

FOR AGENTS ONLY: This Report contains confidential info. and should not be given to the public.

Prepared By: E. Shaun Caldwell - License #: B.0143955.LLC - Prime Properties Mesquite - Cell: (702) 701-3326

126 E First St N - Mesquite, NV 89027 - South of I15

MLS: 1127515 - MFB - Active - \$789,000

MLS #: 1127515 **File #:**
Status: Active **Status Changed:** 03/21/2026
List Price: **\$789,000** **Org. List Price:** \$789,000
Listing Type: For Sale **Style:** 2 story above ground
Property Type: Multi-Family Building **Zoning:** Multi-Family, Residential
Subtype: 4+ Units, HOA-No, Special Assessment-No, Resale Home
Finance Options: Cash, Conv., VA

**General Listing Information:**

Units: 4 **Lot Sq Ft:** 9,583 **Lot Dim:**
Levels: 2 **Frontage:** **Depth:**
Acres: 0.22 **Yr Built:** 1988 **Yr Remodeled:** 2023
Sq Ft Total: 3,080 **# Car Garage:** 0-No Garage No Garage **# Carport:** 0-

Multi-Family Units:

Unit #	Level	Beds	Baths	Sq. Ft.	Rent/Month	Lease Term	Lease Expires	Remarks
1	1	2	1	770	\$1,150	0 Month(s)	12/31/1969	vacant
2	1	2	1	770	\$1,150	0 Month(s)	12/31/1969	Leased
3	2	2	1	770	\$1,150	0 Month(s)	12/31/1969	Leased
4	2	2	1	770	\$1,150	0 Month(s)	12/31/1969	vacant

Location Information:

Address: 126 E First St N - Mesquite, NV 89027 **Elem. School:** Bowler
Area: South of I15 **Section:** **Middle School:** Charles A. Hughes
County: Clark **Range:** **Jr High School:** Charles A. Hughes
Subdivision: None (No Subdivision) **Township:** **High School:** Virgin Valley
Master PUD: None (No Master PUD) **Tax APN #:** 00116603002
Gate Code: n/a **Taxes Annual:** \$2,129.65 **GPS:** N36° 48.304' W114° 3.94'
Legal Desc.: 36.80507270 -114.06566970
Directions:

Construction Information:

Exterior Constr: Stucco **Roof Type:** Composition, Flat **Foundation:** Slab on Grade
Heating: Electric, Heat Pump **Air Cond.:** Central Air, Electric, Heat Pump

Comments/Remarks: Recently updated 4-plex in the heart of MESQUITE!

Public Remarks: Opportunity is knocking!!! Great investment property as is or significant potential for upgrading & increasing rate of return. As is, market rents of \$1150/mo counting owner expenses should pick up a net cap rate of approx 6.6%. With upgrades like gating, carports, patios, or other amenities, could raise the cap rate potentially to as much as 7.8% range. 4 units recently updated with new paint, floor, counters, appliances, including some washer/dryers, new storage units, and more. Steadily renting at \$1050-1150/mo. Similar units are renting in the \$1200/mo range. Small enough to self manage. Nice enough for the right person to live in one and rent the other 3 for income. Each unit is 2 Br, 1 Ba, approx 770 sf. Great central location to parks, schools, College of Southern Nevada Mesquite Campus, library, community rec center, shopping, casinos, and much more.

Private Remarks: Call Shaun for more info. Temporarily, there are two units vacant. Should be filled very shortly. While vacant, they can be shown. Once rented, can be shown with 24 hours notice and accepted offer. Please do not disturb tenants.

Additional Tour U <https://www.propertypanorama.com/youtube/1410892/4UnitsCentrallyLocated-Re>

Branded Tour: <https://www.propertypanorama.com/instaview-tour/1410892/4UnitsCentrallyLocated-Re>

Unbranded Tour: <https://www.propertypanorama.com/instaview/1410892/4UnitsCentrallyLocated-Re>

Utilities Services:

Utilities: Cable T.V., Garbage Collection, Power Source: City/Municipal, Sewer: Hooked-up, Water Source: City/Municipal

Features:

Features Prop.: Curb & Gutter, Sidewalks
Features Int.: Flooring- Laminate
Appliances: Dishwasher, Freezer, Garbage Disposal, Oven/Range, Oven/Range- Electric, Refrigerator, W/D Hookups, Washer & Dryer, Water Heater- Electric

Office/Agent Information:

Listing Office: PRIME PROPERTIES MESQUITE, (702) 701-3326, 550 W. Pioneer Blvd., #206 - MESQUITE, NV

Listing Broker: E. Shaun Caldwell (Principal Broker), License # B.0143955.LLC

Listing Agent: E. SHAUN CALDWELL, License #: B.0143955.LLC, Cell: (702) 701-3326, eshauncaldwell@aol.com

Date Submitted: 03/21/2026

Date Expires: 09/19/2026

Org. List Price: \$789,000

DOMA: 0 Active / 0 Pending

Active PPSF: \$256.17

Internet Auth: Yes

DOMT: 0

Active PPA: n/a

How To Show: CLA, SR

**CONFIDENTIAL AGENT REPORT**

Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.
 The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.



MLS #: 1127515 continued...

Owner/Occupant Information:

Owner Name:

Mortgage: 0

Occupied By:

Owner Phone:

Owner Display: Hide All Owner Info

Occpt Name:

Owner Email:

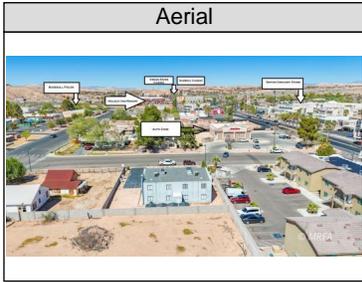
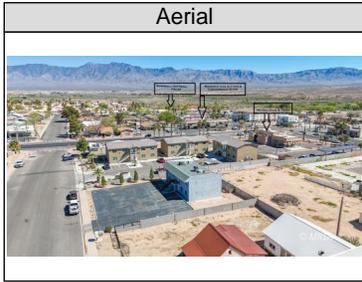
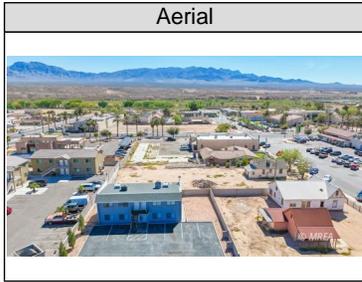
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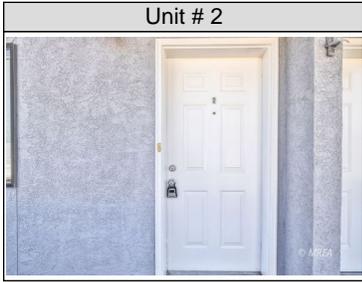
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Unit # 4



Unit # 4



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