

1812 Lewis Ave | 7.66% CAP Remodeled 4-Plex



OFFERING MEMORANDUM | 1812 LEWIS AVE | 7.66% CAP REMODELED 4-PLEX

1812 Lewis Ave
Las Vegas, NV 89101

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REGENCY
REALTY INVESTMENTS

1812 Lewis Ave | 7.66% CAP Remodeled 4-Plex

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1812 Lewis Ave Las Vegas NV 89101
COUNTY	Clark County
MARKET	Las Vegas Metro
SUBMARKET	Downtown Las Vegas
BUILDING SF	2,694 SF
LAND SF	6,970 SF
PARKING	In front of building
NUMBER OF UNITS	4
YEAR BUILT	1964
YEAR RENOVATED	2020

FINANCIAL SUMMARY

PRICE	\$699,000
PRICE PSF	\$259.47
PRICE PER UNIT	\$174,750

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	28,121	210,052	538,287
2026 Median HH Income	\$38,222	\$47,737	\$53,039
2026 Average HH Income	\$54,600	\$68,598	\$72,352



1812 Lewis Ave

Discover this exquisitely renovated 4-plex nestled in the vibrant heart of downtown Las Vegas! Boasting a total of +/-2,694 SF, this gem features three 1-bed and 1-bath units, alongside a spacious 2-bed and 1-bath unit, all situated on a generous 6,970 SF lot. Adorned with lush landscaping, private fencing, and a commodious BBQ area, this charming 4-plex promises an inviting ambiance. With a stellar 7.66% CAP rate based on current rents, this property offers lucrative cash flow potential. Positioned within walking distance of bustling businesses, trendy shops, and delectable eateries, as well as a short drive to the iconic Freemont Street Experience and the renowned Las Vegas Strip, this exceptional 4-plex presents an enticing investment opportunity, ideal for an owner looking to reside in one of the beautifully remodeled units.





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,694
LAND SF	6,970
PARKING	In front of building
YEAR BUILT	1964
YEAR RENOVATED	2020
HVAC	Wall AC units in each
HEATING	Wall
ZONING	R-4
BUILDING CLASS	B
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
WASHER/ DRYER	Laundry Room
FOUNDATION	Slab
ROOF	Shingles
EXTERIOR	Stucco
STYLE	Bungalow
PATIO/ LANDSCAPING	Patio with BBQ area





1812 Lewis - Exterior



1812 Lewis - Patio



1812 Lewis - Kitchen



1812 Lewis - Dining Area



1812 Lewis - Living Room



1812 Lewis - Bedroom

03

Financial Analysis

1812 Lewis - Rent Roll and Financials

Beautifully Remodeled Downtown 4-Plex 1812 Lewis Ave Las Vegas, NV 89101									
Summary			Current		Using Market Rents		Investment Highlights:		
Price:		\$699,000				Downtown Las Vegas - near Freemont Street Experience			
Number of Units:		4				Walking distance to businesses, shops & restaurants			
Cost per Unit:		\$174,750				Near freeways & transportation			
Current GRM:		9.75		8.53		Beautifully remodeled 4-Plex			
Current CAP:		7.66%		9.07%		High demand rental area			
Approx. Age (Yr Blt):		1964				Minutes from The Strip			
Approx. Lot Size:		6,970				AirBnB Property			
Approx. Gross RSF:		2,694				Great Investment Property			
Cost per Gross RSF:		\$259.47				Excellent to owner occupy one of the stunningly remodeled units			
Annualized Operating Data					At Current Rents			At Market Rents	
Disclaimer: All information contained herein is believed to be accurate but is not guaranteed. Buyer to verify									
Scheduled Gross Income:				\$ 71,700				\$ 81,900	\$600
Less Vacancy Rate Reserve:				\$ (2,151)		3.0% *		\$ (2,457)	3.0%
Gross Operating Income:				\$ 69,549				\$ 79,443	
Less Expenses:				\$ (16,035)		22% *		\$ (16,035)	20%
Net Operating Income:				\$ 53,514				\$ 63,408	
* As a percent of Scheduled Gross Income*									
Scheduled Income		Actual Current Rents			Projected Market Rents			Actual Expenses	
Unit #	Bdrms/ Baths	Lease End	Monthly Income		Unit Type	Monthly Income	Prop Tax	\$	2,595.00
#1	1+1	Month to Month	\$ 1,600		1+1	\$ 1,600	Insurance	\$	2,991.00
#2	1+1	AirBnB	\$ 1,400		1+1	\$ 1,600	Cleaning & Maint	\$	1,440.00
#3	1+1	Month to Month	\$ 950		1+1	\$ 1,600	Utilities	\$	5,424.00
#4	2+1	AirB&B	\$ 1,750		2+1	\$ 1,750	Repairs	\$	585.00
Laundry			\$ 275			\$ 275	Other Expenses	\$	1,560.00
Total			\$ 5,975			\$ 6,825	MGMT/ Commissic	\$	1,440.00
Total Scheduled Rent:				\$ 5,975				\$ 6,825	
Monthly Scheduled Gross Income:				\$ 5,975				\$ 6,825	*Operating Expen \$ 16,035
Annual Scheduled Gross Income:				\$ 71,700				\$ 81,900	Per Net SqFt.: \$ 5.95
							Expenses/ Unit:	\$	4,009
		Marcie Hansen, B.0145866, Regency Realty Investments							



04

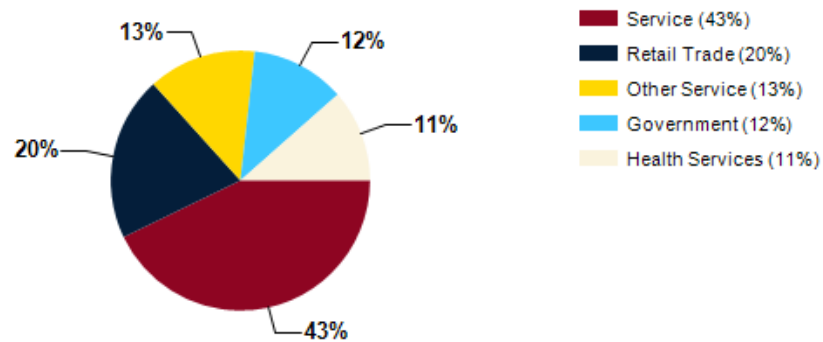
Location

- Location Summary
- Major Employers Map
- Aerial View Map

1812 Lewis

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.

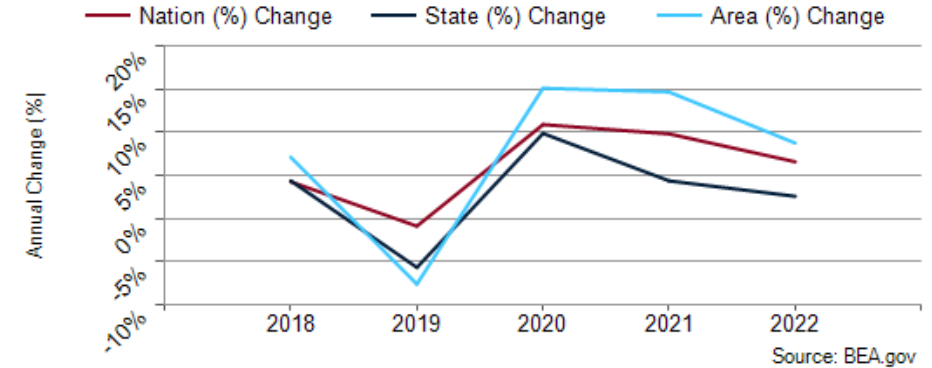
Major Industries by Employee Count

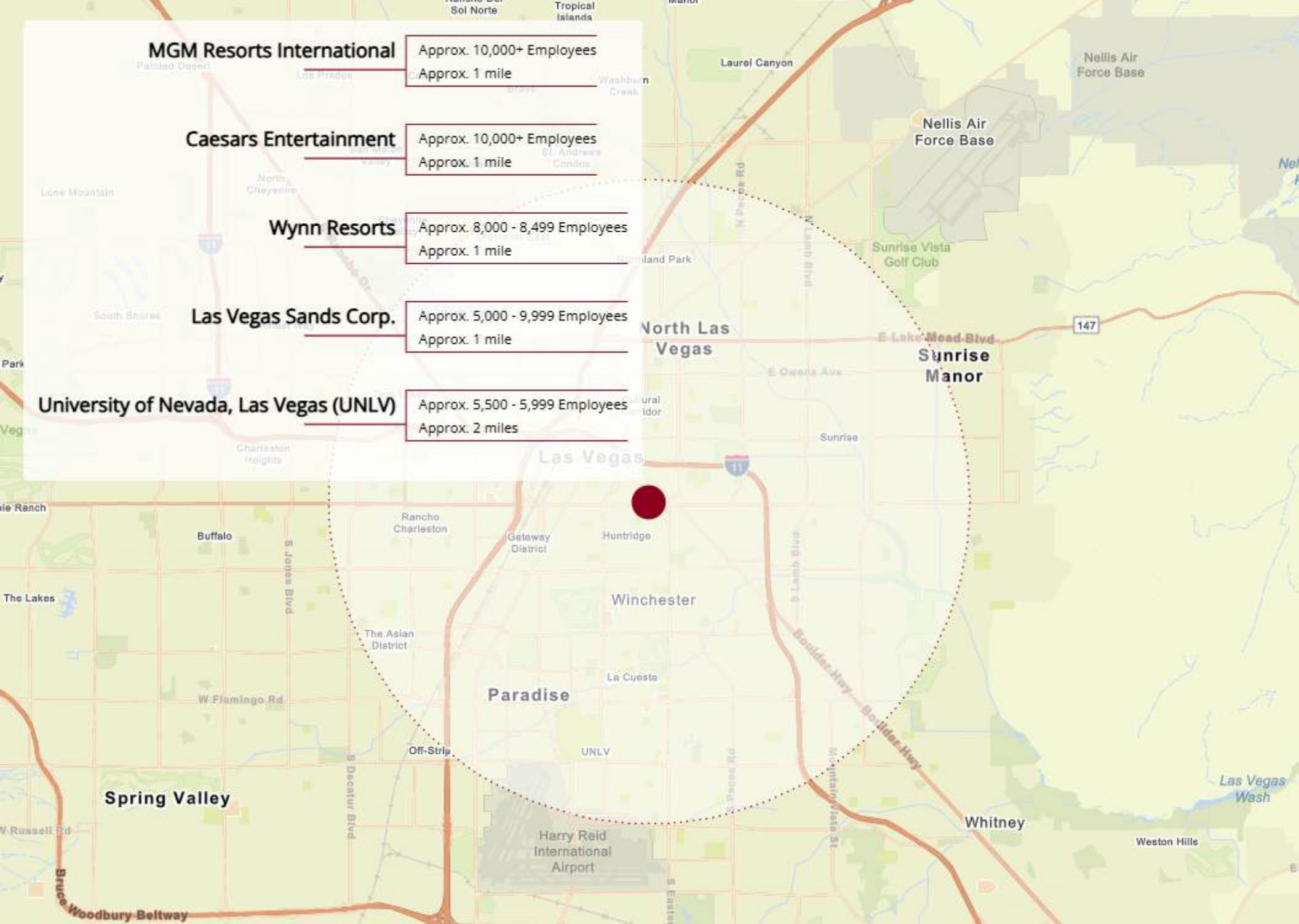


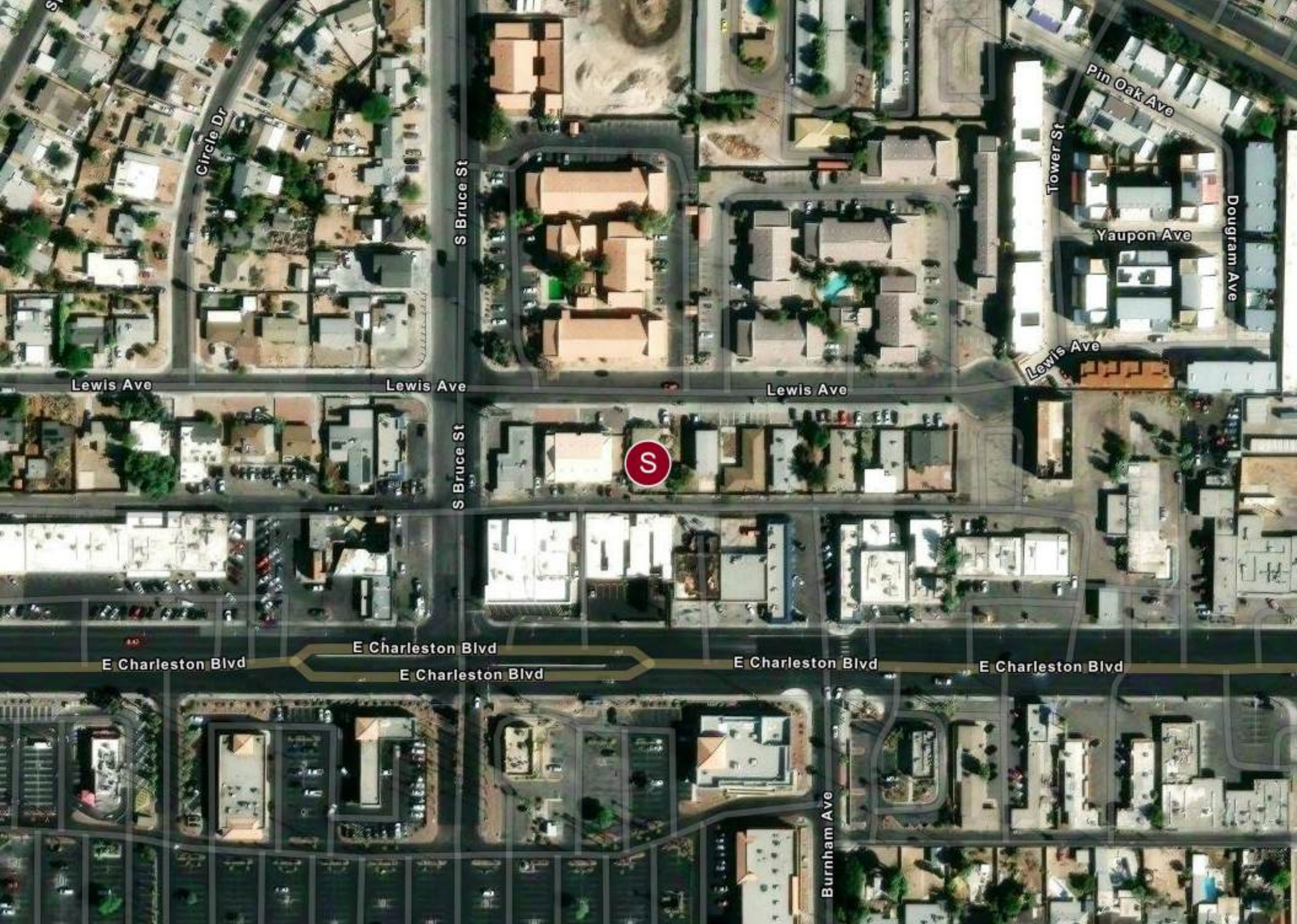
Largest Employers

MGM Resorts International	63,000
Caesars Entertainment	54,000
Las Vegas Sands Corp.	40,300
Wynn Resorts	28,000
Boyd Gaming Corp.	15,000
Las Vegas Metropolitan Police Department	5,000
NV Energy	2,500
Switch, Inc.	1,000

Clark County GDP Trend







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