

# Recently updated 4-plex in the heart of MESQUITE!



**8 Beds - 4 Baths - 3,080 Sq. Ft. - 0.22 Acres - Listed At: \$789,000**

**MLS#: 1127515 - Address: 126 E First St N - Mesquite, NV 89027**

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.

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

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

For more information on this listing contact:



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- For more photos & information,
- text P2JEZ40 to 844-498-8687
- Massive potential...
- Great location - Central Mesquite
- close to parks, library, shopping
- As is - Should bring in \$1150/m/unit
- Anticipated net cap rate of 6.6%
- No HOA - No SIDs
- Live in 1, rent the other 3
- Or rent all 4
- Picture with SOLAR covered parking