

OFFERING MEMORANDUM



2101 SUN AVENUE, NORTH LAS VEGAS, NV 89030



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2101 Sun Ave | NORTH LAS VEGAS

PROPERTY SUMMARY

Offering Price	\$655,000.00
Building SqFt	3,869 SqFt
Lot Size (SF)	6,534.00 SqFt
Lot Size (acres)	0.15
Levels	2
Units	4.00
Year Built	2003
Subdivision Name	PARCEL MAP FILE 117 PAGE 67
County	Clark
Parcel ID / APN	139-11-806-002
Construction	FRAME

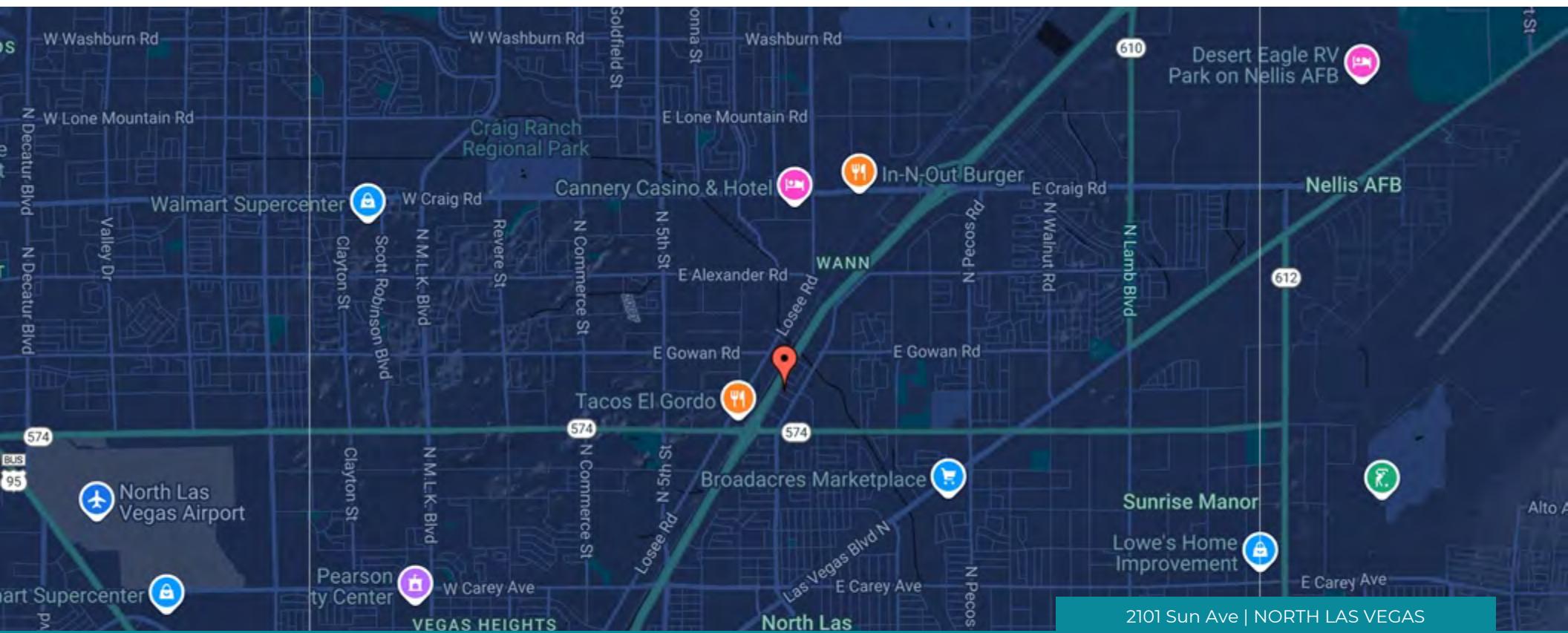
INVESTMENT SUMMARY

2101 Sun Ave presents a rare opportunity to acquire a stabilized, income-generating fourplex in the rapidly expanding North Las Vegas rental market. Constructed in 2003, this well-maintained Class B asset offers four units across nearly 3,900 square feet of living space. The unit mix includes one 3-bed/2-bath, two 2-bed/2-bath, and one 2-bed/1-bath unit. Each unit features durable tile flooring throughout, in-unit washers and dryers, and access to both private and street parking. The property benefits from over \$27,000 in recent capital improvements, including essential system upgrades and aesthetic enhancements, reducing future maintenance exposure and increasing tenant satisfaction. With a projected proforma CAP rate of 8.44%, this turnkey asset is ideally suited for cash flow-focused investors and 1031 exchange buyers seeking reliable returns in a supply-constrained submarket.



INVESTMENT HIGHLIGHTS

- Proforma CAP Rate of 8.44% – Delivers excellent yield potential in a competitive rental environment.
- 2003 Construction, No HOA – Offers operational flexibility, newer construction benefits, and long-term value retention.
- \$27K+ in Recent Capital Improvements – Includes HVAC upgrades, appliance replacements, full bathroom remodel, roof reseal, and exterior repairs.
- Fully-Tiled Interiors – Enhances durability and reduces maintenance costs; no carpet in any units.
- Private Washers/Dryers in All Units – Increases tenant retention and supports rent premiums.
- On-Site & Street Parking – Supports tenant convenience and improves leasing appeal.

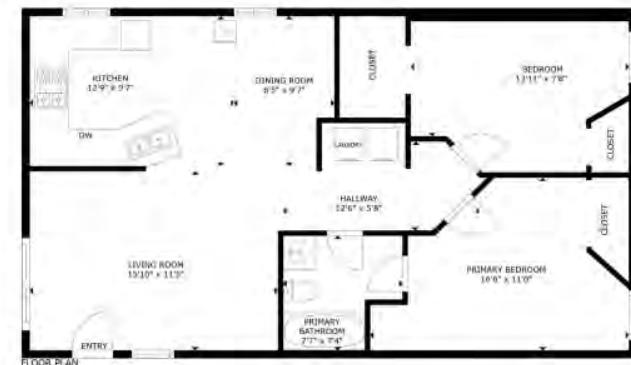




2101 Sun Ave | NORTH LAS VEGAS

LOCATION HIGHLIGHTS

- Located in the heart of North Las Vegas, 2101 Sun Ave sits within a high-demand rental corridor known for consistent occupancy and upward rental trends. The surrounding neighborhood blends residential stability with easy access to commercial hubs, employment centers, and major highways, making it a prime destination for working professionals and families alike. North Las Vegas continues to benefit from population growth, infrastructure investment, and affordability relative to core Las Vegas submarkets—all factors that support future rental appreciation and investor upside. The property's location ensures minimal vacancy risk and long-term desirability.
- **Strategic Access** – Close to I-15, schools, grocery, and major employers.
- **Growing Submarket** – North Las Vegas continues to attract investors due to favorable economic and population trends.
- **Affordable Alternative to Central Las Vegas** – Increases demand from renters priced out of more central neighborhoods.
- **Stable Rental Corridor** – High occupancy area with strong local tenant demand.



3 MILE RADIUS



POPULATION
178,161



DAYTIME POPULATION
168,648



HOUSEHOLDS
53,902



AVG. HOUSEHOLD INCOME
\$ 77,050

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
1	A	1,062	\$10,800.00	\$10.17		02/16/2016	-	Month-to-Month
2	B	960	\$11,100.00	\$11.56		01/05/2021	-	Month-to-Month
3	C	960	\$9,600.00	\$10.00		03/09/2015	-	Month-to-Month
4	D	871	\$10,200.00	\$11.71		12/01/2023	-	Month-to-Month
Total Occupied		3853	\$41,700.00		\$0.00			
TOTAL		3853	\$41,700.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$655,000.00
PRICE PSF	\$170.00
IN PLACE NOI	\$26,166.28
IN PLACE CAP RATE	3.99%
YEAR 1 NOI	\$29,101.17
YEAR 1 CAP RATE	4.44%
YEAR 1 LEVERAGED CASH / CASH RETURN	4.44%

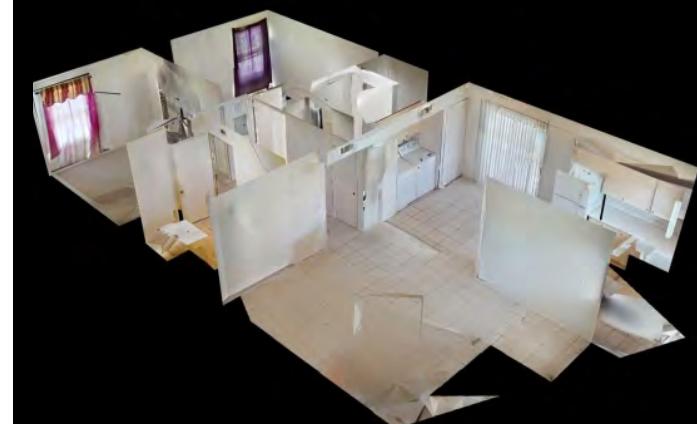
GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	07/14/2025
INCOME GROWTH RATE	8.00%
PROPERTY TAX GROWTH RATE	5.00%
MANAGEMENT FEE GROWTH RATE	5.00%
MARKET RENT/SF	\$0.00

EXIT

EXPENSE BREAKDOWN

GENERAL EXPENSES	
UTILITIES	\$3,600.00
MAINTENANCE	\$2,311.56
TOTAL GENERAL EXPENSES	\$5,911.56
PROPERTY INSURANCE	\$1,600.00
PROPERTY TAX	\$1,858.00
MANAGEMENT FEE	\$6,164.16
TOTAL EXPENSES	\$15,533.72

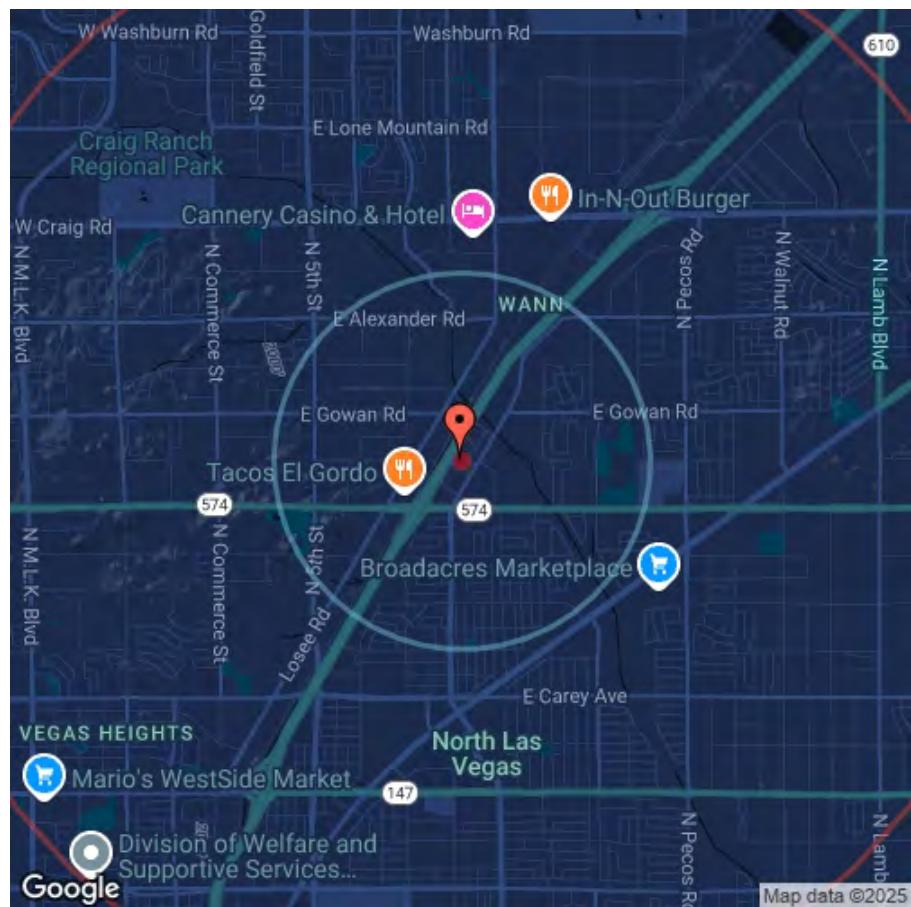


CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$41,700.00	\$45,036.00
SCHEDULED BASE RENTAL REVENUE	\$41,700.00	\$45,036.00
TOTAL POTENTIAL GROSS REVENUE	\$41,700.00	\$45,036.00
EFFECTIVE GROSS REVENUE	\$41,700.00	\$45,036.00
OPERATING EXPENSES		
PROPERTY TAX	\$1,858.00	\$1,950.90
INSURANCE	\$1,600.00	\$1,600.00
MANAGEMENT FEE	\$6,164.16	\$6,472.37
GENERAL EXPENSES	\$5,911.56	\$5,911.56
TOTAL OPERATING EXPENSES	\$15,533.72	\$15,934.83
NET OPERATING INCOME	\$26,166.28	\$29,101.17
CAP RATE		4.44%

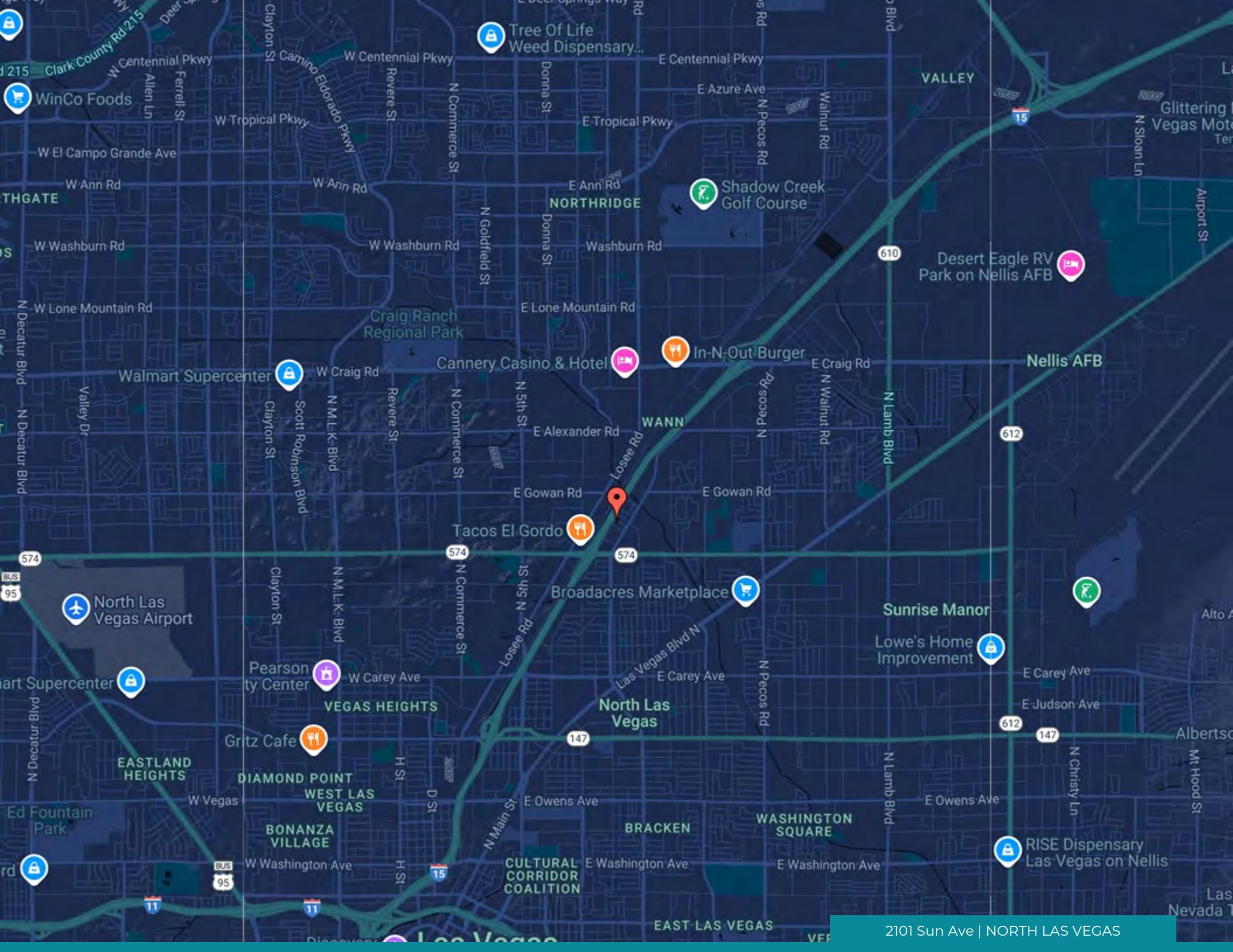
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,054	128,141	323,790
2010 Population	12,774	156,105	401,790
2025 Population	12,859	178,161	472,063
2030 Population	13,268	184,237	491,358
2025-2030 Growth Rate	0.63 %	0.67 %	0.8 %
2025 Daytime Population	16,168	168,648	473,223



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	550	6,154	17,748
\$15000-24999	283	4,152	11,940
\$25000-34999	267	4,911	13,704
\$35000-49999	454	6,614	18,495
\$50000-74999	770	10,483	28,137
\$75000-99999	476	7,448	22,056
\$100000-149999	628	8,859	25,904
\$150000-199999	102	2,918	9,491
\$200000 or greater	56	2,358	7,760
Median HH Income	\$ 58,017	\$ 61,410	\$ 63,390
Average HH Income	\$ 67,594	\$ 77,050	\$ 79,825

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,980	36,773	102,106
2010 Total Households	3,047	43,771	121,984
2025 Total Households	3,586	53,902	155,250
2030 Total Households	3,719	56,187	163,061
2025 Average Household Size	3.51	3.22	2.99
2025 Owner Occupied Housing	1,660	26,666	77,570
2030 Owner Occupied Housing	1,786	28,415	82,960
2025 Renter Occupied Housing	1,926	27,236	77,680
2030 Renter Occupied Housing	1,933	27,772	80,101
2025 Vacant Housing	147	2,400	7,824
2025 Total Housing	3,733	56,302	163,074



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE HYDE REAL ESTATE ADVISOR FOR MORE DETAILS.

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