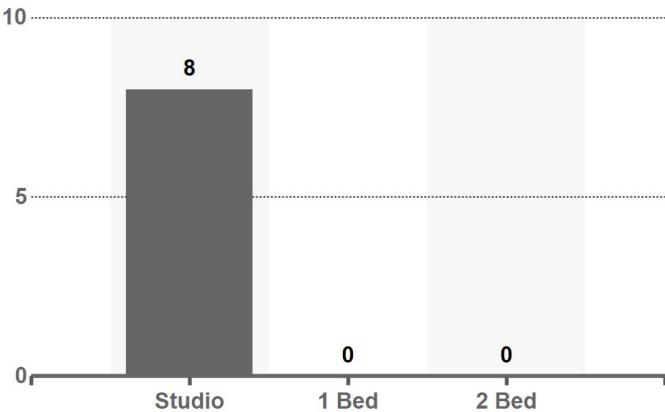
VACANT UNITS



ASKING RENT PER UNIT PER MONTH



12 MONTH ABSORPTION IN UNITS



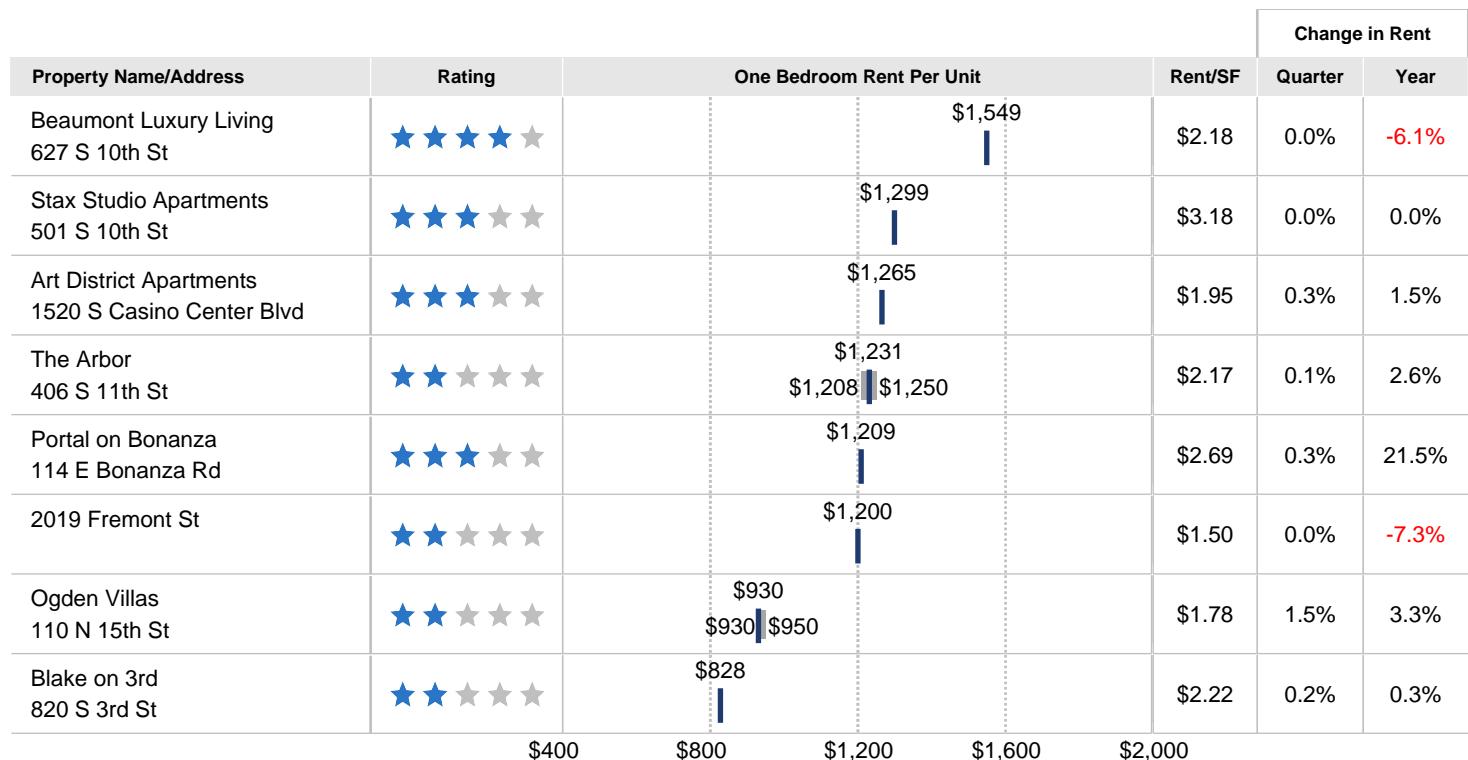
Studio Rent Comparables

304 S Maryland Pky

Property Name/Address	Rating	Studio Rent Per Unit	Rent/SF	Change in Rent		
				Quarter	Year	
Share Downtown Fremont Overlook 231 N 11th St	★★★★★	\$1,375	\$2.86	1.3%	-0.8%	
shareDOWNTOWN Arts District 1300 S Casino Center Blvd	★★★★★	\$1,360	\$2.83	-9.0%	-4.6%	
C3 Lofts 1015 S 3rd St	★★★★★	\$1,261 \$1,220	\$2.70	0.5%	1.4%	
Portal on Bonanza 114 E Bonanza Rd	★★★★★	\$1,201	\$3.64	0.3%	34.2%	
Beaumont Luxury Living 627 S 10th St	★★★★★	\$1,125 \$1,099	\$3.21	-4.3%	-4.3%	
Art District Apartments 1520 S Casino Center Blvd	★★★★★	\$1,121	\$2.36	0.3%	1.5%	
Stax Studio Apartments 501 S 10th St	★★★★★	\$1,091	\$3.83	0.4%	0.7%	
DLUX Lofts 213 N 9th St	★★★★★	\$1,072 \$796	\$3.28	0.1%	0.7%	
2019 Fremont St	★★★☆☆	\$1,045	\$2.69	0.0%	0.0%	
The Betty-Jeanne 624 Stewart Ave	★★★★★	\$976	\$3.40	-5.4%	-5.4%	
The Arbor 406 S 11th St	★★☆☆☆	\$950	\$3.17	0.0%	0.2%	
The Canvas 1511 S Casino Center Blvd	★★★★★	\$937 \$859	\$2.85	0.0%	4.2%	
Revive Arts District Studios 150 Hoover Ave	★★☆☆☆	\$903	\$3.47	0.2%	-7.9%	
Ogden Villas 110 N 15th St	★★☆☆☆	\$900	\$2.31	0.0%	10.4%	
Blake on 3rd 820 S 3rd St	★★★☆☆	\$855 \$812	\$3.10	0.2%	-2.7%	
Park Avenue Apartments 711 E Carson Ave	★★☆☆☆	\$850	\$2.18	4.3%	-0.6%	
Madison Grove 1116 S 3rd St	★★☆☆☆	\$653	\$2.42	0.2%	0.8%	

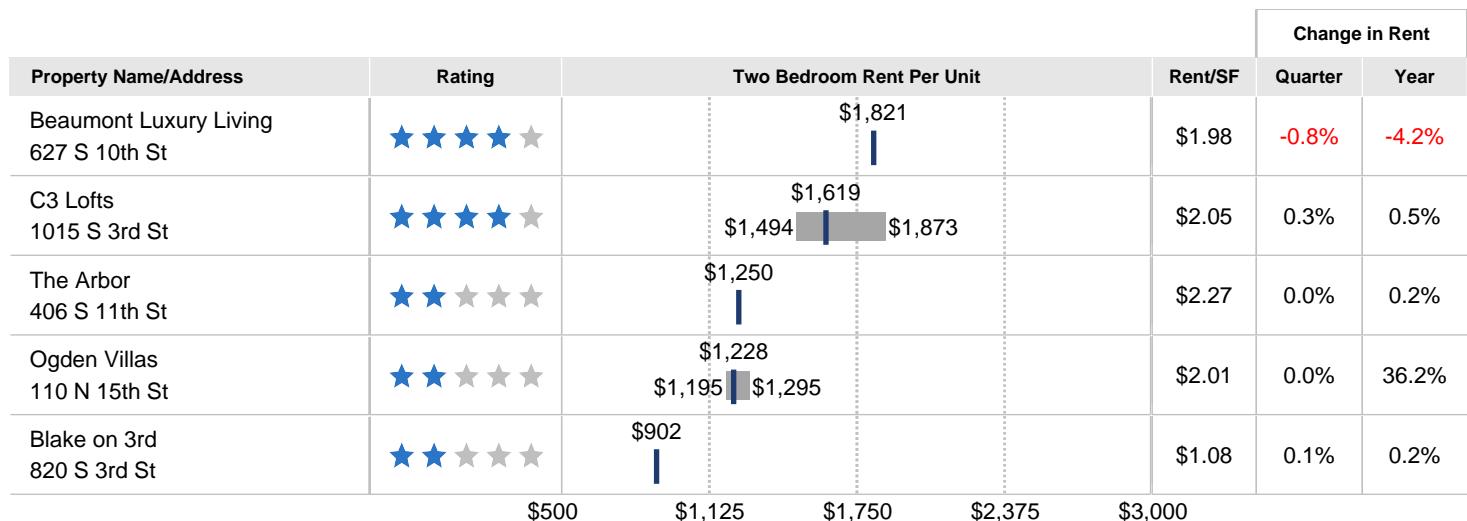
One Bedroom Rent Comparables

304 S Maryland Pky



Two Bedroom Rent Comparables

304 S Maryland Pky



Changes in Rent Comparables

304 S Maryland Pky

VACANCY CHANGES PAST QUARTER & YEAR

Property Name - Address	Rating	Units	Vacancy Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
shareDOWNTOWN Arts District - 1300 S Casino...	★★★★★	63	0%	6.3%	1.6%	-6.3%	-1.6%
Share Downtown Fremont Overview - 231 N 11t...	★★★★★	84	4.8%	6.0%	8.3%	-1.2%	-3.6%
2019 Fremont St	★★★☆☆	28	10.7%	10.7%	10.7%	0%	0%
304 S Maryland Pky	★★★★☆	12	8.3%	8.3%	-	0%	-
Art District Apartments - 1520 S Casino Center...	★★★★★	39	2.6%	2.6%	2.6%	0%	0%
Beaumont Luxury Living - 627 S 10th St	★★★★★	18	11.1%	11.1%	11.1%	0%	0%
Blake on 3rd - 820 S 3rd St	★★★☆☆	48	6.3%	6.3%	6.3%	0%	0%
C3 Lofts - 1015 S 3rd St	★★★★★	48	4.2%	4.2%	10.4%	0%	-6.3%
DLUX Lofts - 213 N 9th St	★★★★★	42	11.9%	11.9%	16.7%	0%	-4.8%
Madison Grove - 1116 S 3rd St	★★★☆☆	12	8.3%	8.3%	8.3%	0%	0%
Portal on Bonanza - 114 E Bonanza Rd	★★★★★	32	18.8%	18.8%	15.6%	0%	3.1%
Revive Arts District Studios - 150 Hoover Ave	★★★☆☆	56	12.5%	12.5%	16.1%	0%	-3.6%
Stax Studio Apartments - 501 S 10th St	★★★★★	44	6.8%	6.8%	6.8%	0%	0%
The Arbor - 406 S 11th St	★★★☆☆	15	0%	0%	0%	0%	0%
The Betty-Jeanne - 624 Stewart Ave	★★★★★	59	8.5%	8.5%	3.4%	0%	5.1%
The Canvas - 1511 S Casino Center Blvd	★★★★★	76	6.6%	6.6%	6.6%	0%	0%
Park Avenue Apartments - 711 E Carson Ave	★★★☆☆	153	3.3%	2.6%	6.5%	0.7%	-3.3%
Ogden Villas - 110 N 15th St	★★★☆☆	56	3.6%	1.8%	0%	1.8%	3.6%

Changes in Rent Comparables

304 S Maryland Pky

ASKING RENT CHANGES PAST QUARTER & YEAR - STUDIO

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
304 S Maryland Pky	★★★★★	12	-	-	-	-	-
shareDOWNTOWN Arts District - 1300 S Casino...	★★★★★	63	\$1,360	\$1,495	\$1,425	-9.0%	-4.6%
The Betty-Jeanne - 624 Stewart Ave	★★★★★	59	\$976	\$1,032	\$1,032	-5.4%	-5.4%
Beaumont Luxury Living - 627 S 10th St	★★★★★	10	\$1,125	\$1,175	\$1,175	-4.3%	-4.3%
2019 Fremont St	★★★★★	20	\$1,045	\$1,045	\$1,045	0%	0%
Ogden Villas - 110 N 15th St	★★★★★	11	\$900	\$900	\$815	0%	10.4%
The Arbor - 406 S 11th St	★★★★★	1	\$950	\$950	\$948	0%	0.2%
The Canvas - 1511 S Casino Center Blvd	★★★★★	76	\$937	\$937	\$899	0%	4.2%
DLUX Lofts - 213 N 9th St	★★★★★	42	\$1,072	\$1,072	\$1,065	0.1%	0.7%
Blake on 3rd - 820 S 3rd St	★★★★★	43	\$855	\$853	\$878	0.2%	-2.7%
Revive Arts District Studios - 150 Hoover Ave	★★★★★	56	\$903	\$901	\$980	0.2%	-7.9%
Madison Grove - 1116 S 3rd St	★★★★★	12	\$653	\$652	\$648	0.2%	0.8%
Portal on Bonanza - 114 E Bonanza Rd	★★★★★	18	\$1,201	\$1,198	\$895	0.3%	34.2%
Art District Apartments - 1520 S Casino Center...	★★★★★	31	\$1,121	\$1,118	\$1,105	0.3%	1.5%
Stax Studio Apartments - 501 S 10th St	★★★★★	43	\$1,091	\$1,086	\$1,083	0.4%	0.7%
C3 Lofts - 1015 S 3rd St	★★★★★	38	\$1,261	\$1,255	\$1,244	0.5%	1.4%
Share Downtown Fremont Overview - 231 N 11t...	★★★★★	84	\$1,375	\$1,357	\$1,386	1.3%	-0.8%
Park Avenue Apartments - 711 E Carson Ave	★★★★★	153	\$850	\$815	\$855	4.3%	-0.6%

ASKING RENT CHANGES PAST QUARTER & YEAR - ONE BEDROOM

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
2019 Fremont St	★★★★★	8	\$1,200	\$1,200	\$1,295	0%	-7.3%
Beaumont Luxury Living - 627 S 10th St	★★★★★	4	\$1,549	\$1,549	\$1,650	0%	-6.1%
Stax Studio Apartments - 501 S 10th St	★★★★★	1	\$1,299	\$1,299	\$1,299	0%	0%
The Arbor - 406 S 11th St	★★★★★	13	\$1,231	\$1,230	\$1,199	0.1%	2.6%
Blake on 3rd - 820 S 3rd St	★★★★★	4	\$828	\$826	\$825	0.2%	0.3%
Art District Apartments - 1520 S Casino Center...	★★★★★	8	\$1,265	\$1,262	\$1,246	0.3%	1.5%
Portal on Bonanza - 114 E Bonanza Rd	★★★★★	14	\$1,209	\$1,206	\$995	0.3%	21.5%
Ogden Villas - 110 N 15th St	★★★★★	42	\$930	\$917	\$901	1.5%	3.2%

Changes in Rent Comparables

304 S Maryland Pky

ASKING RENT CHANGES PAST QUARTER & YEAR - TWO BEDROOM

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
Beaumont Luxury Living - 627 S 10th St	★★★★★	4	\$1,821	\$1,835	\$1,900	-0.8%	-4.2%
Ogden Villas - 110 N 15th St	★★★★★	3	\$1,228	\$1,228	\$902	0%	36.2%
The Arbor - 406 S 11th St	★★★★★	1	\$1,250	\$1,250	\$1,248	0%	0.2%
Blake on 3rd - 820 S 3rd St	★★★★★	1	\$902	\$901	\$900	0.1%	0.2%
C3 Lofts - 1015 S 3rd St	★★★★★	10	\$1,619	\$1,614	\$1,611	0.3%	0.5%

Rent Trends

304 S Maryland Pky

PROPERTY ATTRIBUTES	Subject	Rent Comps	Central Las Vegas 2-4 Star	Las Vegas 2-4 Star
Existing Units	12	960	52,709	299,526
Building Rating	★★★☆☆	★★★★★ 2.8	★★★★★ 2.3	★★★★★ 2.5
Under Construction as % of Inventory	-	-	2.5%	1.8%

ASKING RENTS PER SF	Subject	Rent Comps	Central Las Vegas 2-4 Star	Las Vegas 2-4 Star
Concessions	-	1.5%	1.2%	1.2%

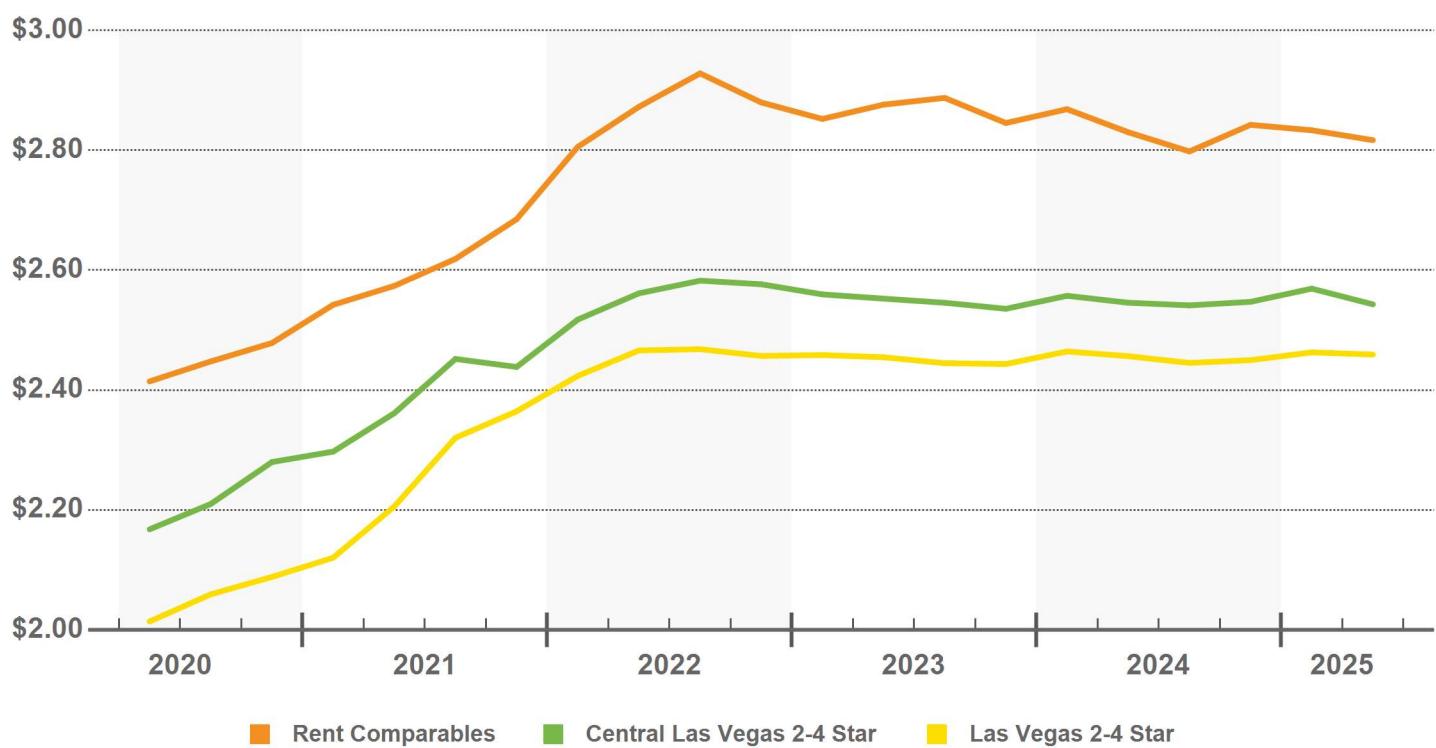
AVERAGE EFFECTIVE RENT GROWTH	Subject	Rent Comps	Central Las Vegas 2-4 Star	Las Vegas 2-4 Star
Current Quarter	-	-1.2%	-0.7%	0.0%
1 Year Rent Growth	-	0.5%	0.4%	-0.8%
3 Year Rent Growth	-	-2.6%	-0.2%	-3.8%
5 Year Rent Growth	-	19.8%	23.5%	24.5%
All-Time Average	-	3.0%	2.8%	2.7%

VACANCY RATE	Subject	Rent Comps	Central Las Vegas 2-4 Star	Las Vegas 2-4 Star
Current Quarter	8.3%	6.3%	10.1%	9.6%
Last Quarter	8.3%	6.5%	10.2%	9.6%
1 Year Ago	-	7.4%	10.0%	9.2%
3 Years Ago	-	2.9%	6.8%	7.0%
5 Years Ago	-	14.4%	6.7%	6.4%

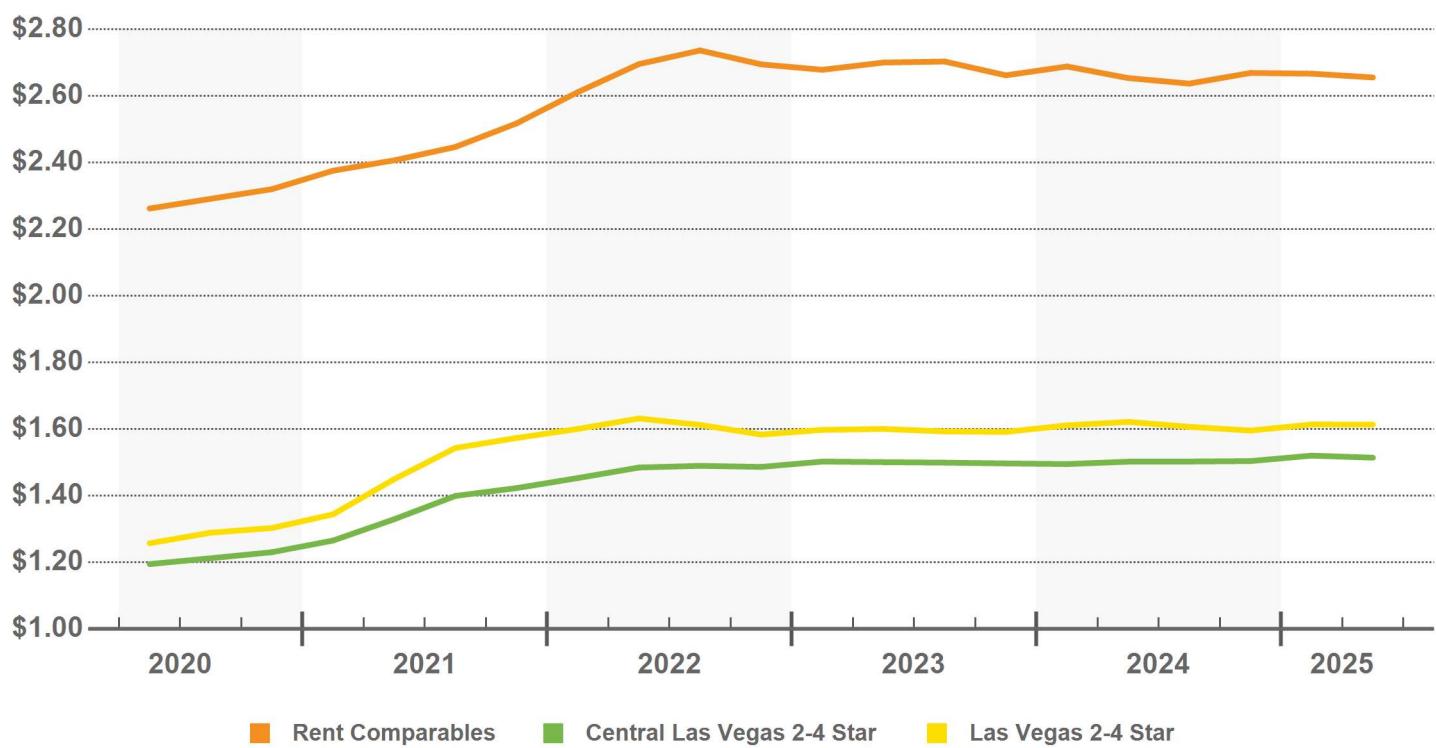
Rent Trends

304 S Maryland Pky

STUDIO ASKING RENT PER SQUARE FOOT



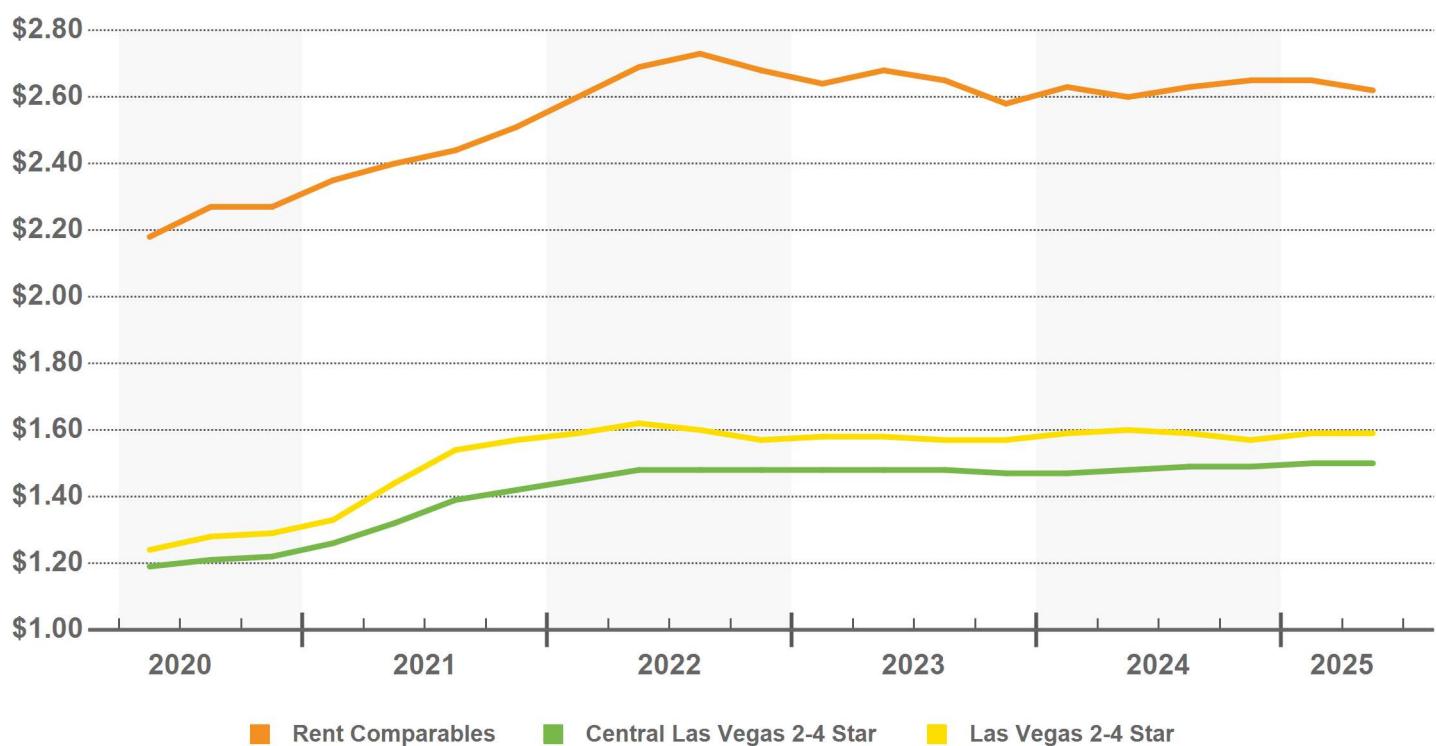
OVERALL ASKING RENT PER SQUARE FOOT



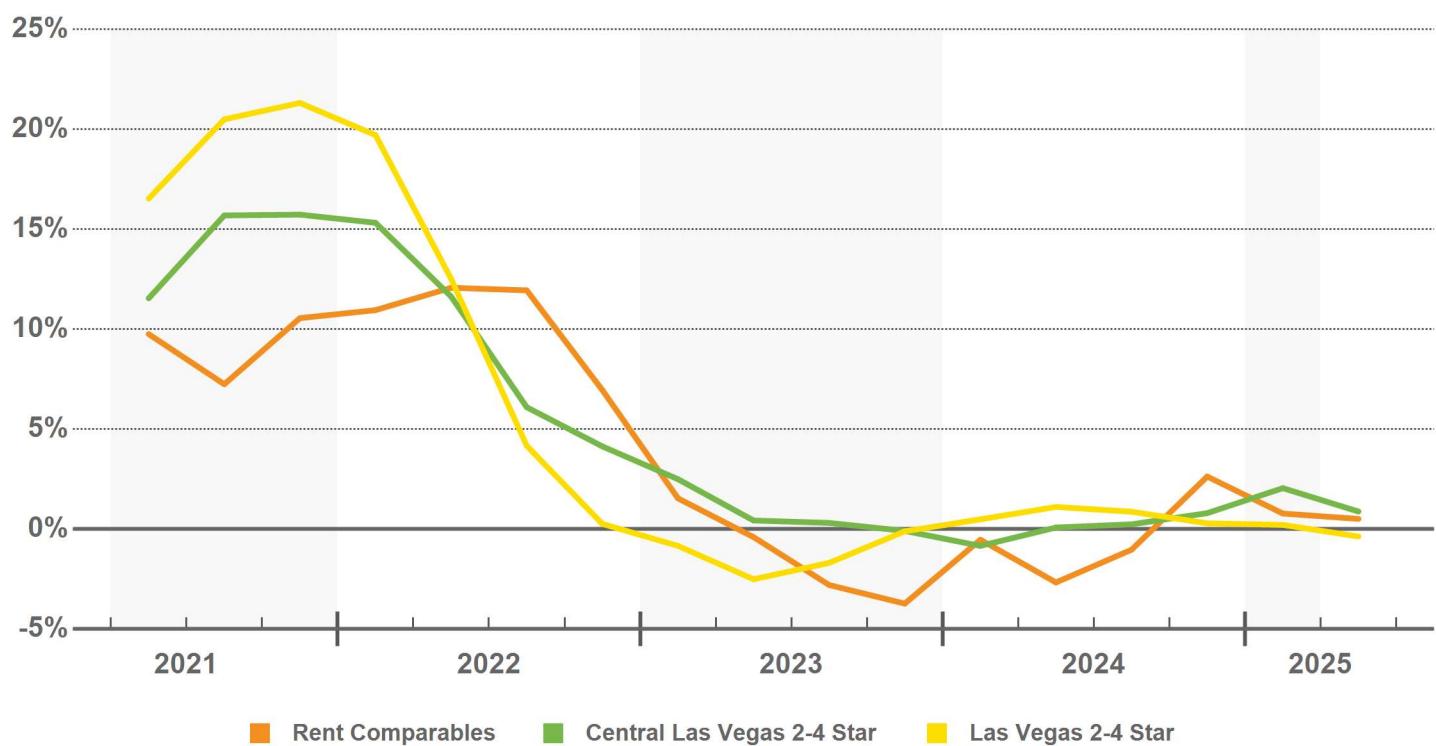
Rent Trends

304 S Maryland Pky

OVERALL EFFECTIVE RENT PER SQUARE FOOT



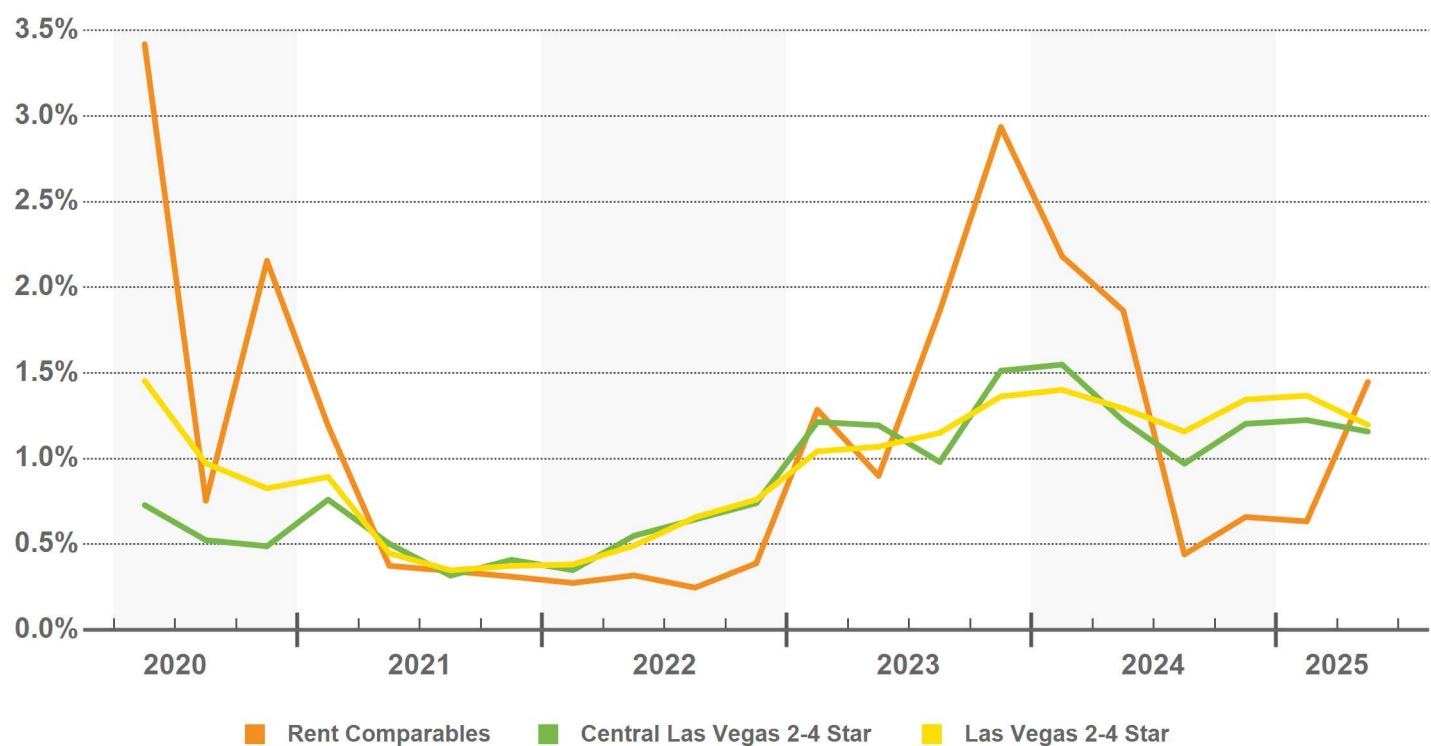
ANNUAL EFFECTIVE RENT GROWTH



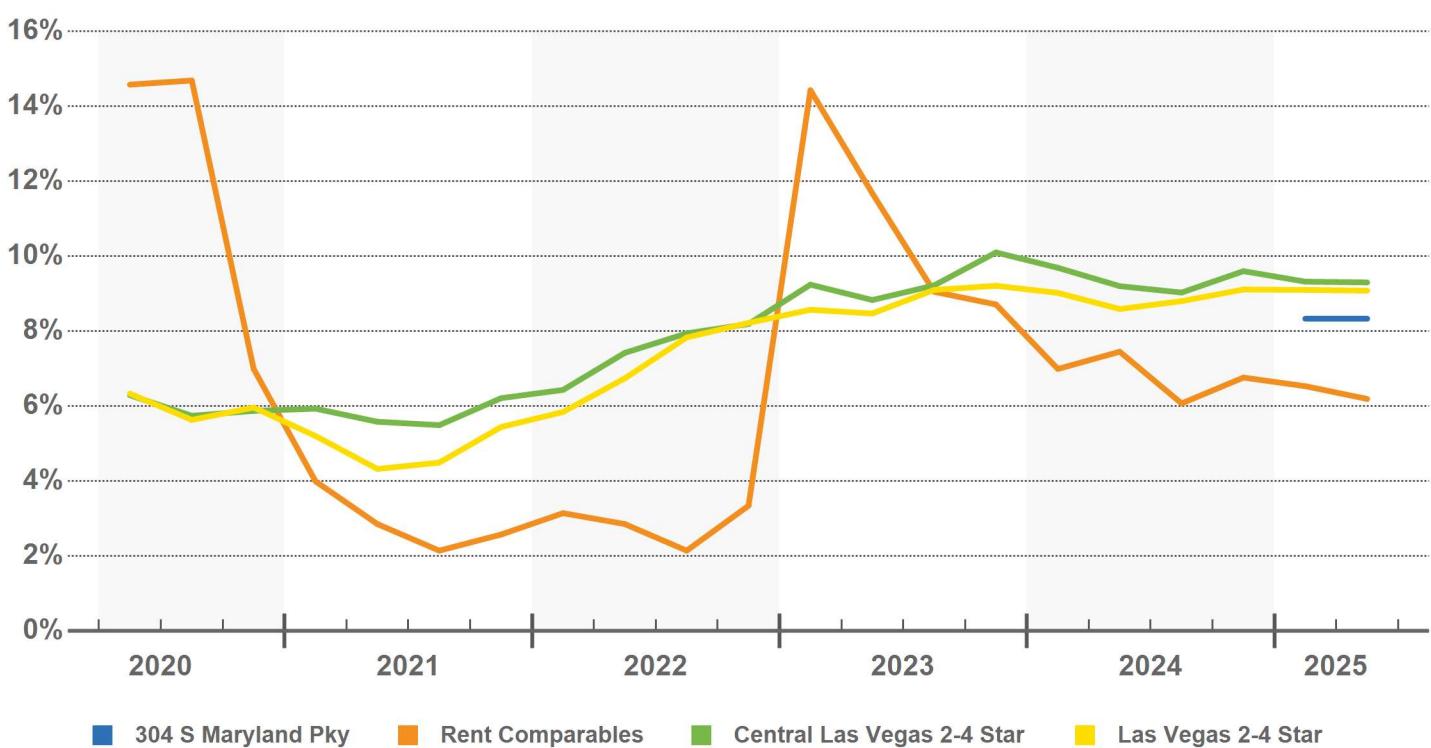
Rent Trends

304 S Maryland Pky

CONCESSIONS



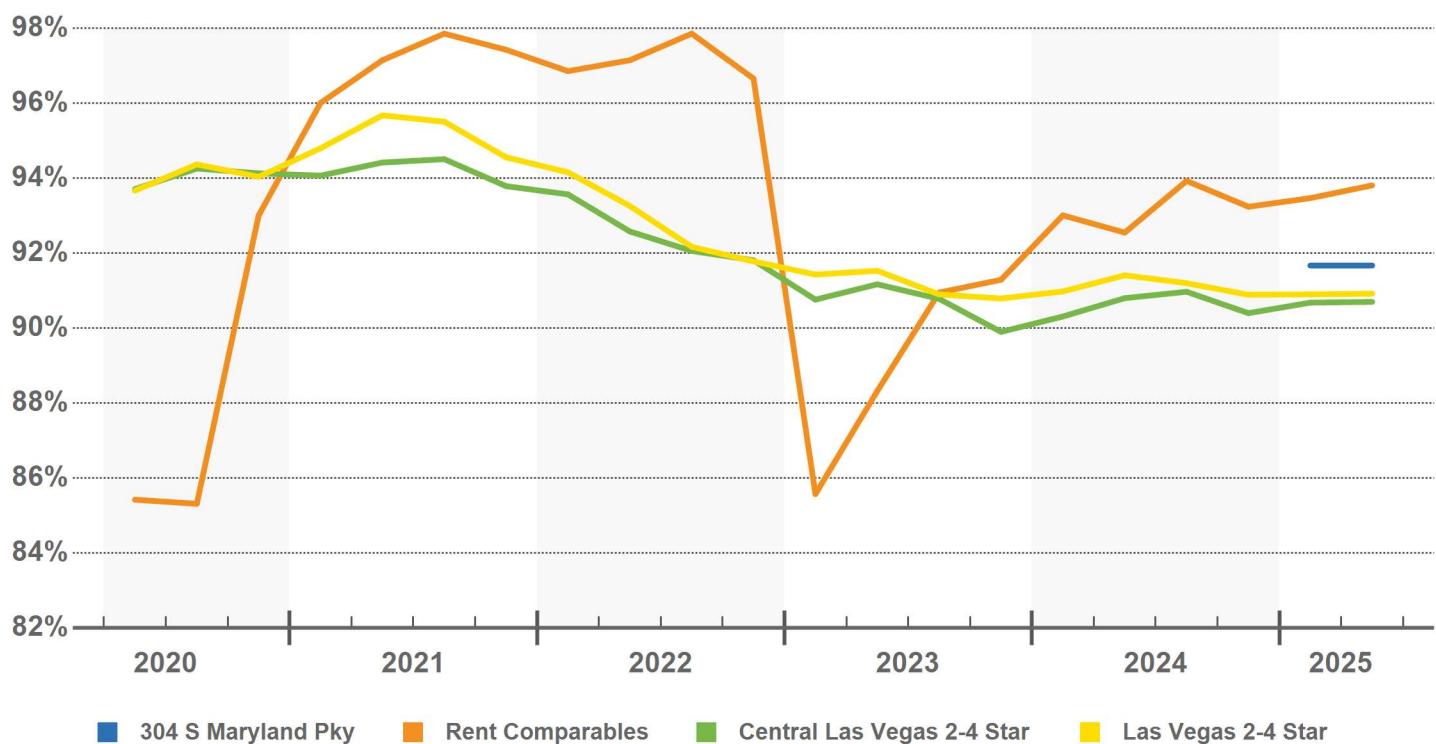
VACANCY RATES



Rent Trends

304 S Maryland Pky

OCCUPANCY RATES



Rent Trends

304 S Maryland Pky

RENT COMPARABLES HISTORICAL DATA BY YEAR

Year	Units	Rental Rates Per SF			Concessions	Vacancy			Absorption
		Asking	Effective	Growth		Units	Percent	Change	
2025	873	\$2.66	\$2.62	-1.3%	1.5%	54	6.2%	-0.6%	2
2024	873	\$2.67	\$2.65	2.6%	0.7%	59	6.8%	-2.0%	(6)
2023	873	\$2.66	\$2.58	-3.7%	2.9%	76	8.7%	5.4%	3
2022	719	\$2.70	\$2.68	7.0%	0.4%	24	3.4%	0.9%	9
2021	701	\$2.52	\$2.51	10.6%	0.3%	18	2.5%	-4.5%	(3)
2020	701	\$2.32	\$2.27	1.6%	2.2%	49	7.0%	-11.9%	53
2019	638	\$2.24	\$2.24	7.4%	0.4%	121	18.9%	-1.2%	2
2018	638	\$2.12	\$2.08	6.6%	2.0%	129	20.2%	3.7%	21
2017	590	\$1.99	\$1.95	8.4%	1.9%	97	16.4%	-0.2%	0
2016	590	\$1.81	\$1.80	4.1%	0.6%	98	16.6%	-4.0%	17

RENT COMPARABLES HISTORICAL DATA BY QUARTER PAST 3 YEARS

Quarter	Units	Rental Rates Per SF			Concessions	Vacancy			Absorption
		Asking	Effective	Growth		Units	Percent	Change	
2025 Q2	873	\$2.66	\$2.62	-1.2%	1.5%	54	6.2%	-0.3%	2
2025 Q1	873	\$2.67	\$2.65	-0.1%	0.6%	57	6.5%	-0.2%	2
2024 Q4	873	\$2.67	\$2.65	1.0%	0.7%	59	6.8%	0.7%	(6)
2024 Q3	873	\$2.64	\$2.63	0.8%	0.4%	53	6.1%	-1.4%	11
2024 Q2	873	\$2.65	\$2.60	-1.0%	1.9%	65	7.5%	0.5%	(3)
2024 Q1	873	\$2.69	\$2.63	1.8%	2.2%	61	7.0%	-1.7%	15
2023 Q4	873	\$2.66	\$2.58	-2.6%	2.9%	76	8.7%	-0.3%	3
2023 Q3	873	\$2.70	\$2.65	-0.9%	1.9%	79	9.1%	-2.6%	24
2023 Q2	873	\$2.70	\$2.68	1.2%	0.9%	102	11.7%	-2.8%	24
2023 Q1	873	\$2.68	\$2.64	-1.5%	1.3%	126	14.4%	11.1%	52
2022 Q4	719	\$2.70	\$2.68	-1.7%	0.4%	24	3.3%	1.2%	9
2022 Q3	701	\$2.74	\$2.73	1.6%	0.3%	15	2.1%	-0.7%	6

For Full Access To Property Financials Visit
www.BuyLasVegasMultifamily.com/304-Maryla



SIMPLY VEGAS
COMMERCIAL
Construction Survey

304 S Maryland Pky

12 Unit Apartment Building

Las Vegas, Nevada - Downtown Las Vegas Neighborhood

PREPARED BY



Paul Macaluso

President of Multifamily Investments



Overall Construction Summary

304 S Maryland Pky

All-Time Annual Average

196

Delivered Past 8 Quarters

304

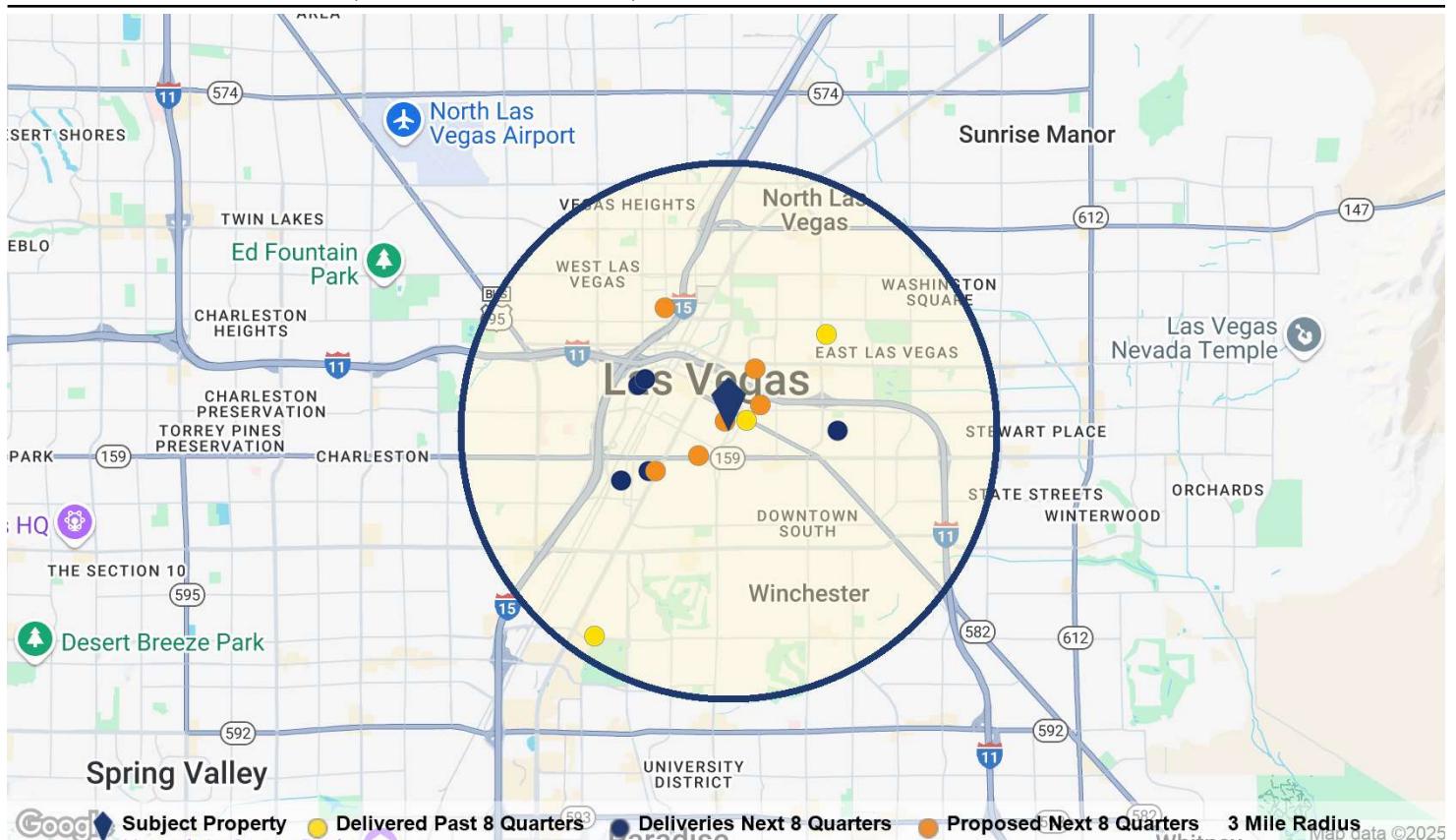
Deliveries Next 8 Quarters

1,316

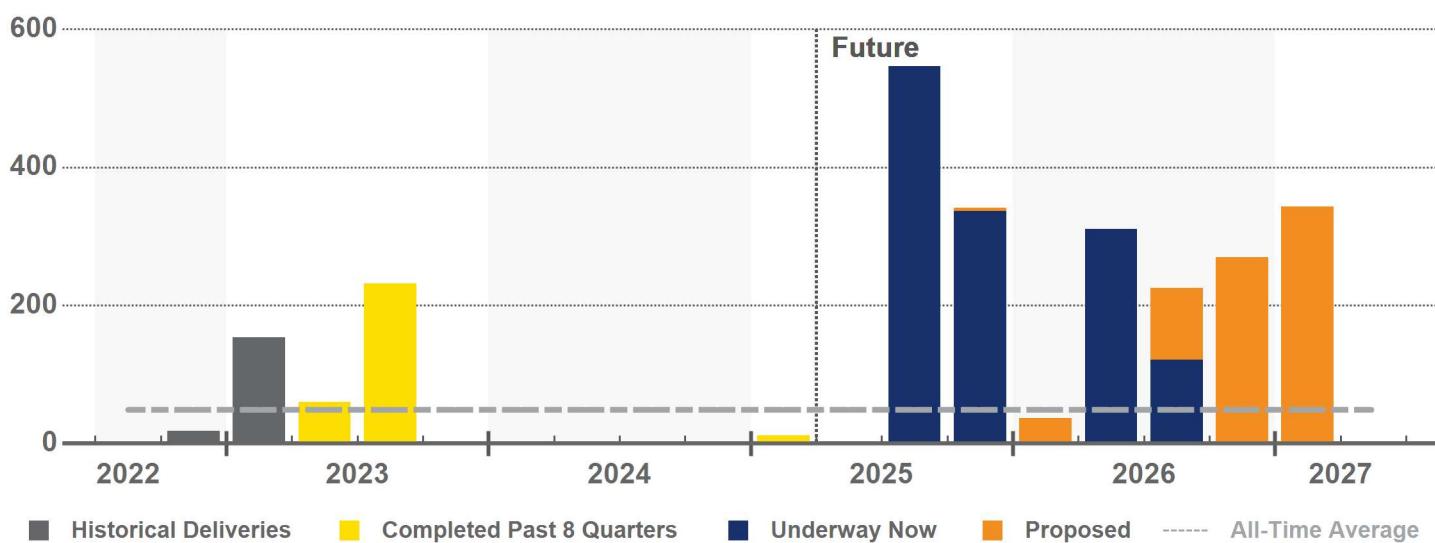
Proposed Next 8 Quarters

758

MAP OF 24 MONTH DELIVERIES, UNDER CONSTRUCTION, PROPOSED



PAST AND FUTURE DELIVERIES

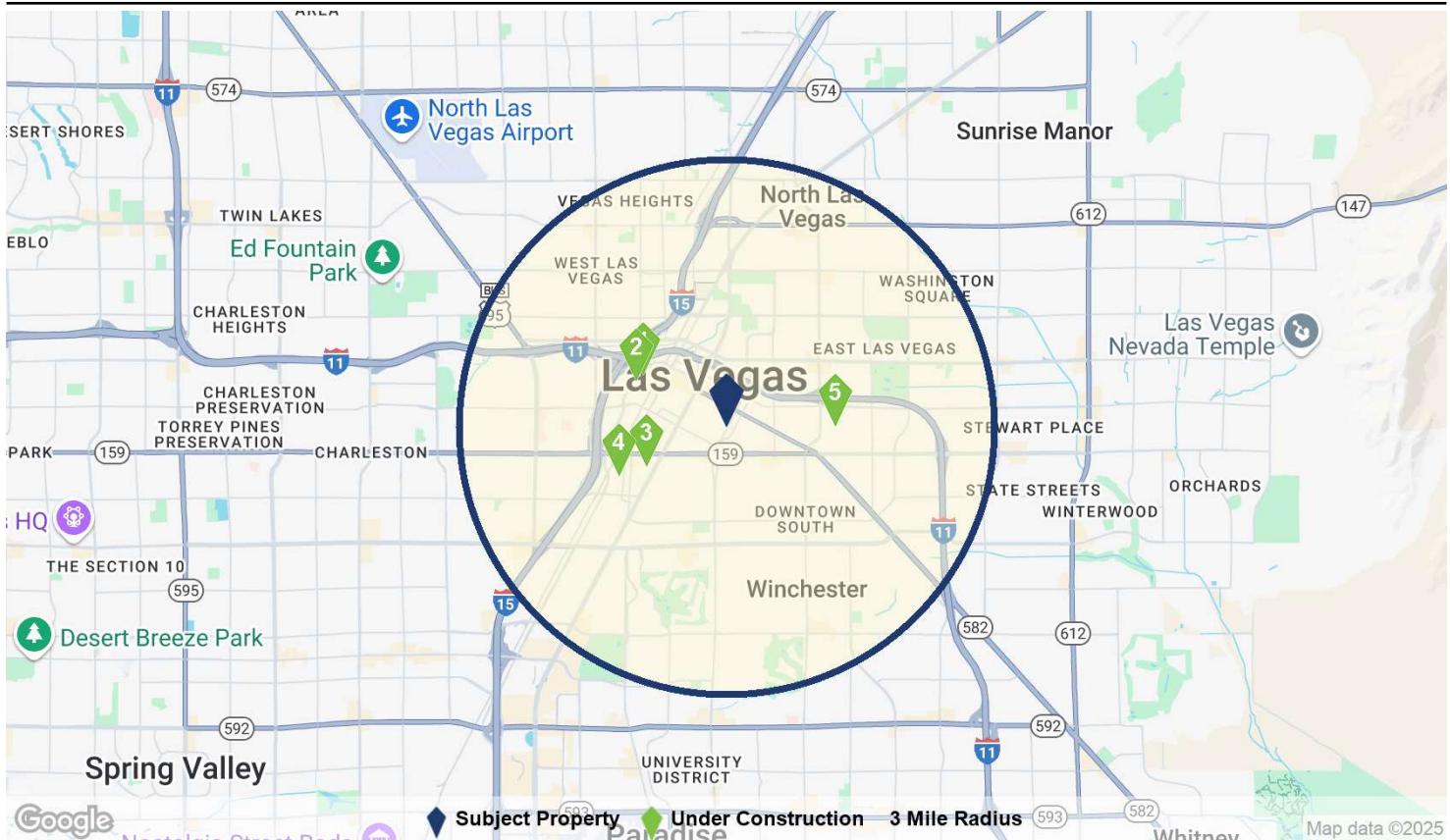


Under Construction Properties

304 S Maryland Pky

Properties	Units	Percent of Inventory	Avg. No. Units
5	1,316	2.8%	263

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Property Size in Units	121	263	275	337
Number of Stories	2	8	5	22
Average Unit Size SF	1025	1025	1025	1025
Star Rating	★★★★★	★★★★★ 4.0	★★★★★	★★★★★
Estimated Delivery Date	Sep 2025	Jan 2026	Nov 2025	Jul 2026
Months to Delivery	3	7	5	13
Construction Period in Months	16	23	25	28

Under Construction Properties

304 S Maryland Pky

COMPLETIONS WITHIN NEXT 3 MONTHS

Property Name/Address		Rating	Units	Stories	Start	Complete	Developer/Owner
1	Bria 251 S City Pky	★★★★★	275	5	May 2023	Sep 2025	Southern Land Company Southern Land Company
2	Capella 277 Promenade Pl	★★★★★	272	22	May 2023	Sep 2025	Southern Land Company Southern Land Company

COMPLETIONS 3-6 MONTHS AWAY

Property Name/Address		Rating	Units	Stories	Start	Complete	Developer/Owner
3	Southern Land Company... 1207 S 3rd St	★★★★★	337	7	Mar 2024	Nov 2025	Southern Land Company Southern Land Company

COMPLETIONS MORE THAN 6 MONTHS AWAY

Property Name/Address		Rating	Units	Stories	Start	Complete	Developer/Owner
4	Flats Arts District 123 W Imperial Ave	★★★★★	311	5	May 2024	Jun 2026	- CEDARst Companies
5	28th and Sunrise 2601 Sunrise Ave	★★★★★	121	2	Mar 2025	Jul 2026	The Michaels Organization Southern Nevada Regional Housi...

Under Construction Properties

304 S Maryland Pky

1 251 S City Pky - Bria

Las Vegas, Nevada - Symphony Park Neighborhood



PROPERTY

Property Size:	275 Units
Stories:	5
Average Unit Size:	-
Rent Type:	Market

CONSTRUCTION INFO

Start Date:	May 2023
Completion Date:	Sep 2025
Build Time:	28 Months
Time to Delivery:	3 Months

DEVELOPER

Southern Land Company

OWNER

Southern Land Company

NOTES

Bria, the mid-rise, will feature 275 apartment homes, ranging from studios to one-bedroom. Residences will feature high-end fixtures, pendant lighting, quartz countertops, stainless steel appliances, and smart home technology.

2 277 Promenade Pl - Capella

Las Vegas, Nevada - Symphony Park Neighborhood



PROPERTY

Property Size:	272 Units
Stories:	22
Average Unit Size:	-
Rent Type:	Market

CONSTRUCTION INFO

Start Date:	May 2023
Completion Date:	Sep 2025
Build Time:	28 Months
Time to Delivery:	3 Months

DEVELOPER

Southern Land Company

OWNER

Southern Land Company

SITE AMENITIES

Bicycle Storage, Cabana, Concierge, Fitness Center, Grill, Lounge, Pet Play Area, Pool

UNIT AMENITIES

Air Conditioning, Ceiling Fans, Dishwasher, Hardwood Floors, Heating, High Speed Internet Access, Kitchen, Large Bedrooms, Microwave, Oven, Refrigerator, Tub/Shower

3 1207 S 3rd St - Southern Land Company's 3rd St. Assemblage 1

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	337 Units	Start Date:	Mar 2024
Stories:	7	Completion Date:	Nov 2025
Average Unit Size:	1,025 SF	Build Time:	20 Months
Rent Type:	Market	Time to Delivery:	5 Months

DEVELOPER	OWNER
Southern Land Company	Southern Land Company

NOTES

SLC's new downtown project, 3rd Street Assemblage (working title), is located at 1207 S. 3rd Street in the Arts District. Its 337 rental residences will include a mix of studio, one- and two-bedroom homes, offering between 585 and 1,254 square feet of living space. A 353-space concrete parking structure will provide ample parking, including EV charging stations, and will keep residents' cars off the streets, a plus for the area where parking is known to be limited. Building One, the largest at roughly 255,000 square feet, will house 155 residential residences as well as the community's principal ground-level retail area spanning 3,300 square feet. The building will also be home to the community's shared residential amenities including a two-story fitness center, pool and spa, co-working space, library, rooftop amenity deck and outdoor lounge with fireplace. Additional communal amenities and services will include a concierge, multiple courtyards, dog park, resident lounge, outdoor grills and bars, and virtual reality room. Buildings Two and Three each measure approximately 138,000 square feet with 91 residences each and 2,600 square feet of retail on the ground floor. Las Vegas city officials, including Las Vegas City Councilwoman Olivia Diaz representing Ward 3, were on hand for today's ceremony to celebrate the new apartment community that will provide more living opportunities in the popular Arts District that features a vibrant, culture-rich environment. Home to scores of galleries and the city's growing arts community, the Arts District boasts abundant restaurants, bars and breweries and hosts the city's popular First Friday event each month. Construction on 3rd Street Assemblage is already underway with completion anticipated for late 2025. SLC expects that leasing will begin for the apartments in the second quarter of 2025. Further information about apartment leasing will be provided closer to that time. Leasing for retail space is anticipated to begin in the third quarter of 2025.

SITE AMENITIES

Car Charging Station, Concierge, Conference Rooms, Courtyard, Fitness Center, Grill, Lounge, Pet Play Area, Pool, Roof Terrace, Spa

UNIT AMENITIES

Air Conditioning, Heating, Kitchen, Microwave, Refrigerator, Tub/Shower

Under Construction Properties

304 S Maryland Pky

4 123 W Imperial Ave - Flats Arts District

Las Vegas, Nevada - Arts District Neighborhood



PROPERTY

Property Size:	311 Units
Stories:	5
Average Unit Size:	-
Rent Type:	Market

CONSTRUCTION INFO

Start Date:	May 2024
Completion Date:	Jun 2026
Build Time:	25 Months
Time to Delivery:	12 Months

OWNER

CEDARst Companies

SITE AMENITIES

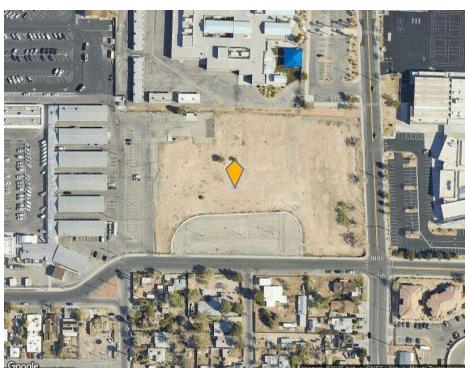
Business Center, Fitness Center, Key Fob Entry, Lounge, Pool, Sauna, Spa, Sundeck

UNIT AMENITIES

Balcony, Oven, Range, Refrigerator, Tub/Shower, Washer/Dryer

5 2601 Sunrise Ave - 28th and Sunrise

Las Vegas, Nevada - Downtown East Neighborhood



PROPERTY

Property Size:	121 Units
Stories:	2
Average Unit Size:	-
Rent Type:	Affordable

CONSTRUCTION INFO

Start Date:	Mar 2025
Completion Date:	Jul 2026
Build Time:	16 Months
Time to Delivery:	13 Months

DEVELOPER

The Michaels Organization

OWNER

Southern Nevada Regional Housing Authority

SITE AMENITIES

Grill, Pet Play Area, Playground

UNIT AMENITIES

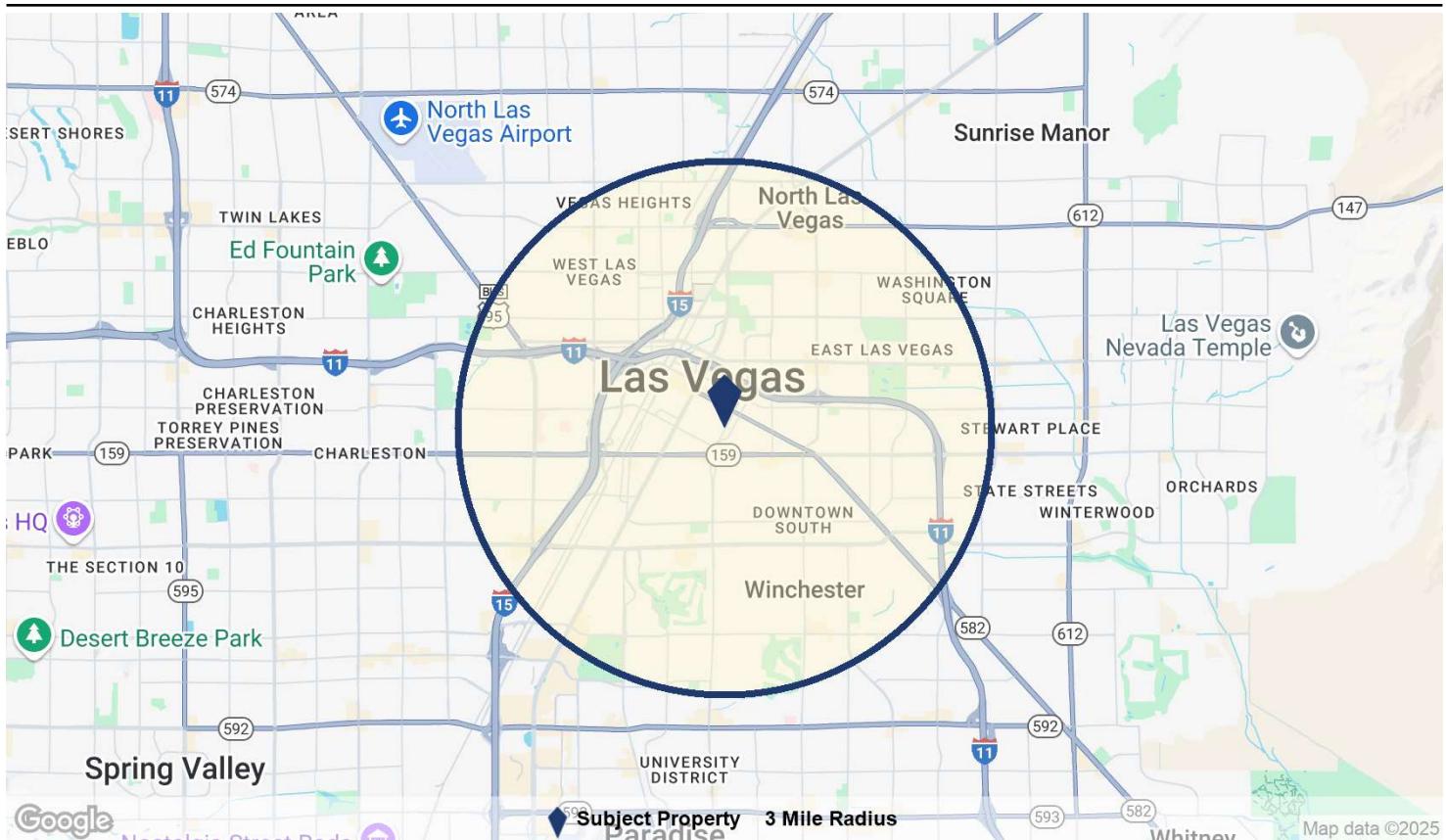
Air Conditioning, Heating, Kitchen, Oven, Tub/Shower

Deliveries Past 12 Months Summary

304 S Maryland Pky

Properties	Units	Vacancy Rate	Avg. Asking Rent/Unit
1	12	8.3%	-

DELIVERIES IN PAST 12 MONTHS



DELIVERIES PAST 12 MONTHS SUMMARY STATISTICS

Unit Mix	Low	Average	Median	High
Property Size in Units	12	12	12	12
Studio Units	12	12	12	12
One Bedroom Units	-	-	-	-
Two Bedroom Units	-	-	-	-
Three Bedroom Units	-	-	-	-
Property Attributes	Low	Average	Median	High
Number of Stories	2	2	2	2
Average Unit Size SF	350	350	350	350
Rating	★★★★★	★★★★★ 3.0	★★★★★	★★★★★
Leasing Performance	Low	Average	Median	High
Vacancy Rate	8.3%	8.3%	8.3%	8.3%
Asking Rent Per Unit	-	-	-	-
Effective Rent Per Unit	-	-	-	-
Asking Rent Per SF	-	-	-	-
Effective Rent Per SF	-	-	-	-
Concessions	-	-	-	-

Deliveries Past 12 Months Summary

304 S Maryland Pky

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
304 S Maryland Pky	★★★☆☆	12	2	Jun 24	Jan 25	- Charger Construction Llc

Deliveries Past 12 Months

304 S Maryland Pky

304 S Maryland Pky

Las Vegas, Nevada - Downtown Las Vegas Neighborhood



PROPERTY		PROPERTY MANAGER	
Property Size:	12 Units, 2 Floors	-	-
Avg. Unit Size:	350 SF	-	-
Year Built:	2025	-	-
Type:	Apartments - All	OWNER	-
Rent Type:	Market	-	-
Parking:	-	-	-
Distance to Subject:	0.00 Miles	-	-
Distance to Transit:	-	-	-

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	-	350	-	-	-	-	-	-	-	-	-
Totals		350	12	100%	-	-	-	-	-	-	-
Totals		350	12	100%	-	-	-	-	-	-	-

— Estimate

Updated May 10, 2025

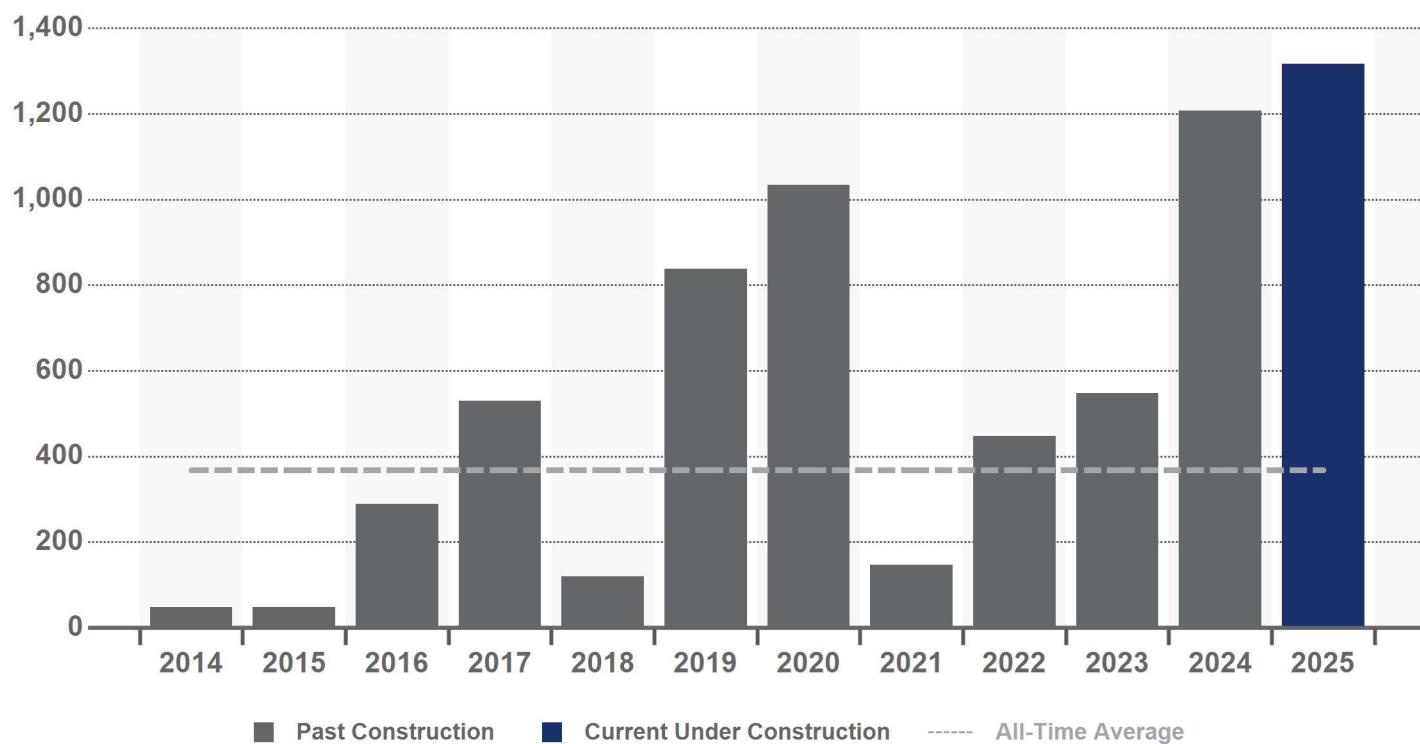
SITE AMENITIES

Fenced Lot, Furnished Units Available, Wheelchair Accessible

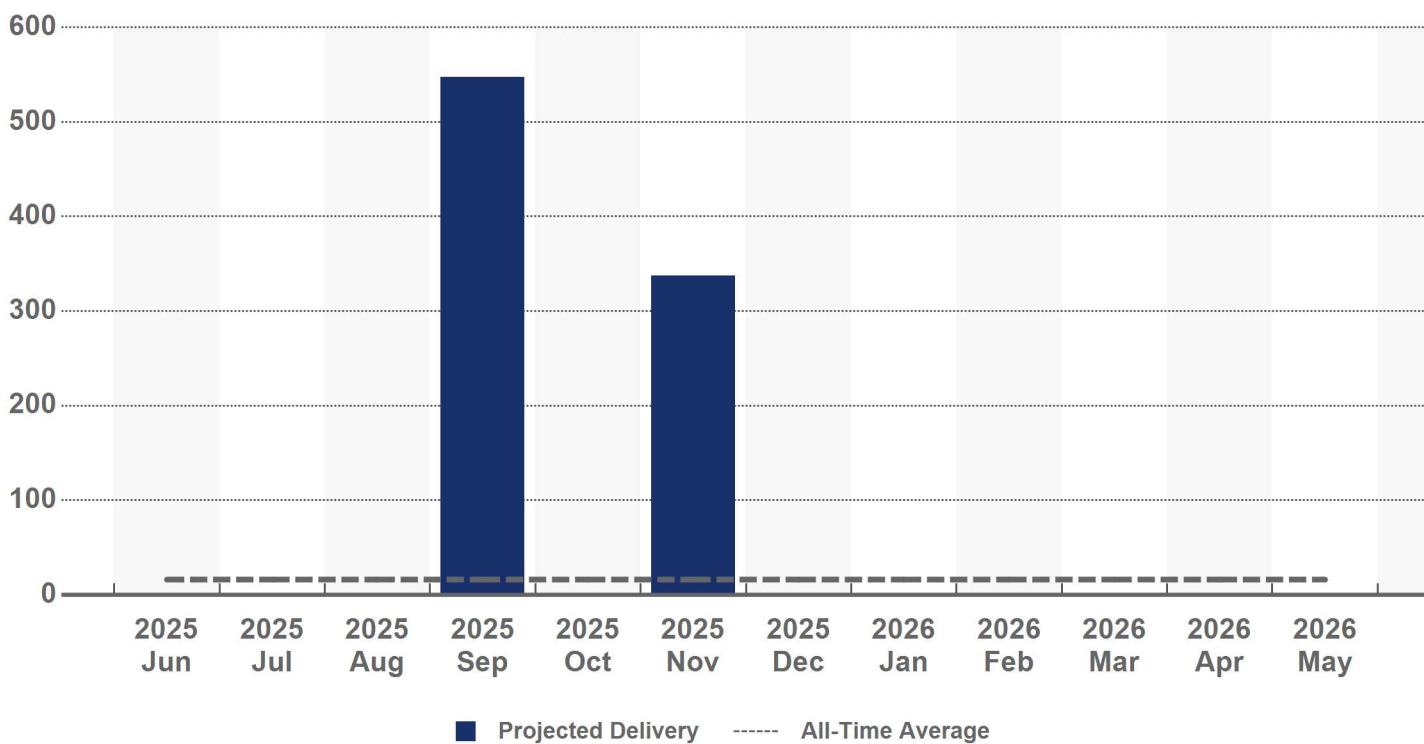
Construction Summary

304 S Maryland Pky

UNITS UNDER CONSTRUCTION



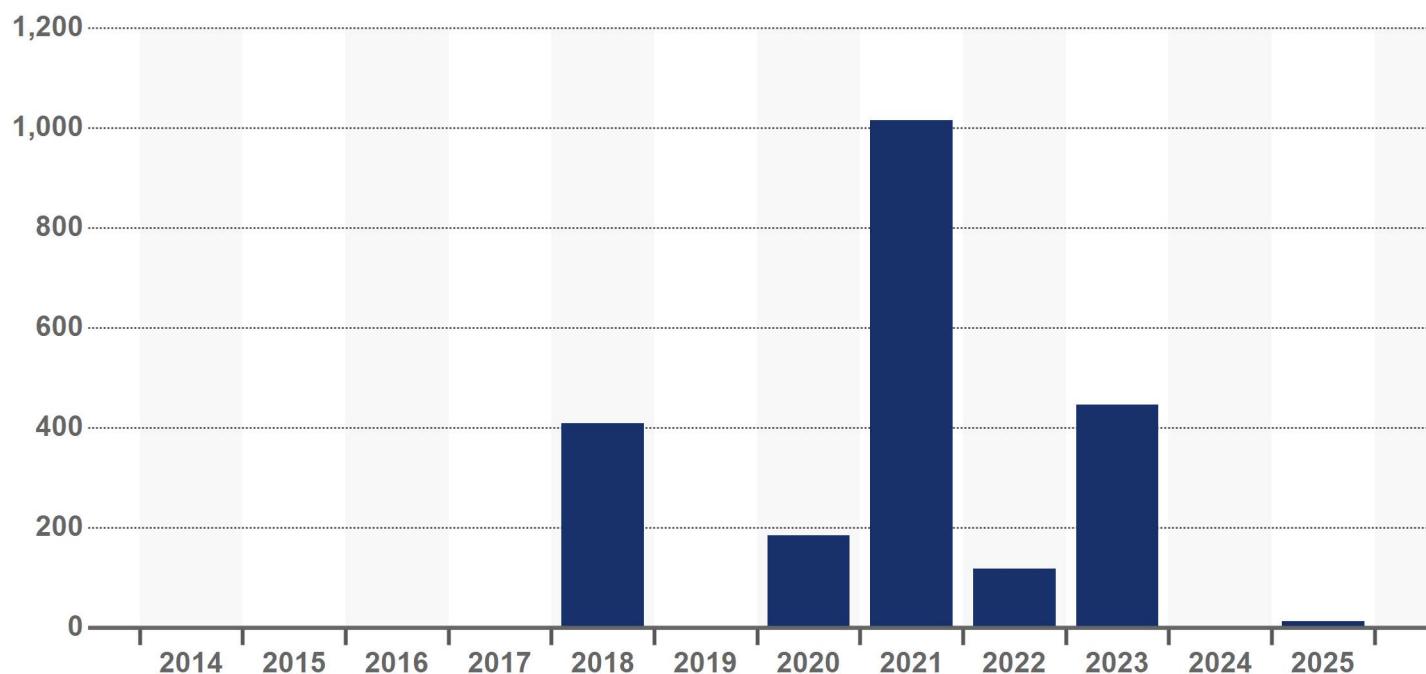
PROJECTED DELIVERY DATES OF UNITS UNDER CONSTRUCTION



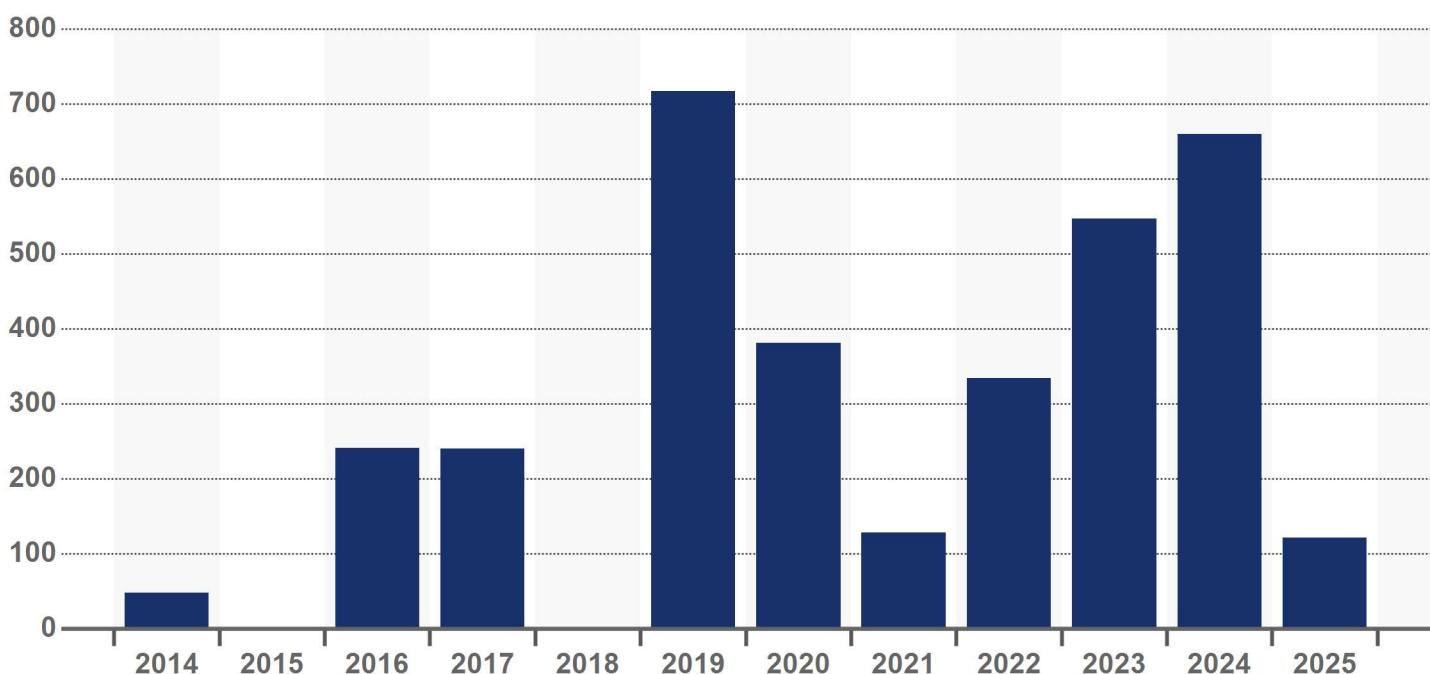
Construction Summary

304 S Maryland Pky

CONSTRUCTION DELIVERIES IN UNITS



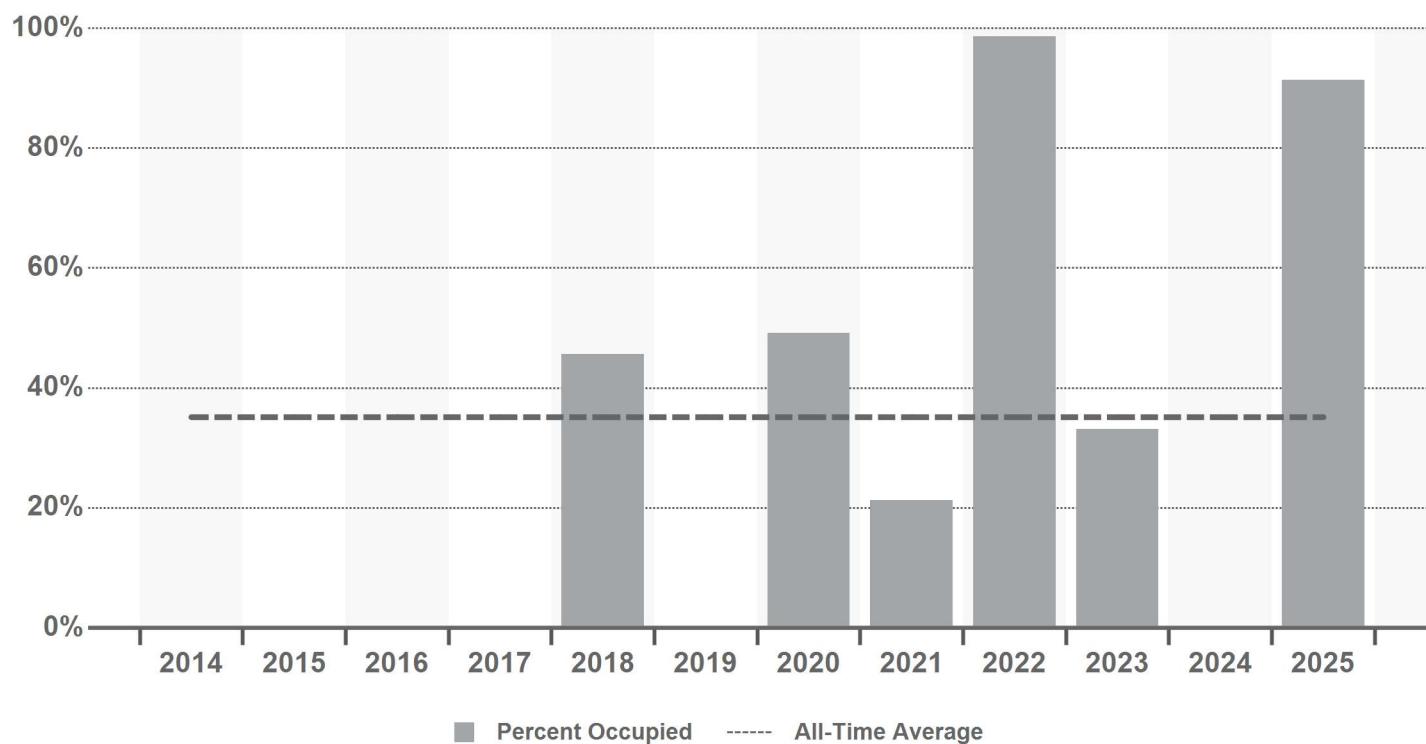
CONSTRUCTION STARTS IN UNITS



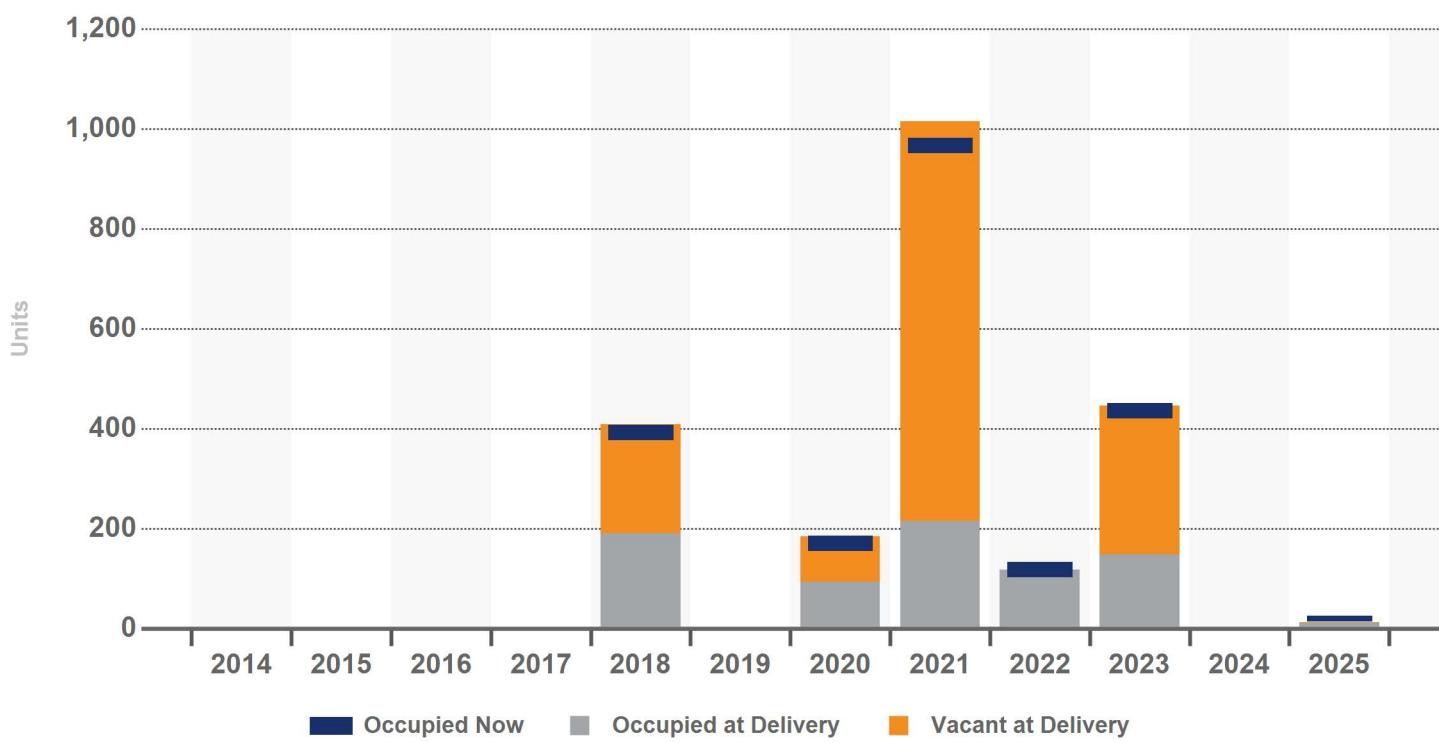
Construction Summary

304 S Maryland Pky

PERCENT OCCUPIED AT DELIVERY



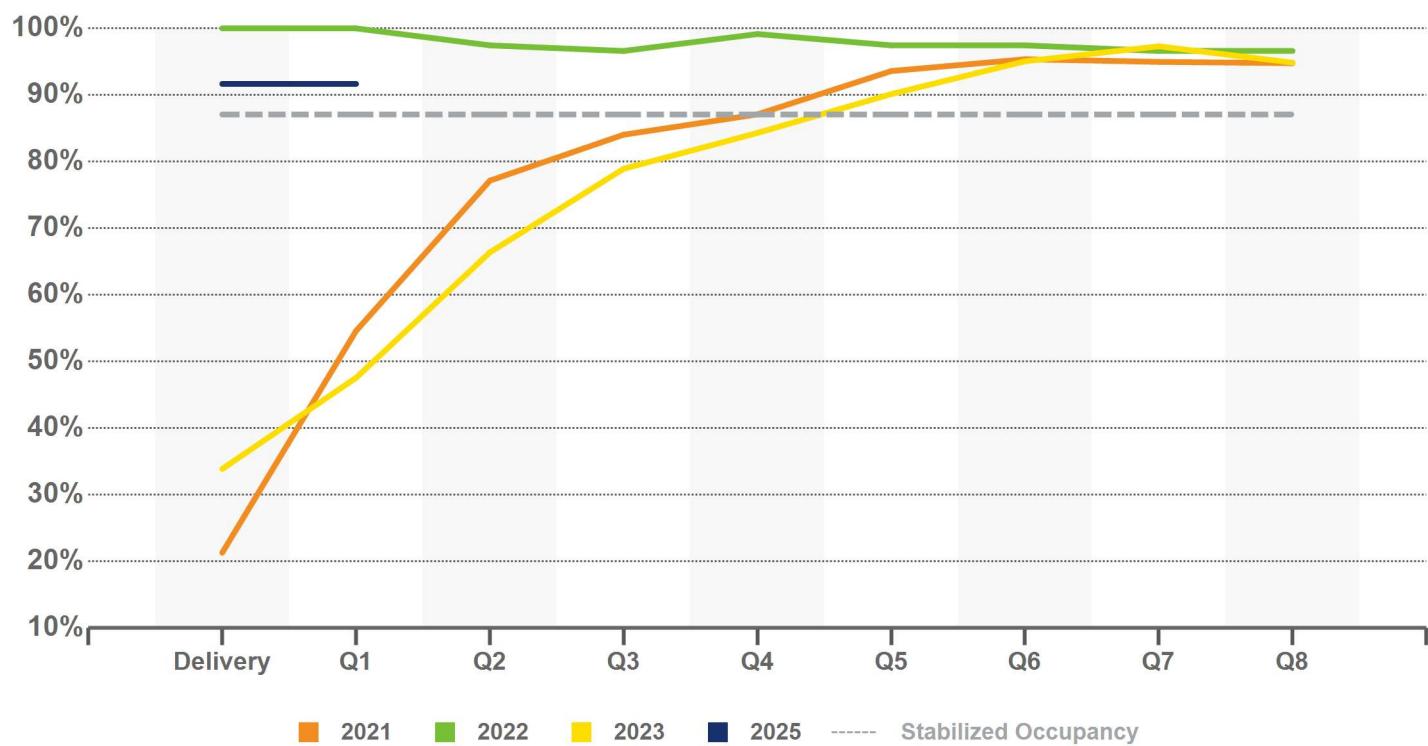
UNITS OCCUPIED IN DELIVERIES OVER TIME



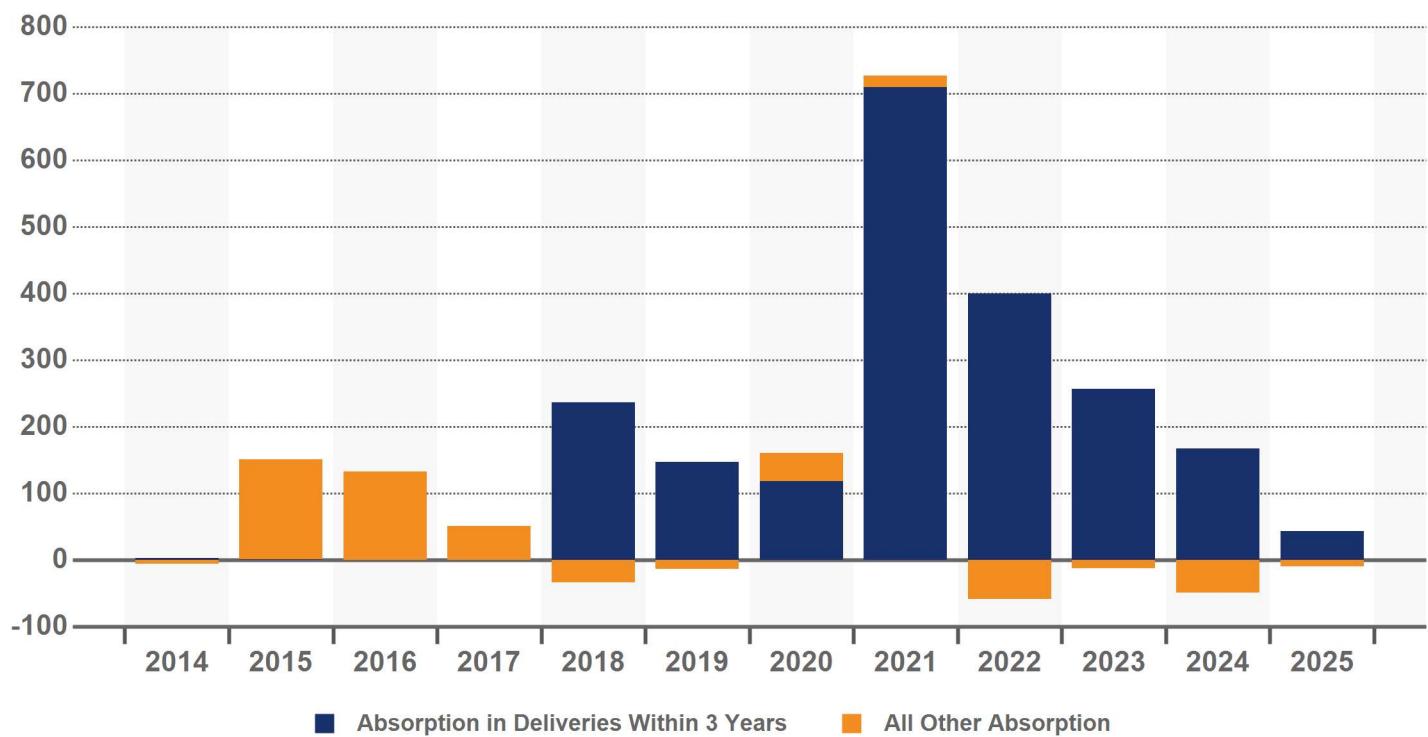
Construction Summary

304 S Maryland Pky

NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT



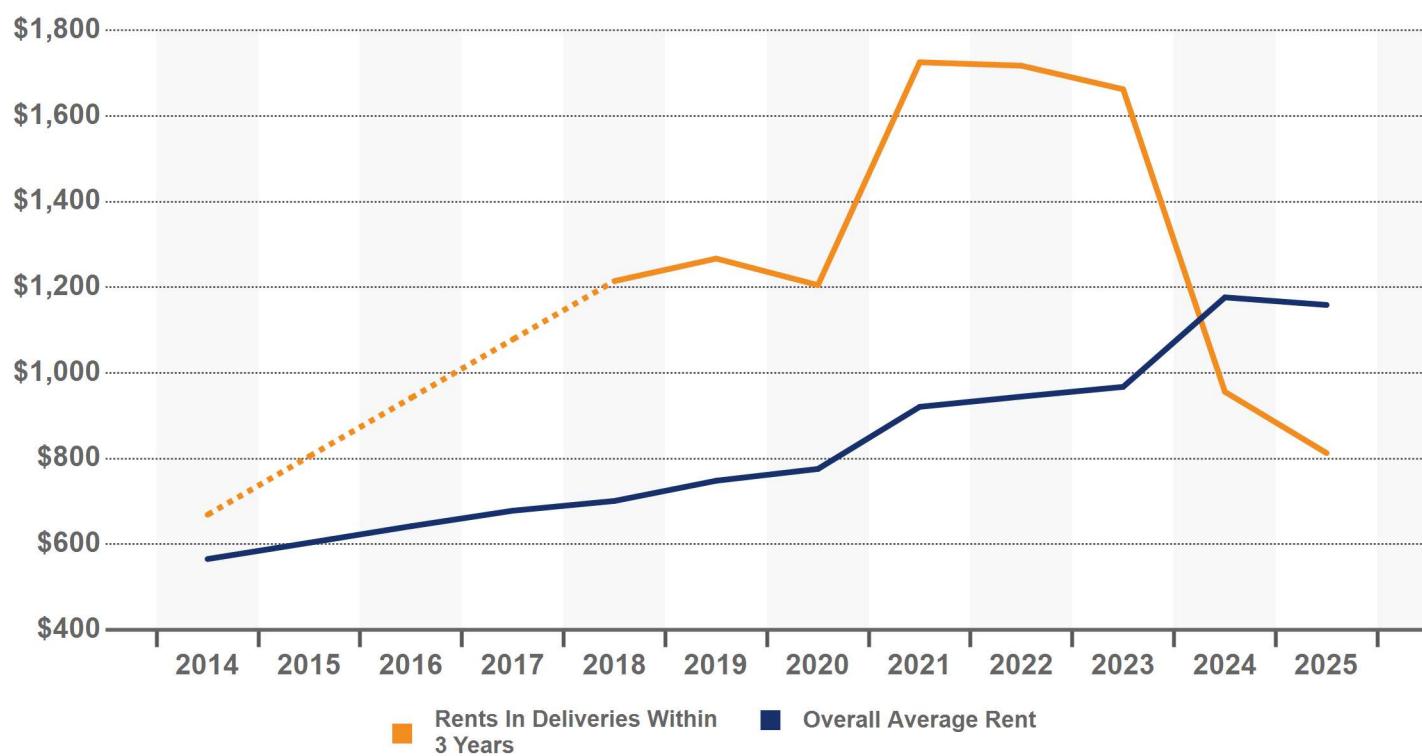
ABSORPTION IN UNITS



Construction Summary

304 S Maryland Pky

ASKING RENTAL RATES PER UNIT



CONCESSIONS IN DELIVERIES PER YEAR

