



**718 W WILSON AVE**

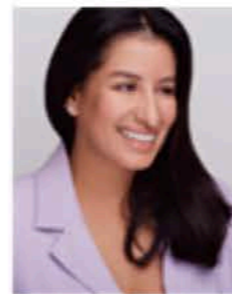
718 W WILSON AVE  
LAS VEGAS, NV 89106



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EXCLUSIVELY PRESENTED BY:

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# PROPERTY SUMMARY

Offering Price	\$585,000.00
Building SqFt	2,288 SqFt
Lot Size (acres)	0.16
Lot Size (SF)	6,970.00 SqFt
Units	4.00
Year Built	1963
Construction	MASONRY
Subdivision Name	LAS VEGAS ORIG TOWNSITE 2ND AMD
County	Clark
Parcel ID / APN	139-27-310-059
Tax Amount	\$990.83

# INVESTMENT SUMMARY

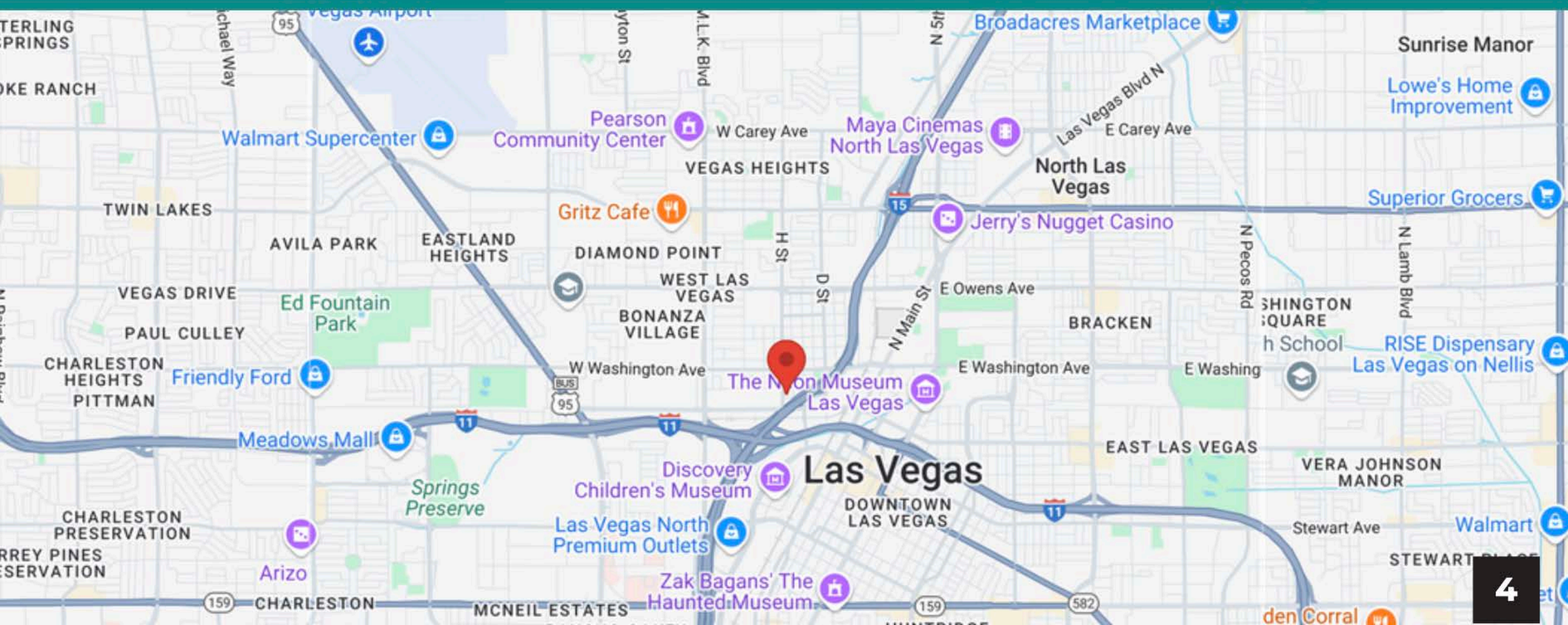
Located in the Historic Westside, within the Vision 2045 Downtown Las Vegas Master Plan, 718 Wilson is a well-maintained garden-style fourplex situated in a designated Opportunity Zone. This single-story property has been updated with new windows, a water heater, and central air conditioning units. Conveniently located near downtown Las Vegas with easy freeway access, it also features a gated courtyard for added privacy.

With long-term tenants, the property generates solid annual income at full occupancy while maintaining low operating expenses. Additional income potential exists through the laundry room, leasing the storage area, and implementing RUBs to offset utility costs. Additionally, the larger lot offers an opportunity to generate income by leasing parking space to tenants needing a large surface area within the gated courtyard. Property taxes are only \$918 per year.



# INVESTMENT HIGHLIGHTS

- **Low Operating Costs:** With property taxes of only \$990.83 per year and opportunities for additional revenue through laundry and storage rentals, this fourplex is designed for maximizing profitability and return on investment.
- **Strong In-Place Income:** Generating approximately \$52,152 in annual income, with potential for even more through upcoming market-rate rentals, this property offers reliable income stability and growth.
- **Recent Upgrades for Modern Comfort:** This well-maintained fourplex features new windows, a water heater, and central air conditioning, ensuring a comfortable, up-to-date living environment for tenants and reduced maintenance costs for the owner.
- **Gated Security and Courtyard Privacy:** Tenants can enjoy a secure, gated environment with a welcoming courtyard area, enhancing the property's appeal and fostering a sense of community.





# LOCATION HIGHLIGHTS

- **Prime Location in an Opportunity Zone:** Situated in a central Las Vegas Opportunity Zone, this property provides unique tax incentives for qualified investors, adding significant financial value to your investment.
- **Proximity to Jackson Avenue Hub:** Just minutes away from Jackson Avenue, tenants can enjoy a vibrant area filled with trendy restaurants, lounges, cultural events, and public exhibits, offering an engaging lifestyle right at their doorstep.
- **Central Las Vegas Accessibility:** Positioned in the heart of Las Vegas, the property is conveniently close to downtown, providing easy access to major employment centers, shopping, dining, and entertainment options.
- **Nearby Freeway Access:** Quick access to major highways allows for effortless commuting around Las Vegas and beyond, making it a prime choice for tenants who value connectivity.
- **Recreation and Green Spaces:** The property is a short drive from local parks and recreational facilities, giving residents access to outdoor activities and fitness options to balance city living.
- **Thriving Arts and Cultural Scene:** Close to the Las Vegas Arts District, tenants can easily explore galleries, local shops, and live performances, creating a rich cultural experience in their own neighborhood.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1	A	572	\$12,000.00	\$20.98	Other Income - \$0.00	11/01/2023	10/31/2024
2	B	572	\$17,712.00	\$30.97	Other Income - \$0.00	11/01/2024	11/30/2025
3	C	572	\$11,940.00	\$20.87	Other Income - \$0.00	11/01/2024	01/31/2025
4	D	572	\$10,500.00	\$18.36	Other Income - \$0.00	11/01/2023	11/30/2024
<b>Total Occupied</b>		<b>2288</b>	<b>\$52,152.00</b>				
<b>TOTAL</b>		<b>2288</b>	<b>\$52,152.00</b>		<b>\$0.00</b>		

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$585,000.00
PRICE PSF	\$255.68
YEAR 1 NOI	\$40,462.17
YEAR 1 CAP RATE	6.92%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.92%

## GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	11/14/2024
MARKET RENT/SF	\$22.79

## EXPENSE BREAKDOWN

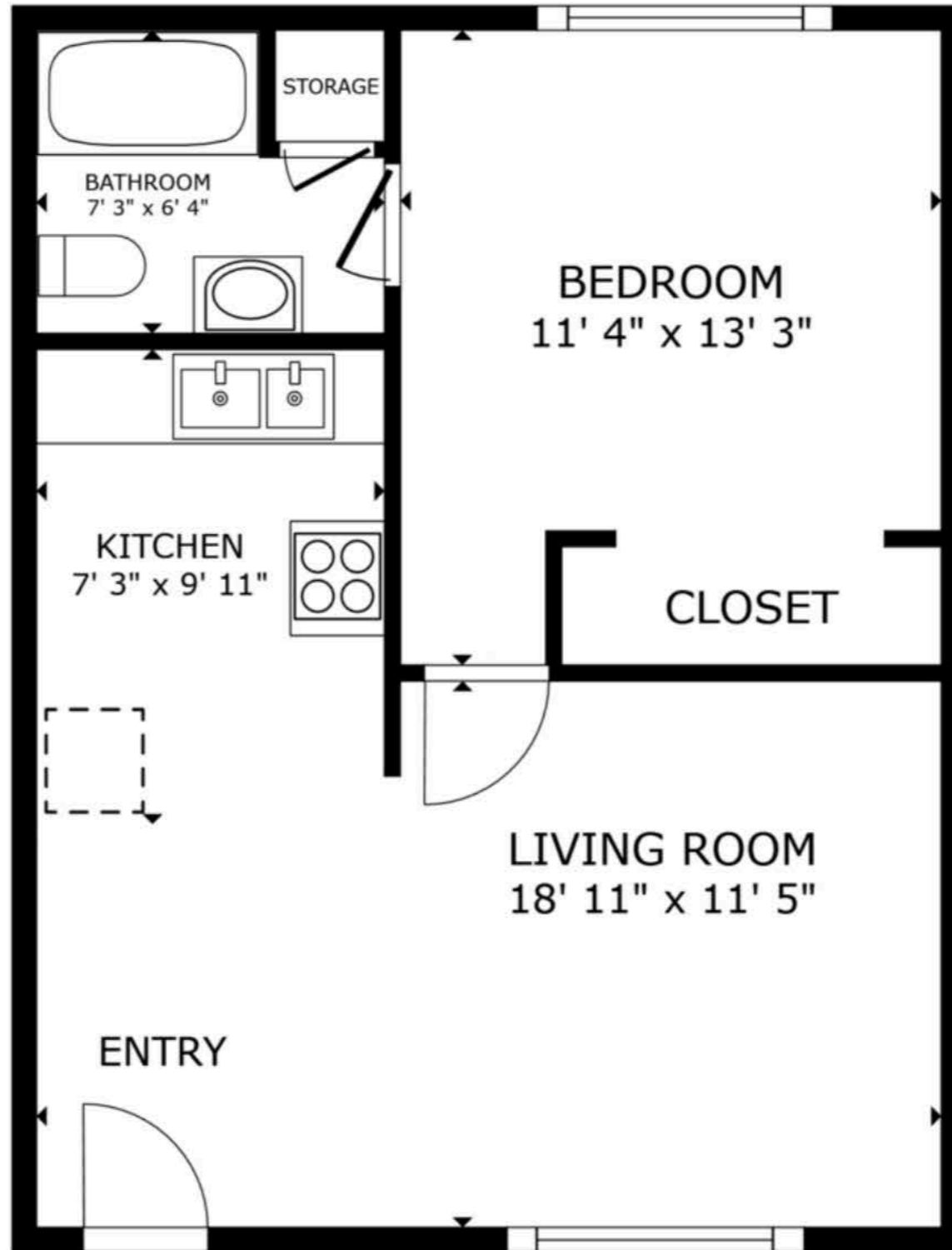
PROPERTY INSURANCE	\$1,500.00
PROPERTY TAX	\$990.83
MANAGEMENT FEE	\$4,654.00
UTILITIES	\$2,800.00
MAINTENANCE	\$1,745.00
<b>TOTAL EXPENSES</b>	<b>\$11,689.83</b>





# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$52,152.00	\$52,152.00
<b>SCHEDULED BASE RENTAL REVENUE</b>	<b>\$52,152.00</b>	<b>\$52,152.00</b>
TOTAL POTENTIAL GROSS REVENUE	\$52,152.00	\$52,152.00
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$52,152.00</b>	<b>\$52,152.00</b>
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$990.83	\$990.83
INSURANCE	\$1,500.00	\$1,500.00
CAM	\$9,199.00	\$9,199.00
TOTAL OPERATING EXPENSES	\$11,689.83	\$11,689.83
<b>NET OPERATING INCOME</b>	<b>\$40,462.17</b>	<b>\$40,462.17</b>
CAP RATE		6.92%



FLOOR PLAN

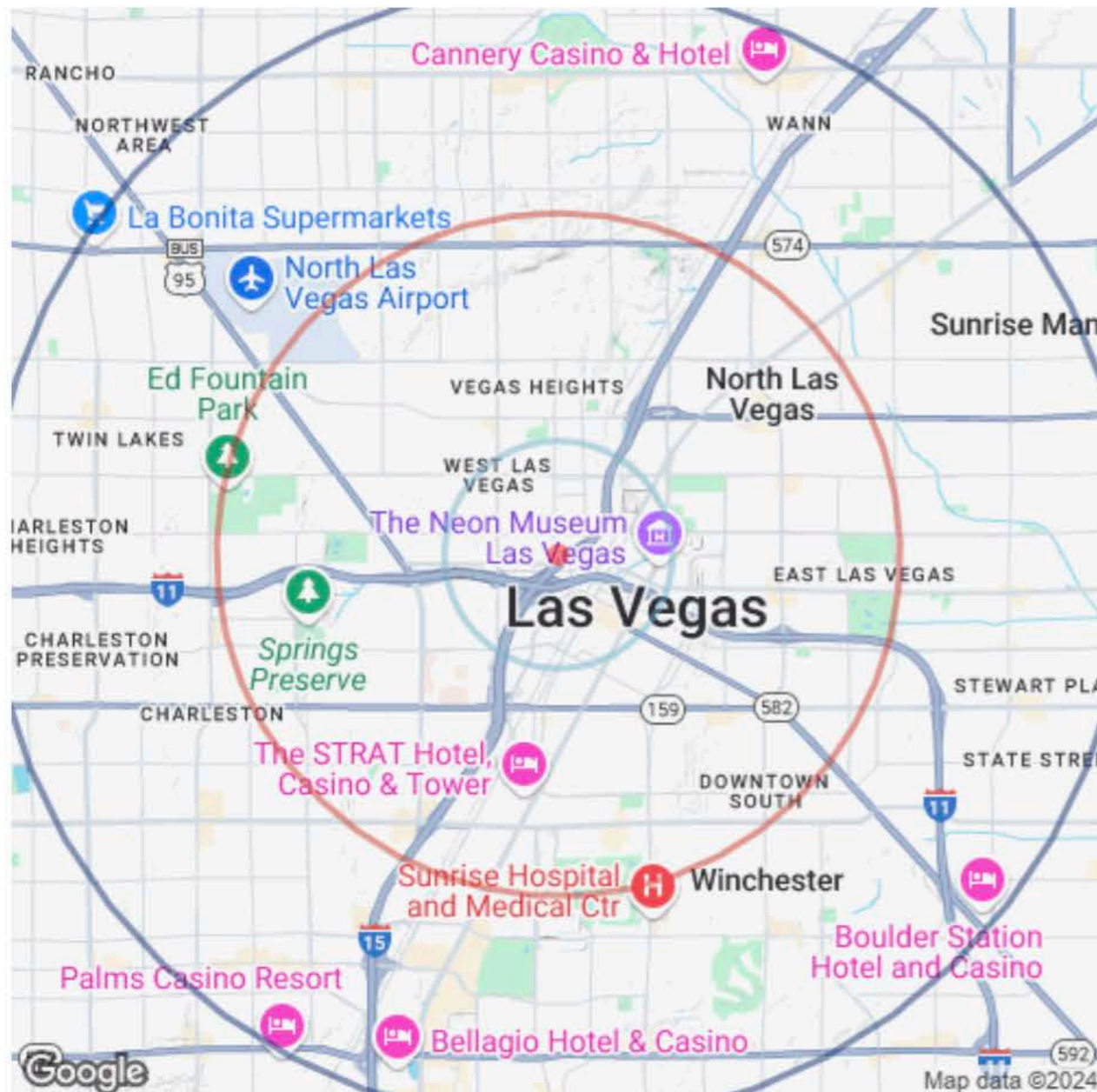
GROSS INTERNAL AREA  
FLOOR PLAN 474 sq.ft.  
TOTAL : 474 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

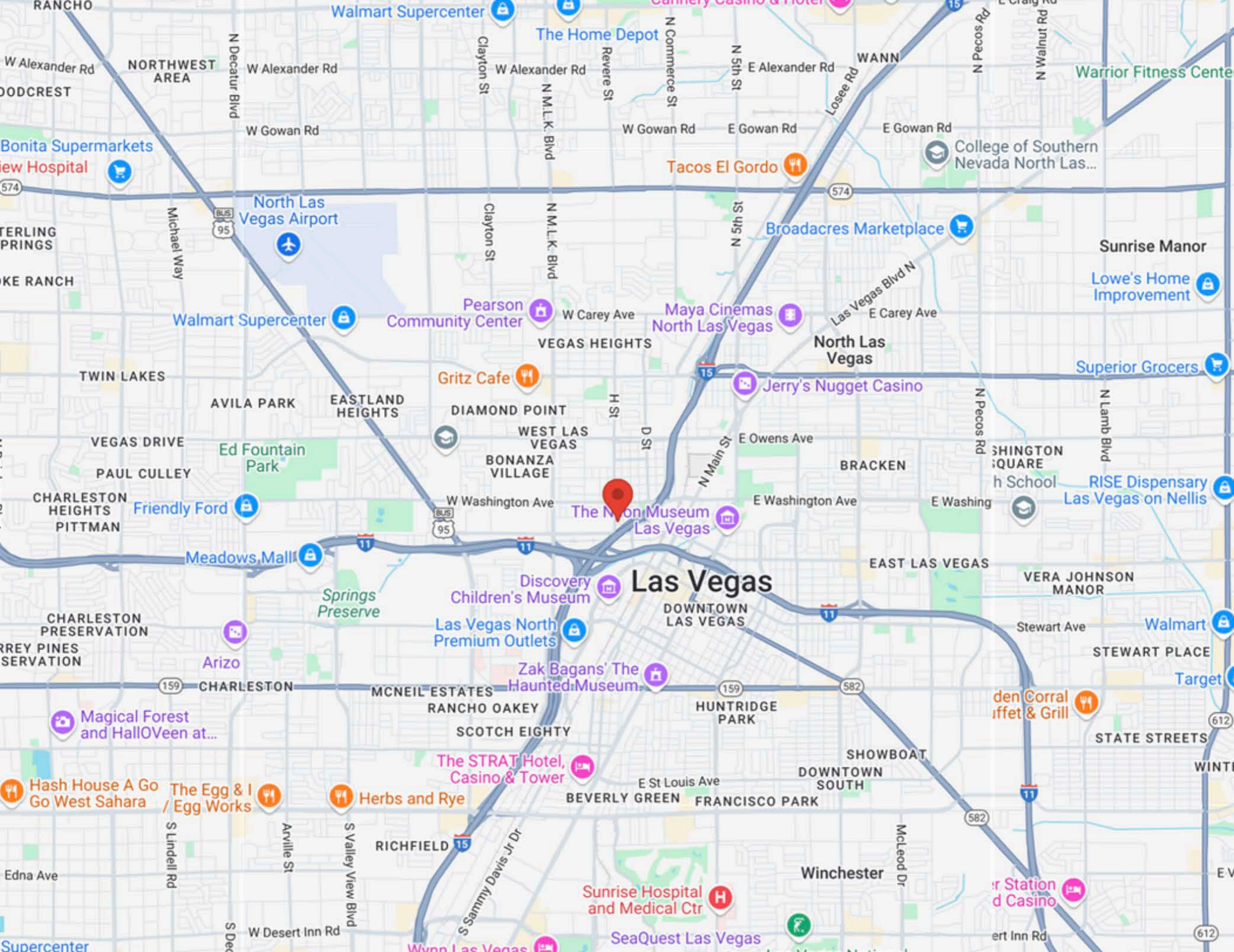
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,475	168,258	494,299
2010 Population	15,004	162,666	505,238
2024 Population	14,750	167,789	536,079
2029 Population	16,943	175,477	554,155
2024-2029 Growth Rate	2.81 %	0.9 %	0.67 %
2024 Daytime Population	39,143	247,524	690,265

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,703	11,560	28,652
\$15000-24999	906	6,994	19,101
\$25000-34999	513	6,157	20,535
\$35000-49999	729	7,834	27,939
\$50000-74999	726	10,078	36,759
\$75000-99999	321	6,695	24,489
\$100000-149999	508	7,031	23,443
\$150000-199999	177	2,354	7,581
\$200000 or greater	97	2,603	6,398
Median HH Income	\$ 28,871	\$ 45,499	\$ 50,545
Average HH Income	\$ 49,433	\$ 68,255	\$ 68,300



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,607	56,436	175,648
2010 Total Households	4,166	52,830	170,178
2024 Total Households	5,683	61,313	194,913
2029 Total Households	6,576	65,001	204,157
2024 Average Household Size	2.31	2.64	2.71
2024 Owner Occupied Housing	1,263	22,463	78,230
2029 Owner Occupied Housing	1,353	24,247	83,812
2024 Renter Occupied Housing	4,420	38,850	116,683
2029 Renter Occupied Housing	5,223	40,753	120,345
2024 Vacant Housing	595	5,062	17,234
2024 Total Housing	6,278	66,375	212,147



The Neon Museum  
Las Vegas

# Las Vegas

North Las Vegas Airport

Pearson Community Center

Maya Cinemas North Las Vegas

Broadacres Marketplace

Gritz Cafe

Jerry's Nugget Casino

Friendly Ford

Discovery Children's Museum

Las Vegas North Premium Outlets

Zak Bagans' The Haunted Museum

Meadows Mall

Arizo

The STRAT Hotel, Casino & Tower

Herbs and Rye

den Corral Buffet & Grill

Hash House A Go Go West Sahara

The Egg & I / Egg Works

Sunrise Hospital and Medical Ctr

SeaQuest Las Vegas

Flamingo Las Vegas

Flamingo Las Vegas

# ABOUT LAS VEGAS

Las Vegas, often known simply as Vegas, is the most populous city in the U.S. state of Nevada and the seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits.



## CITY OF LAS VEGAS

COUNTY	CLARK
INCORPORATED	3/15/1911

## AREA

CITY	141.9 SQ MI
LAND	141.9 SQ MI
WATER	0.1 SQ MI
ELEVATION	2001 FT

## POPULATION

POPULATION	641,903
RANK	75
DENSITY	4,525.16 SQ MI
URBAN	2,196,623



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