

NEAR STRIP RESIDENTIAL PORTFOLIO

8629 Ensworth St., Las Vegas NV



30-DAY RENTAL POTENTIAL

OFFERED AT
\$1,279,970

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

SUMMARY



PROPERTY DESCRIPTION

Three new attached home units adjacent to the South Strip in Las Vegas, NV.

PROPERTY HIGHLIGHTS

- New Build
- Near Las Vegas Blvd
- Modern Style

OFFERING SUMMARY

Sale Price: \$1,279,970

Estimated Cap Rate: 5.01%

Property Street Address	Unit	Sq. Ft.	Stories	Bed/Bath	Garage
8629 Ensworth Street	112	2,327	2	4/2.5	2
8629 Ensworth Street	113	1,845	3	2/2.5	2T
8629 Ensworth Street	114	1,599	3	2/2.5	2T

COMPARABLE LEASES

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Address	4307 Vantage Ridge Ave
Rent	\$2,300
Sq.Ft.	1,419
\$/Sq.Ft.	\$1.62

2022 construction Townhome

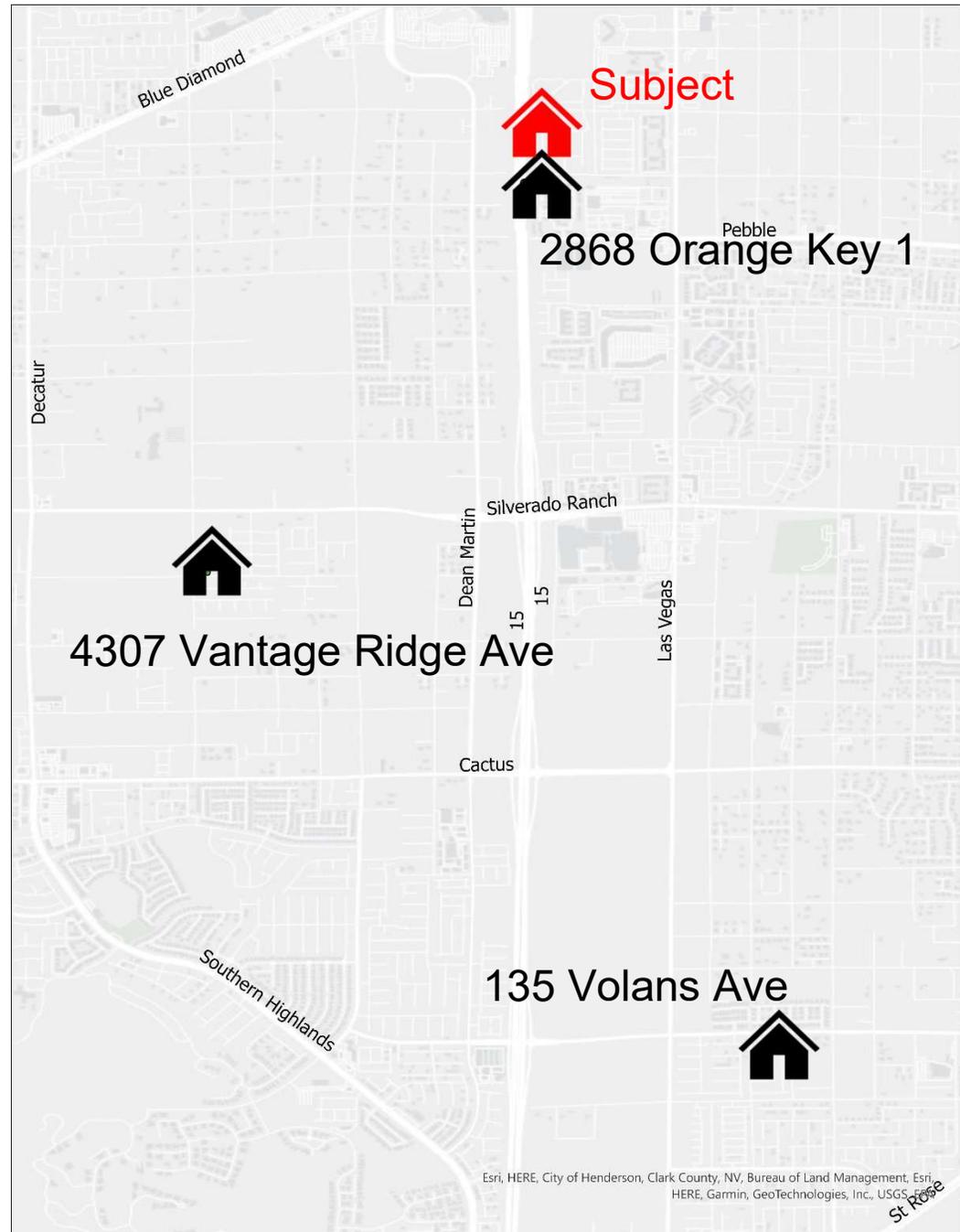
Address	135 Volans Ave
Rent	\$2,700
Sq.Ft.	2,228
\$/Sq.Ft.	\$1.21

Resale 2-story SFR residence.

Address	2868 Orange Key 1
Rent	\$2,495
Sq.Ft.	1,604
\$/Sq.Ft.	\$1.56

Older lease comparable within an earlier phase of the subject property.

Note: HOA allows for leases with a duration as short as 30 days.



PRO FORMA | TRADITIONAL RENTAL

Estimated Rents

Property Street Address	Unit	Sq. Ft.	Stories	Bed/Bath	Garage	Estimated Rent (1 Year Lease)
8629 Ensworth Street	112	2,327	2	4/2.5	2	\$2,900
8629 Ensworth Street	113	1,845	3	2/2.5	2T	\$2,700
8629 Ensworth* Street	114	1,599	3	2/2.5	2T	\$2,600
Total Monthly Gross						\$8,200
Total Gross Annual						\$98,400

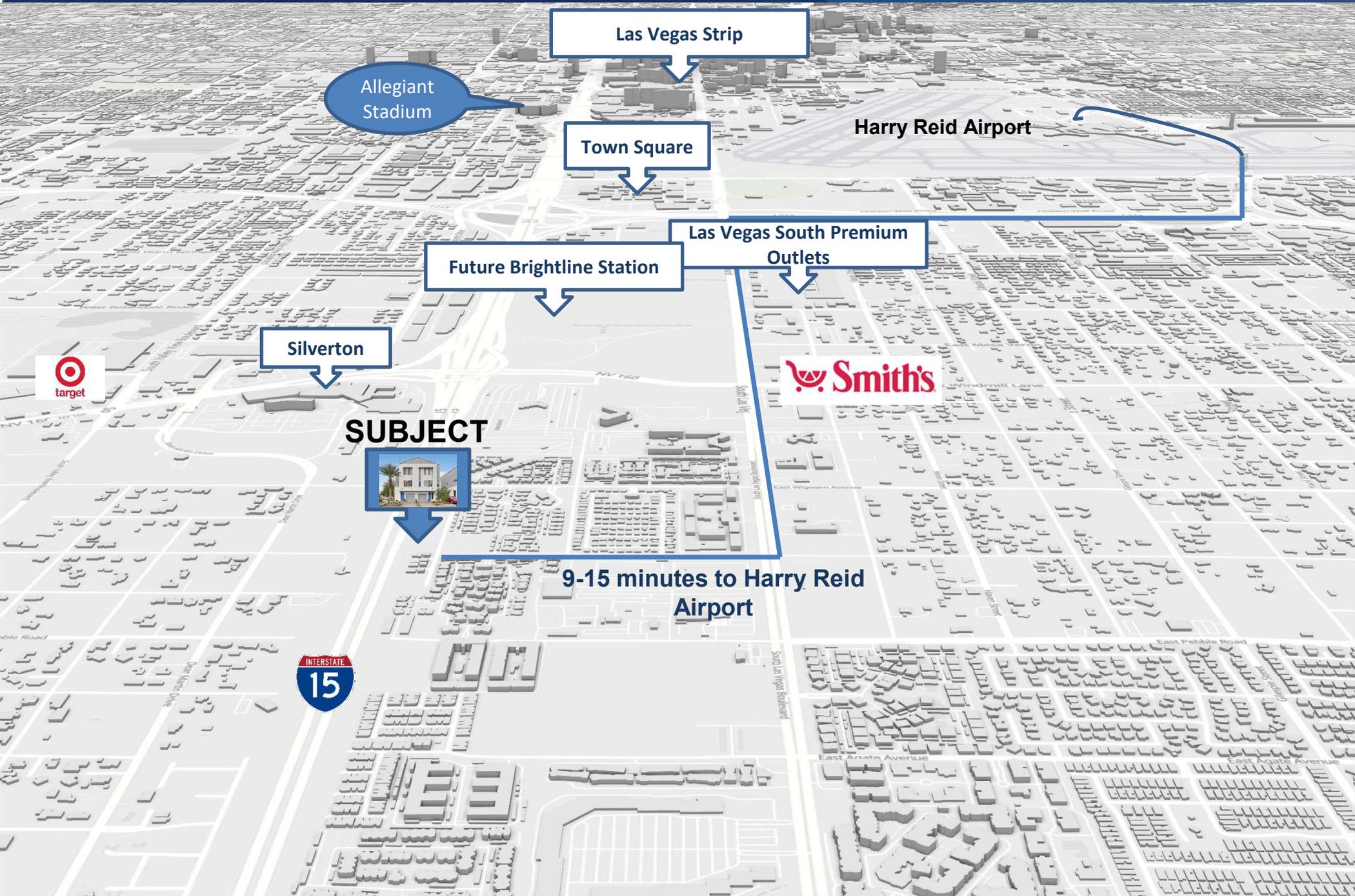
*Note that a 1,604 sq.ft. (2868 Orange Key Ct 1) home leased for \$2,495 in 2022. It was on the market for 21 days.

Ask for details on the 30-day short term rental opportunity.

Operating Details

	Annual	Per Unit	
<i>INCOME</i>	Potential Gross Income	\$98,400	\$32,800
	Less Vacancy @ 7%	\$6,888	\$2,296
	Effective Gross Income	\$91,512	\$30,504
<i>EXPENSES</i>	Tax	10,240	3,413
	Assoc	5,400	1,800
	Masterplan Fee	-	-
	SID	-	-
	Prop Mgt	7,872	2,624
	Annual Maint	2,952	984
	Turnover Cleaning/Paint	561	187
	Utilities	374	125
	Insurance	In HOA	-
	Total Expense	\$27,399	\$9,133
Net Operating Income	\$64,113	\$21,371	
Sale Price	\$1,279,970		
Cap Rate	5.01%		

NEIGHBORHOOD



Las Vegas Strip

Allegiant Stadium

Town Square

Harry Reid Airport

Future Brightline Station

Las Vegas South Premium Outlets

Silverton



SUBJECT



9-15 minutes to Harry Reid Airport



LOCATION WITHIN DEVELOPMENT



DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,941	41,977	116,678
Average Age	42.8	42.0	40.5
Average Age (Male)	42.1	41.4	39.8
Average Age (Female)	43.6	42.37	41.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,721	17,178	44,452
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$107,615	\$119,792	\$123,594

Demographics data derived from STI PopStats



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