

52355 NEVADA HIGHWAY 376

Round Mountain, Nevada 89045

Price: \$299,000

AN OUTSTANDING INVESTMENT OPPORTUNITY!

Profitable 3-Building Complex with 6 Fully-Occupied Apartments

PROPERTY HIGHLIGHTS:

- Six Units:

4 two-bedroom apartments.

1 one-bedroom apartment.

1 two-bedroom unit with an additional laundry/bedroom

- Building Dimensions:

Each of the three buildings measures 30' x 60'.

- Utilities:

-Propane heating and water heating for all duplexes.

-Electric power.

-No cable provided; tenants arrange their own internet and TV.

-Garbage Service: \$324/quarter for two dumpsters with weekly pickup.

- Appliances Provided:

Each unit comes with a stove and refrigerator.

ADDITIONAL FEATURES:

- Occupancy: 100% rented with a waiting list.
- Lease Terms: Month-to-month leases requiring 30 days' notice or 30 days' rent.
- Rent Collection: Tenants transfer rent directly to the owner's bank account.
- Water Source: Dedicated, fully-redone well with updated equipment (2019).
- Septic System: Each duplex has a septic tank and field, pumped as preventive maintenance in
- Land Details:
- Nye County Parcel Number: #010-411-09.
- 3.9 acres housing the duplexes and an additional 2.1-acre parcel with a storage trailer.
- Location of Records: Available in Tonopah or possibly Pahrump, Nevada.

Why Choose This Property?

- ✓ Proven income-generating asset with steady demand.
- ✓ Self-sufficient with a dedicated well and septic system.
- ✓ Located on a 6-acre parcel offering potential for further development.

FINANCIAL OVERVIEW:

Rental Income (Monthly Breakdown):

- Apartment 1: \$585
- Apartment 2: \$550
- Apartment 3: \$610
- Apartment 4: \$560
- Apartment 5: \$500
- Apartment 6: \$700

Total Monthly Income: \$3,505

Cynthia L. Glickman, Ph.D.

Broker / Owner

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