

# 5104 Pebble Beach

OFFERING MEMORANDUM

5104 Pebble Beach  
Las Vegas, NV 89108



# 5104 Pebble Beach

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B.1003087.CORP

# 5104 PEBBLE BEACH

## 01 Executive Summary

Investment Summary

Unit Mix Summary

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## OFFERING SUMMARY

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ADDRESS	<b>5104 Pebble Beach Las Vegas NV 89108</b>
COUNTY	<b>Clark</b>
MARKET	<b>yes</b>
SUBMARKET	<b>yes</b>
BUILDING SF	<b>3,868 SF</b>
LAND SF	<b>7,405 SF</b>
LAND ACRES	<b>.17</b>
NUMBER OF UNITS	<b>4</b>
YEAR BUILT	<b>1962</b>
YEAR RENOVATED	<b>2025</b>
APN	<b>138-25-510-021</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

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## FINANCIAL SUMMARY

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PRICE	<b>\$615,000</b>
PRICE PSF	<b>\$159.00</b>
PRICE PER UNIT	<b>\$153,750</b>
OCCUPANCY	<b>100.00%</b>
NOI (CURRENT)	<b>\$45,816</b>
CAP RATE (CURRENT)	<b>7.45%</b>
CAP RATE (Pro Forma)	<b>-1.11%</b>
GRM (CURRENT)	<b>11.68</b>
GRM (Pro Forma)	<b>9.16</b>

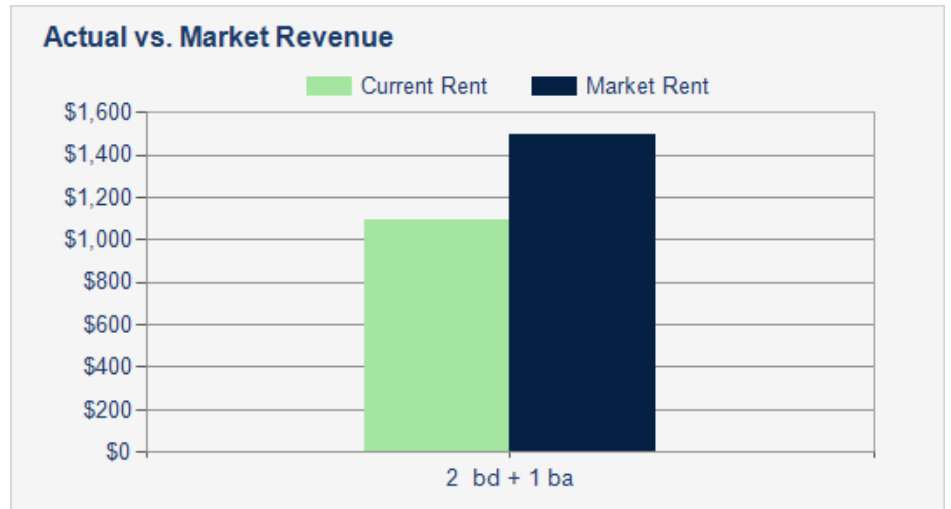
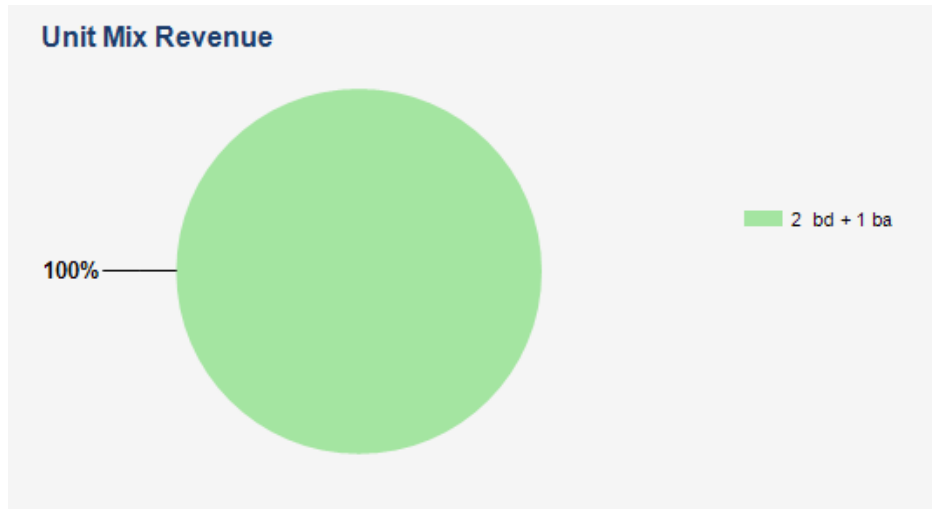
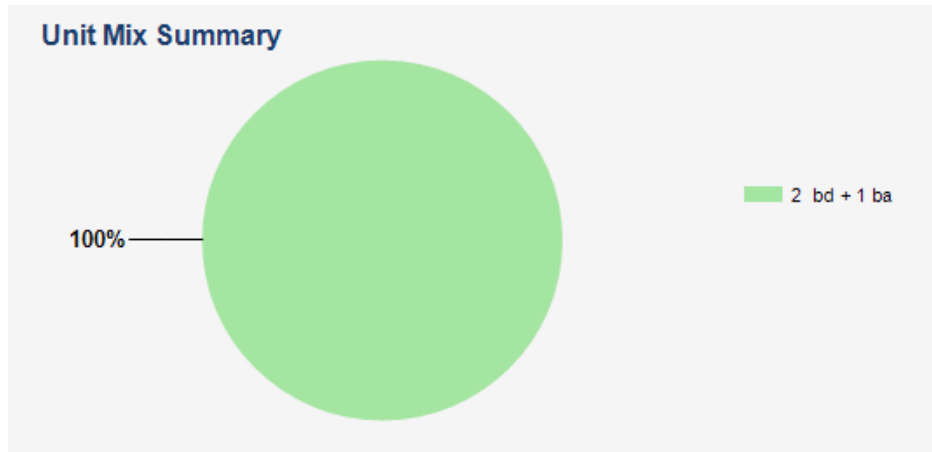
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## DEMOGRAPHICS

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	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2024 Population	<b>26,239</b>	<b>183,029</b>	<b>456,400</b>
2024 Median HH Income	<b>\$56,142</b>	<b>\$56,659</b>	<b>\$60,189</b>
2024 Average HH Income	<b>\$70,938</b>	<b>\$75,850</b>	<b>\$83,326</b>

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	4	986	\$1,095	\$1.11	\$4,380	\$1,495	\$1.52	\$5,980
<b>Totals/Averages</b>	<b>4</b>	<b>986</b>	<b>\$1,095</b>	<b>\$1.11</b>	<b>\$4,380</b>	<b>\$1,495</b>	<b>\$1.52</b>	<b>\$5,980</b>

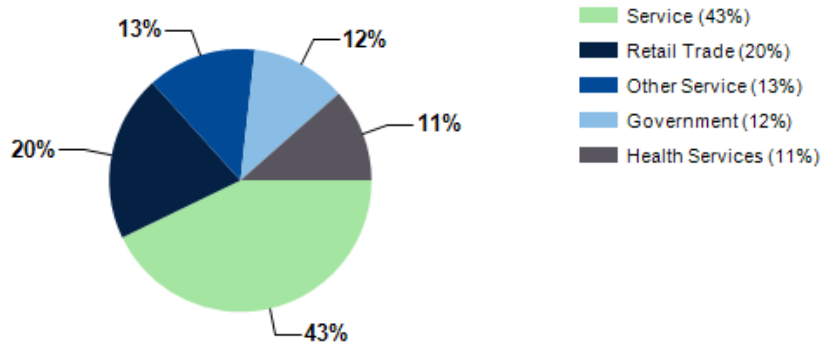


# 5104 PEBBLE BEACH

## 02 Location

Location Summary

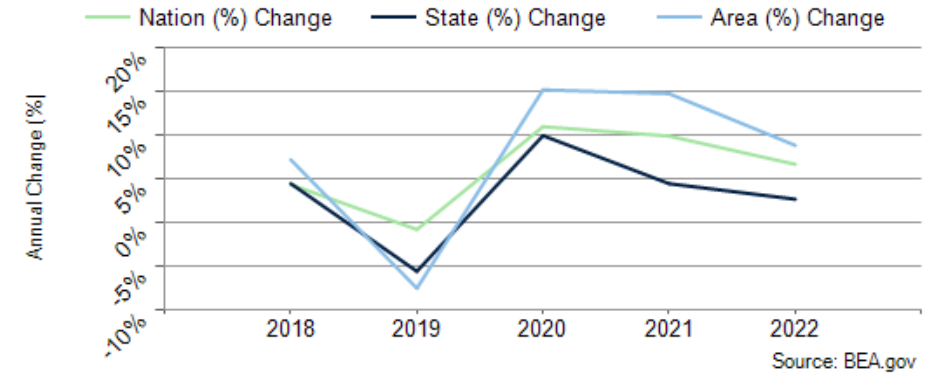
## Major Industries by Employee Count



## Largest Employers

Clark County School District	43,786
MGM Resorts International	50,000
Caesars Entertainment	30,000
Wynn Resorts	15,000
Las Vegas Sands Corp	10,000
Station Casinos LLC	12,000
Boyd Gaming Corporation	9,000
Las Vegas Metropolitan Police Department	50,009,999

## Clark County GDP Trend



# 5104 PEBBLE BEACH

03

## Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	4
BUILDING SF	3,868
LAND SF	7,405
LAND ACRES	.17
YEAR BUILT	1962
YEAR RENOVATED	2025
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4
POOL / JACUZZI	no
FIRE PLACE IN UNIT	no
WASHER/DRYER	Laundry room

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## FEES & DEPOSITS

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APPLICATION FEE	30
SECURITY DEPOSIT	988
PET FEE	300

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## MECHANICAL

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HVAC	yes
FIRE SPRINKLERS	no

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## UTILITIES

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WATER	city
TRASH	Republic Services
GAS	n/a
ELECTRIC	NV Energy

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## CONSTRUCTION

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FRAMING	wood
EXTERIOR	stucco
ROOF	remodeled 2025
LANDSCAPING	minimal

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# 5104 PEBBLE BEACH

04

## Rent Comps

Rent Comps

Rent Comps Summary Chart

Rent Comps Summary Table

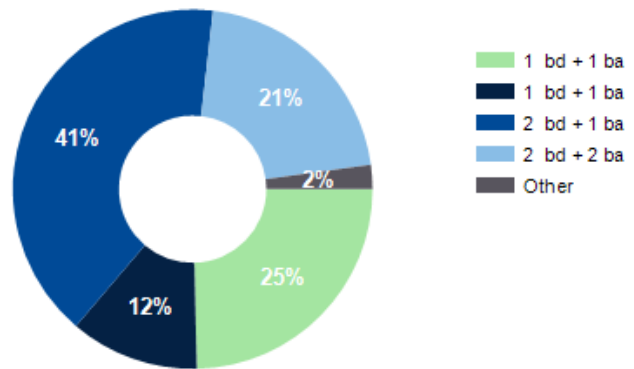
Rent Comps Map



### Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	1	655	\$1,060	\$1.61
1 bd + 1 ba	34	700	\$1,100	\$1.57
1 bd + 1 ba	16	730	\$1,100	\$1.50
2 bd + 1 ba	56	860	\$1,195	\$1.38
2 bd + 2 ba	29	850	\$1,214	\$1.42
3 bd + 1.5 ba	1	1,470	\$1,405	\$0.95
Studio + 1 ba	1	600	\$1,034	\$1.72
<b>Total/WAVG</b>	<b>138</b>	<b>804</b>	<b>\$1,164</b>	<b>\$1.45</b>

### Unit Mix Breakdown



### Colony House

941 Pocahontas Drive , Fort Walton Beach , FL 32547

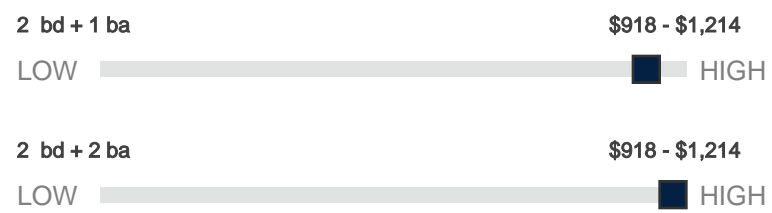
### Property Summary

UNITS	138
YEAR BUILT	1966
OCCUPANCY	97%
DISTANCE	1,916 miles

### Amenities

- Swimming Pool
- Common Laundry
- Water/Sewer/Garbage Included
- Air Conditioning
- Parking Open

### Comparables Rent Analysis





### Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
2 bd + 2 ba	84	1,100	\$985	\$0.89
<b>Total/WAVG</b>	<b>84</b>	<b>1,100</b>	<b>\$985</b>	<b>\$0.89</b>

### Unit Mix Breakdown



### Sound View

1100 Pippin Drive , Mary Esther , FL 32569

### Property Summary

UNITS	84
YEAR BUILT	2005
OCCUPANCY	95%
DISTANCE	1,906 miles

### Amenities

- Fitness Center
- Common Laundry
- Garbage Included
- Air Conditioning
- Parking Open

### Comparables Rent Analysis

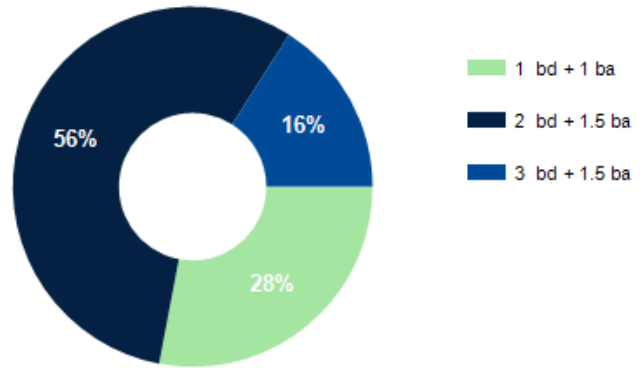




### Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
1 bd + 1 ba	28	636	\$816	\$1.28
2 bd + 1.5 ba	56	802	\$918	\$1.14
3 bd + 1.5 ba	16	968	\$1,071	\$1.10
<b>Total/WAVG</b>	<b>100</b>	<b>782</b>	<b>\$914</b>	<b>\$1.17</b>

### Unit Mix Breakdown



### The Alexandria at 105th

105 Wright Parkway SW, Fort Walton Beach, FL 32548

### Property Summary

UNITS	100
YEAR BUILT	1975
OCCUPANCY	100%
DISTANCE	1,914 miles

### Comparables Rent Analysis



### Amenities

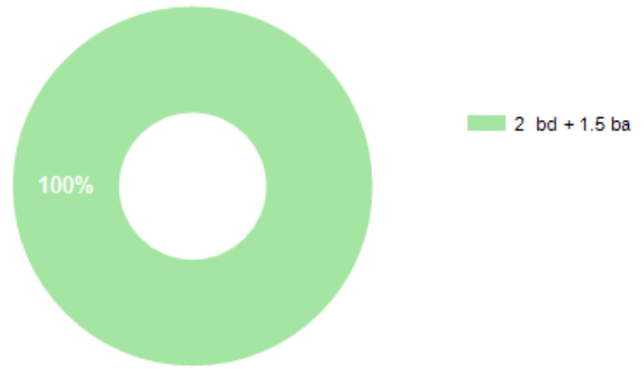
- Fitness Center
- Common Laundry
- Water/Sewer/Garbage Included
- Air Conditioning
- Parking Open



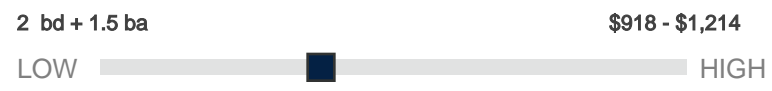
**Unit Mix and Rent Schedule**

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
2 bd + 1.5 ba	124	1,100	\$1,030	\$0.93
<b>Total/WAVG</b>	<b>124</b>	<b>1,100</b>	<b>\$1,030</b>	<b>\$0.93</b>

**Unit Mix Breakdown**



**Comparables Rent Analysis**



**Parkview Estates**

995 Denton Blvd. NW, Fort Walton Beach, FL 32547

**Property Summary**

UNITS	124
YEAR BUILT	1985
OCCUPANCY	98%
DISTANCE	1,917 miles

**Amenities**

- Swimming Pool
- Common Laundry
- Garbage Included
- Clubhouse
- Parking Open



### Unit Mix and Rent Schedule

Unit Mix	# of Units	SF	Rent Summary	Rent PSF
2 bd + 1 ba	4	986	\$1,095	\$1.11
<b>Totals/Averages</b>	<b>4</b>	<b>986</b>	<b>\$1,095</b>	<b>\$1.11</b>

### Unit Mix Breakdown



### 5104 Pebble Beach

5104 Pebble Beach, Las Vegas, NV 89108

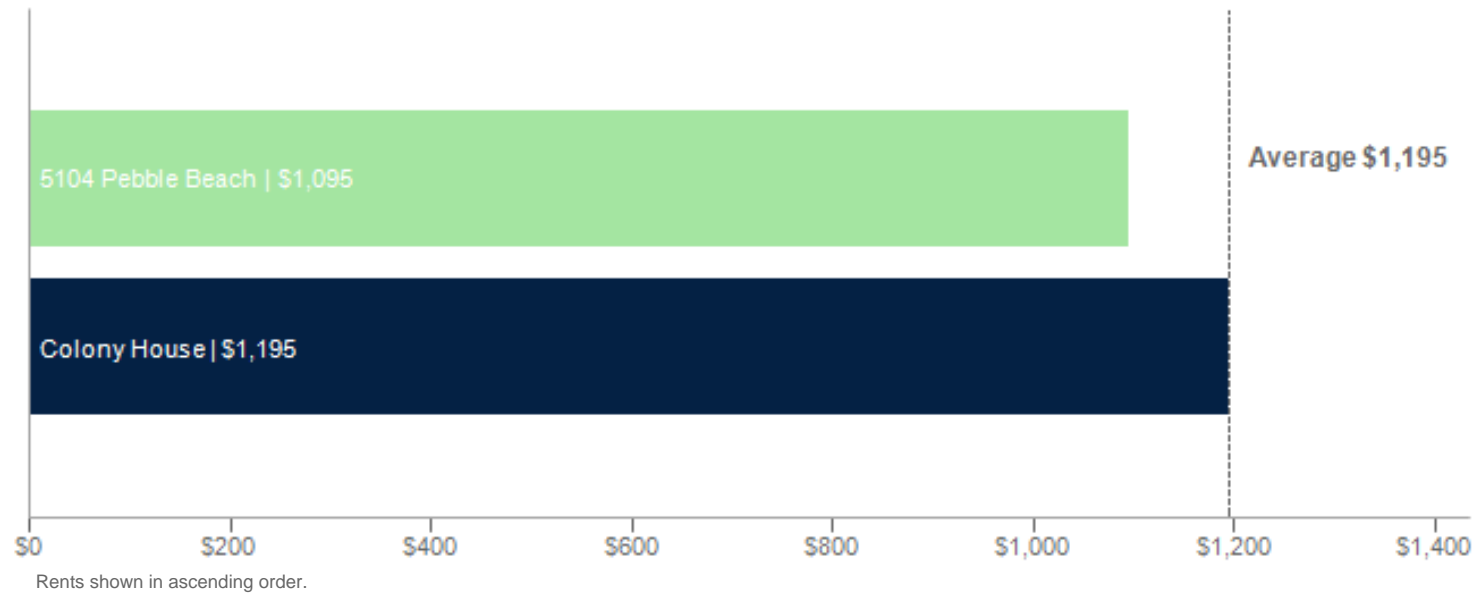
### Property Summary


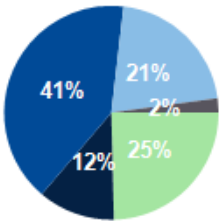

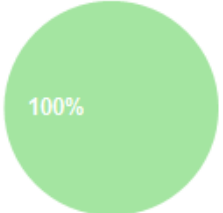

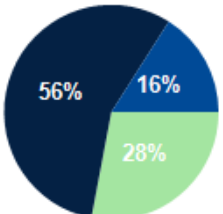

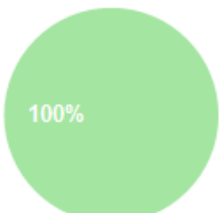

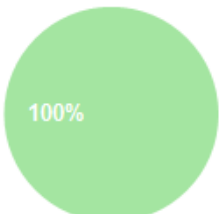
UNITS	4
YEAR BUILT	1962
OCCUPANCY	100%
LAND SF	7,405
ACRES	.17

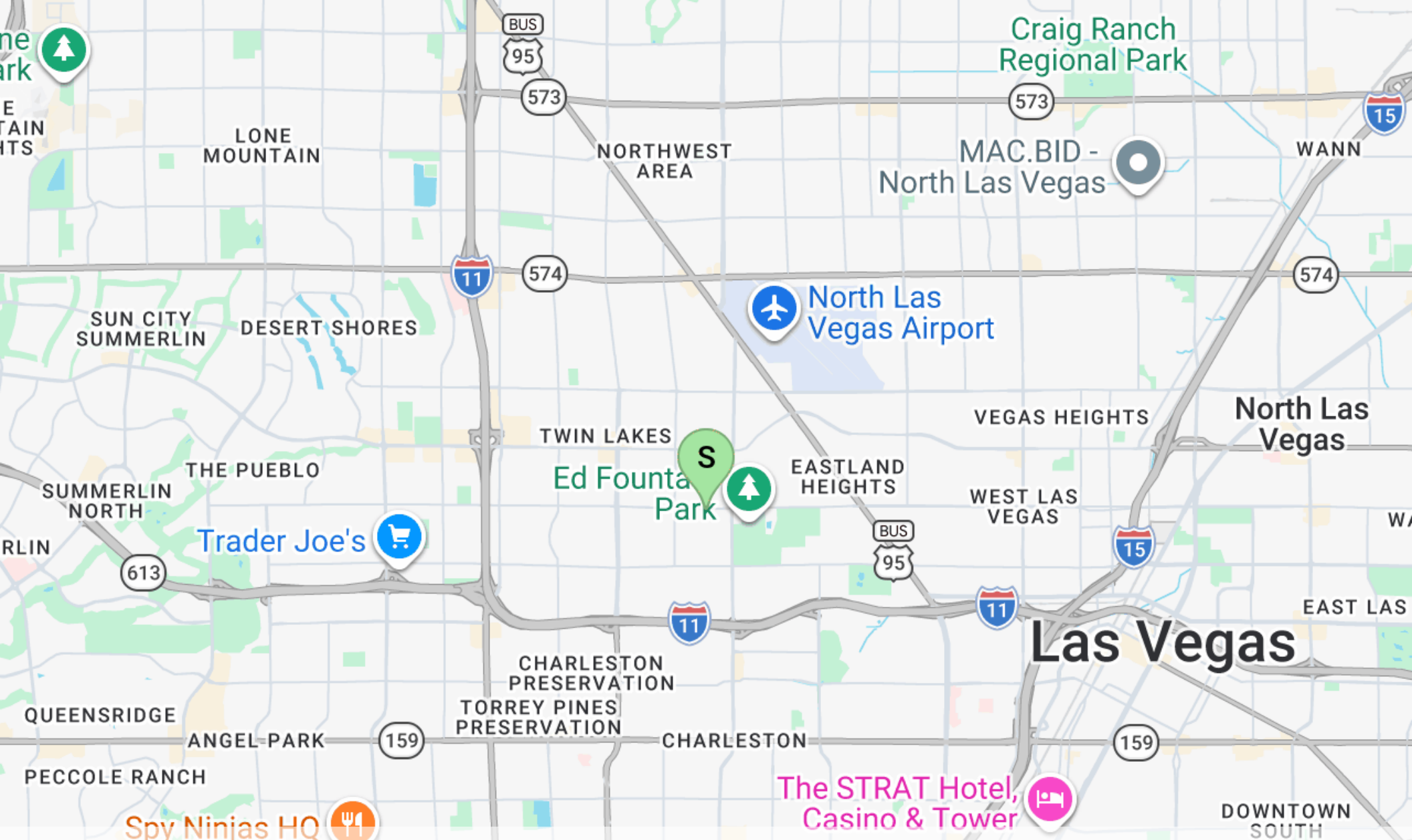
### Comparables Rent Analysis



## 2 BD + 1 BA



PROPERTY		TOTAL UNITS	OCC	YR BLT	UNIT MIX	MILES																																
1	 <p>Colony House 941 Pochontas Drive Fort Walton Beach , FL 32547</p>	<table border="1"> <tr><td>1</td><td>1bd+1ba</td><td>655sf</td><td>\$1,060</td></tr> <tr><td>16</td><td>1bd+1ba</td><td>730sf</td><td>\$1,100</td></tr> <tr><td>34</td><td>1bd+1ba</td><td>700sf</td><td>\$1,100</td></tr> <tr><td>56</td><td>2bd+1ba</td><td>860sf</td><td>\$1,195</td></tr> <tr><td>29</td><td>2bd+2ba</td><td>850sf</td><td>\$1,214</td></tr> <tr><td>1</td><td>3bd+1.5ba</td><td>1,470sf</td><td>\$1,405</td></tr> <tr><td>1</td><td>Studio+1ba</td><td>600sf</td><td>\$1,034</td></tr> <tr><td colspan="4">138 TOTAL</td></tr> </table>	1	1bd+1ba	655sf	\$1,060	16	1bd+1ba	730sf	\$1,100	34	1bd+1ba	700sf	\$1,100	56	2bd+1ba	860sf	\$1,195	29	2bd+2ba	850sf	\$1,214	1	3bd+1.5ba	1,470sf	\$1,405	1	Studio+1ba	600sf	\$1,034	138 TOTAL				97%	1966		1,916.0
		1	1bd+1ba	655sf	\$1,060																																	
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2	 <p>Sound View 1100 Pippin Drive Mary Esther , FL 32569</p>	<table border="1"> <tr><td>84</td><td>2bd+2ba</td><td>1,100sf</td><td>\$985</td></tr> <tr><td colspan="4">84 TOTAL</td></tr> </table>	84	2bd+2ba	1,100sf	\$985	84 TOTAL				95%	2005		1,906.0																								
		84	2bd+2ba	1,100sf	\$985																																	
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3	 <p>The Alexandria at 105th 105 Wright Parkway SW Fort Walton Beach, FL 32548</p>	<table border="1"> <tr><td>28</td><td>1bd+1ba</td><td>636sf</td><td>\$816</td></tr> <tr><td>56</td><td>2bd+1.5ba</td><td>802sf</td><td>\$918</td></tr> <tr><td>16</td><td>3bd+1.5ba</td><td>968sf</td><td>\$1,071</td></tr> <tr><td colspan="4">100 TOTAL</td></tr> </table>	28	1bd+1ba	636sf	\$816	56	2bd+1.5ba	802sf	\$918	16	3bd+1.5ba	968sf	\$1,071	100 TOTAL				100%	1975		1,914.0																
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4	 <p>Parkview Estates 995 Denton Blvd. NW Fort Walton Beach, FL 32547</p>	<table border="1"> <tr><td>124</td><td>2bd+1.5ba</td><td>1,100sf</td><td>\$1,030</td></tr> <tr><td colspan="4">124 TOTAL</td></tr> </table>	124	2bd+1.5ba	1,100sf	\$1,030	124 TOTAL				98%	1985		1,917.0																								
		124	2bd+1.5ba	1,100sf	\$1,030																																	
124 TOTAL																																						
<b>AVERAGES</b>		<b>112</b>	<b>98%</b>																																			
S	 <p>5104 Pebble Beach Las Vegas, NV 89108</p>	<table border="1"> <tr><td>4</td><td>2bd+1ba</td><td>986sf</td><td>\$1,095</td></tr> <tr><td colspan="4">4 TOTAL</td></tr> </table>	4	2bd+1ba	986sf	\$1,095	4 TOTAL				100%	1962																										
4	2bd+1ba	986sf	\$1,095																																			
4 TOTAL																																						



#	Property Name	Address	City
S	5104 Pebble Beach	5104 Pebble Beach	Las Vegas
1	THE Colony House	941 Pocahontas Drive	Fort Walton Beach
2	Sound View	1100 Pippin Drive	Mary Esther
3	The Alexandria at 105th	105 Wright Parkway SW	Fort Walton Beach
4	Parkview Estates	995 Denton Blvd. NW	Fort Walton Beach

# 5104 PEBBLE BEACH

05 Rent Roll

Rent Roll

05

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End
A	2 bd + 1 ba	986	\$1.11	\$1,095.00	\$1,495.00	10/01/2024	10/01/2025
B	2 bd + 1 ba	986	\$1.11	\$1,095.00	\$1,495.00	09/01/2024	09/01/2025
C	2 bd + 1 ba	986	\$1.11	\$1,095.00	\$1,495.00	07/01/2024	07/01/2025
D	2 bd + 1 ba	986	\$1.11	\$1,095.00	\$1,495.00	06/01/2024	06/01/2025
<b>Totals / Averages</b>		<b>3,944</b>	<b>\$1.11</b>	<b>\$4,380.00</b>	<b>\$5,980.00</b>		

# 5104 PEBBLE BEACH

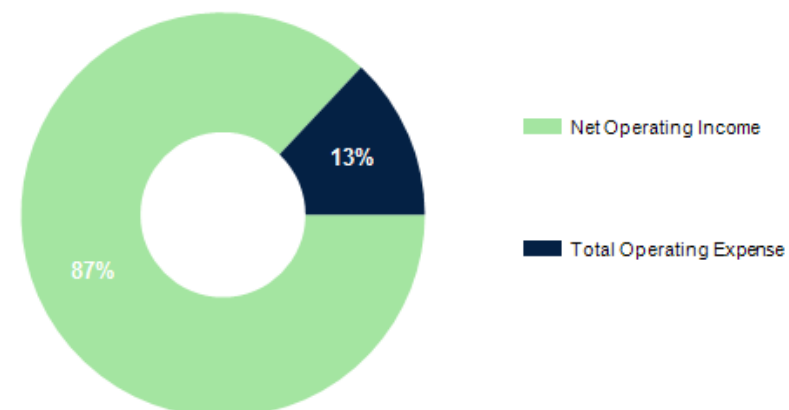
06

## Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

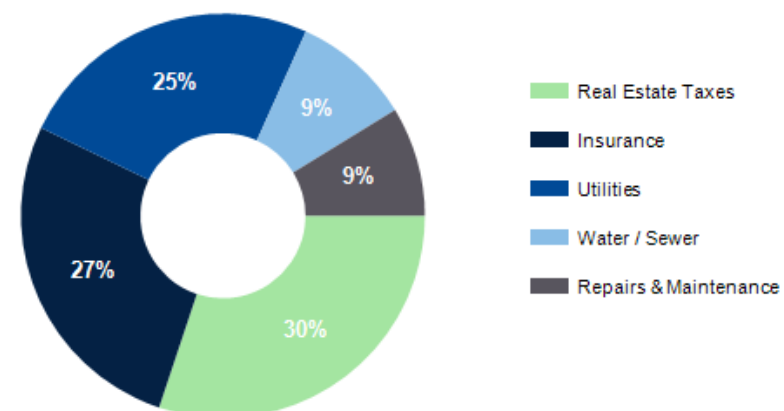
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA
Gross Scheduled Rent	\$52,560	99.8%	\$67,152
Other Income	\$100	0.2%	
<b>Gross Potential Income</b>	<b>\$52,660</b>		<b>\$67,152</b>
Occupancy	100.00%		
<b>Effective Gross Income</b>	<b>\$52,660</b>		
Less Expenses	\$6,844	12.99%	\$6,844
<b>Net Operating Income</b>	<b>\$45,816</b>		<b>(\$6,844)</b>



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,062	\$515	\$2,062	\$515
Insurance	\$1,850	\$463	\$1,850	\$463
Repairs & Maintenance	\$600	\$150	\$600	\$150
Water / Sewer	\$650	\$163	\$650	\$163
Utilities	\$1,682	\$421	\$1,682	\$421
<b>Total Operating Expense</b>	<b>\$6,844</b>	<b>\$1,711</b>	<b>\$6,844</b>	<b>\$1,711</b>
Expense / SF	\$1.77		\$1.77	
% of EGI	12.99%			

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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## GLOBAL

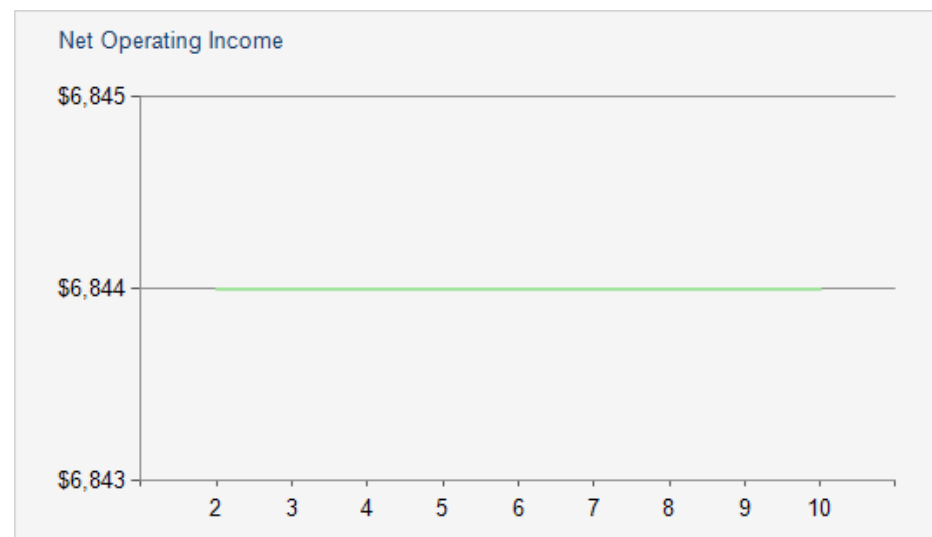
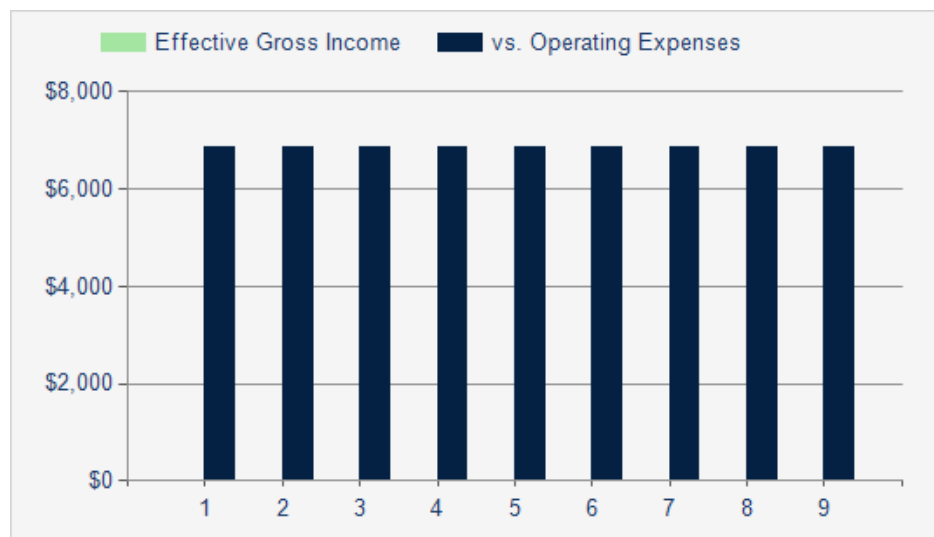
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Price	<b>\$615,000</b>
Millage Rate (not a growth rate)	<b>0.34000%</b>

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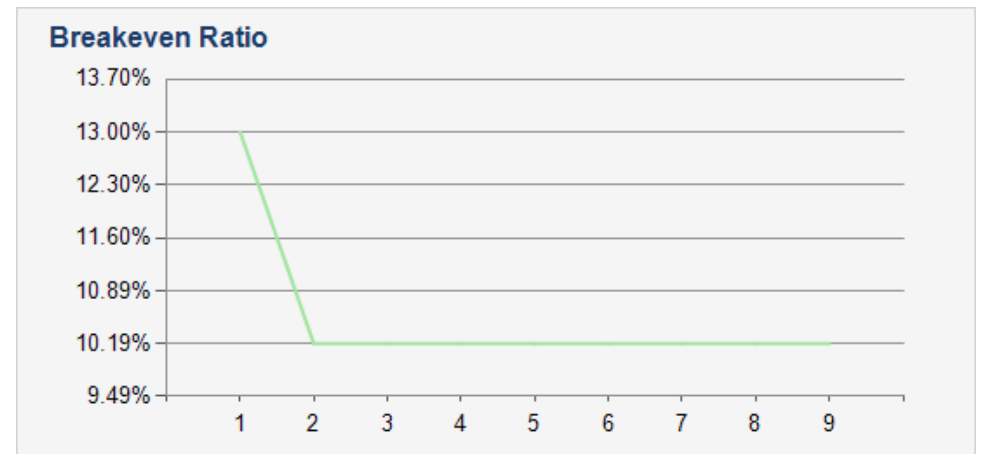
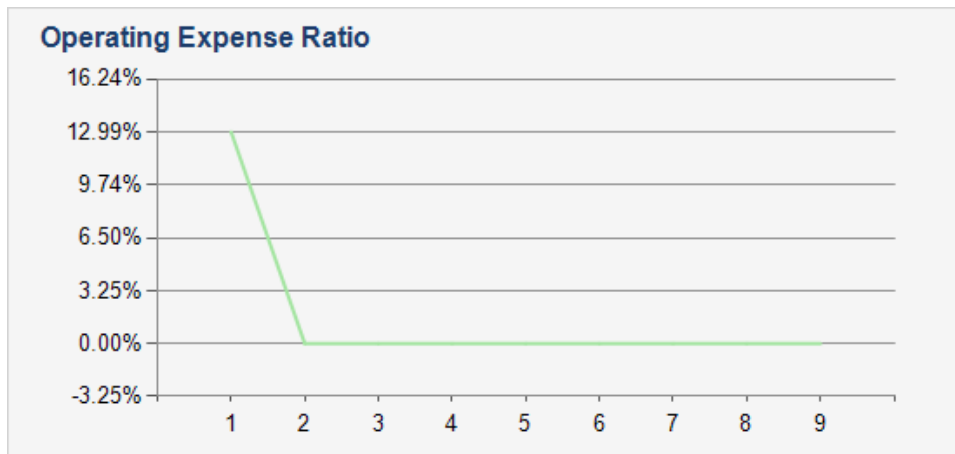
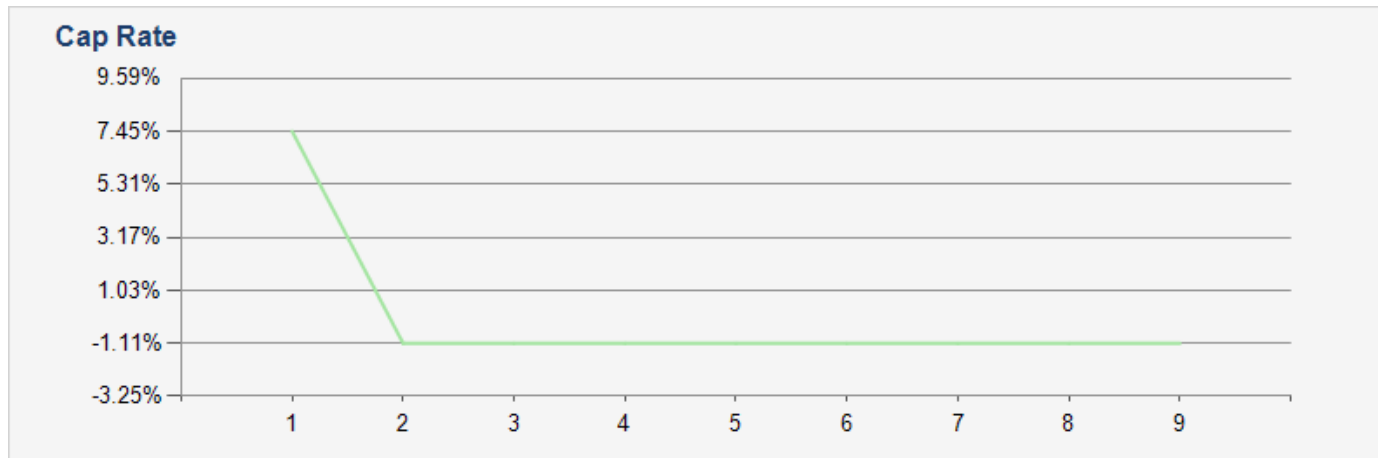
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$52,560	\$67,152	\$67,152	\$67,152	\$67,152	\$67,152	\$67,152	\$67,152	\$67,152	\$67,152
Other Income	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Gross Potential Income</b>	<b>\$52,660</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>	<b>\$67,152</b>
Occupancy	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Effective Gross Income</b>	<b>\$52,660</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062	\$2,062
Insurance	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850
Repairs & Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Water / Sewer	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650
Utilities	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682
<b>Total Operating Expense</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>	<b>\$6,844</b>
<b>Net Operating Income</b>	<b>\$45,816</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>	<b>(\$6,844)</b>



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	7.45%	-1.11%	-1.11%	-1.11%	-1.11%	-1.11%	-1.11%	-1.11%	-1.11%	-1.11%
Operating Expense Ratio	12.99%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gross Multiplier (GRM)	11.68	9.16	9.16	9.16	9.16	9.16	9.16	9.16	9.16	9.16
Breakeven Ratio	13.00%	10.19%	10.19%	10.19%	10.19%	10.19%	10.19%	10.19%	10.19%	10.19%
Price / SF	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00	\$159.00
Price / Unit	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750	\$153,750
Income / SF	\$13.61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense / SF	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76	\$1.76

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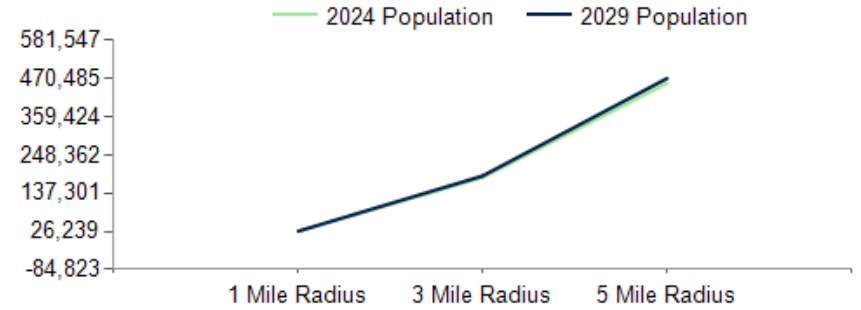
# 5104 PEBBLE BEACH

## 07 Demographics

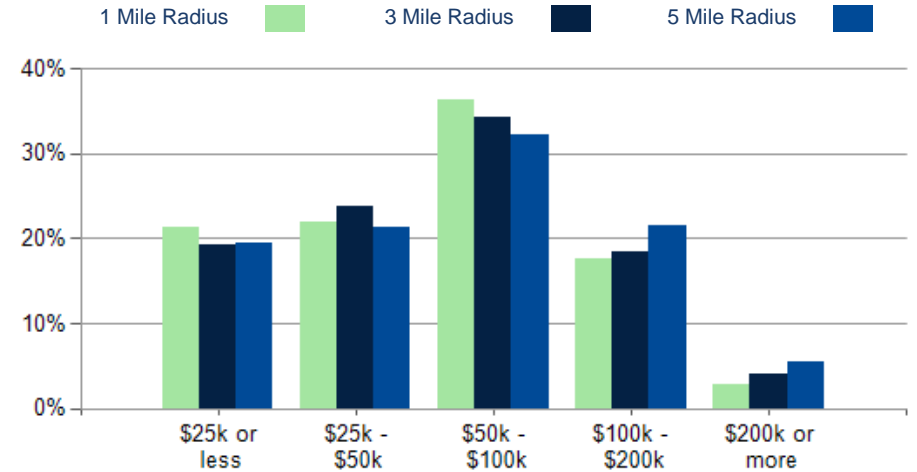
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,003	165,625	407,158
2010 Population	25,070	172,533	431,812
2024 Population	26,239	183,029	456,400
2029 Population	27,039	187,484	470,485
2024 African American	3,550	33,884	80,934
2024 American Indian	427	2,703	5,905
2024 Asian	971	10,372	35,314
2024 Hispanic	15,327	85,233	181,235
2024 Other Race	9,187	48,026	99,244
2024 White	7,106	55,741	159,880
2024 Multiracial	4,785	30,576	70,951
2024-2029: Population: Growth Rate	3.00%	2.40%	3.05%

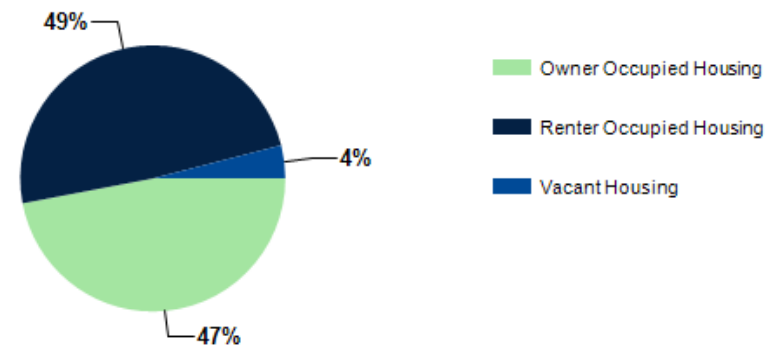
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,164	7,681	19,545
\$15,000-\$24,999	706	5,111	14,278
\$25,000-\$34,999	650	6,077	15,048
\$35,000-\$49,999	1,272	9,758	21,976
\$50,000-\$74,999	1,791	12,840	32,172
\$75,000-\$99,999	1,402	9,920	23,991
\$100,000-\$149,999	1,213	9,328	26,799
\$150,000-\$199,999	330	2,894	10,608
\$200,000 or greater	247	2,730	9,698
Median HH Income	\$56,142	\$56,659	\$60,189
Average HH Income	\$70,938	\$75,850	\$83,326



### 2024 Household Income



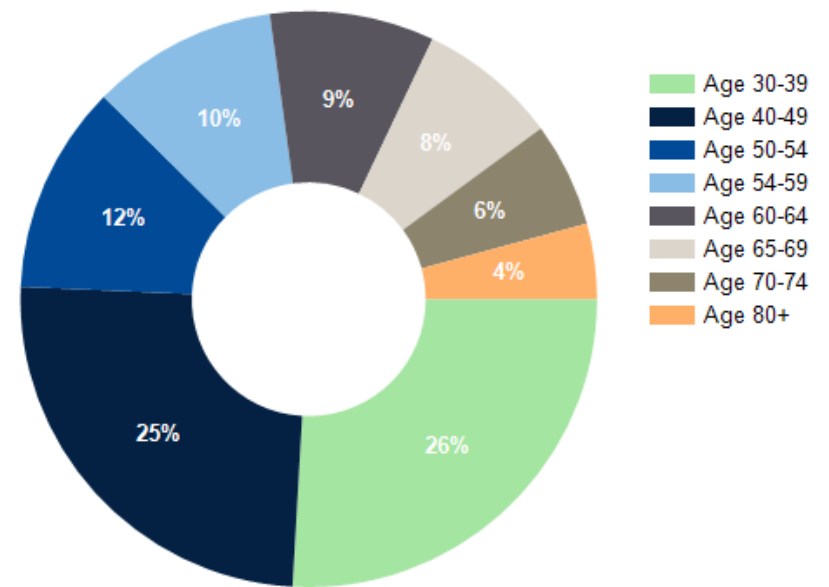
### 2024 Own vs. Rent - 1 Mile Radius



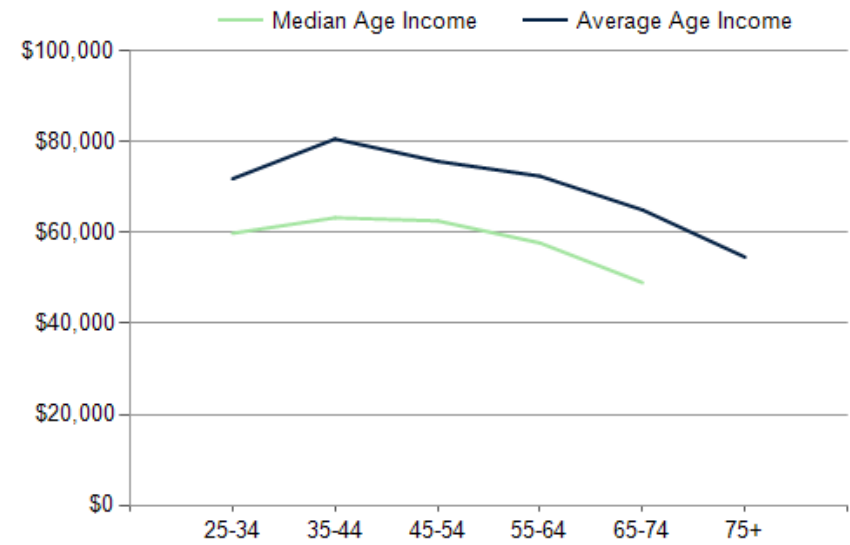
Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,931	14,376	35,094
2024 Population Age 35-39	1,824	12,775	31,716
2024 Population Age 40-44	1,891	12,252	30,299
2024 Population Age 45-49	1,704	11,061	27,602
2024 Population Age 50-54	1,698	11,521	29,235
2024 Population Age 55-59	1,513	10,746	28,310
2024 Population Age 60-64	1,337	10,270	28,108
2024 Population Age 65-69	1,136	8,980	25,019
2024 Population Age 70-74	851	7,033	20,016
2024 Population Age 75-79	614	5,148	15,225
2024 Population Age 80-84	389	3,065	8,950
2024 Population Age 85+	308	2,544	7,160
2024 Population Age 18+	19,661	141,263	360,421
2024 Median Age	35	37	39
2029 Median Age	36	38	40

Population By Age



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,873	\$59,512	\$61,778
Average Household Income 25-34	\$71,879	\$74,289	\$79,909
Median Household Income 35-44	\$63,302	\$66,557	\$71,287
Average Household Income 35-44	\$80,647	\$86,653	\$93,934
Median Household Income 45-54	\$62,616	\$67,318	\$75,114
Average Household Income 45-54	\$75,730	\$86,128	\$96,934
Median Household Income 55-64	\$57,745	\$58,837	\$65,243
Average Household Income 55-64	\$72,465	\$78,834	\$90,083
Median Household Income 65-74	\$48,993	\$46,126	\$50,985
Average Household Income 65-74	\$65,024	\$67,428	\$74,584
Average Household Income 75+	\$54,640	\$56,997	\$61,132



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