

MULTIFAMILY PROPERTY FOR SALE

415 SOUTH 14TH STREET, LAS VEGAS, NV 89101

AVA



FOR MORE INFORMATION:

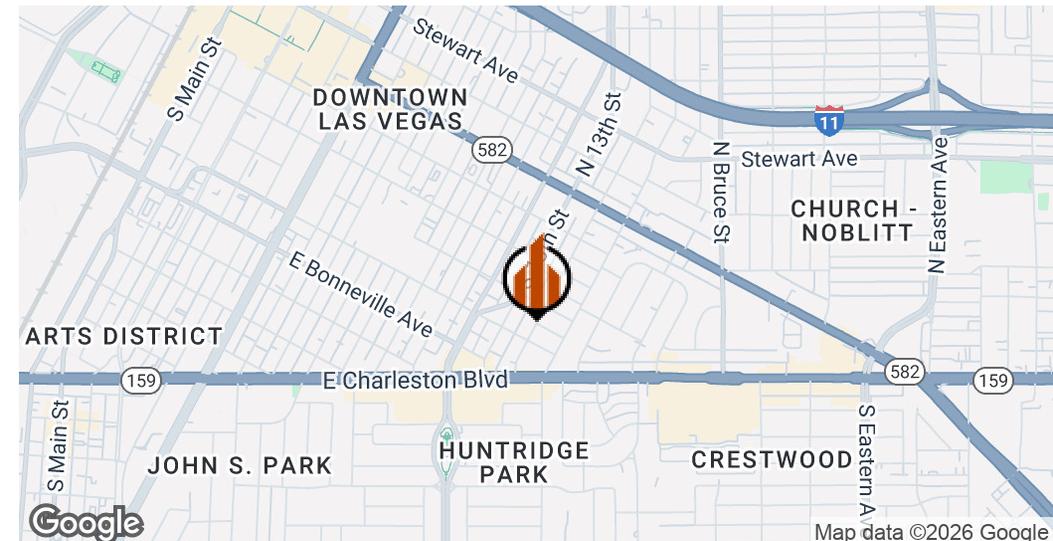
ADAM PAUL MACALUSO
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3042 SOUTH DURANGO DR | LAS VEGAS, NV 89117
BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$3,299,999
Building Size:	9,024 SF
Lot Size:	0.32 Acres
Number of Units:	16
Cap Rate:	6.03%
NOI:	\$198,845
Year Built:	1979
Renovated:	2025
Zoning:	R4
Submarket:	Downtown

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	882	3,123	11,711
Total Population	1,789	6,037	26,017
Average HH Income	\$45,783	\$50,859	\$57,932



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PROPERTY OVERVIEW VIDEO



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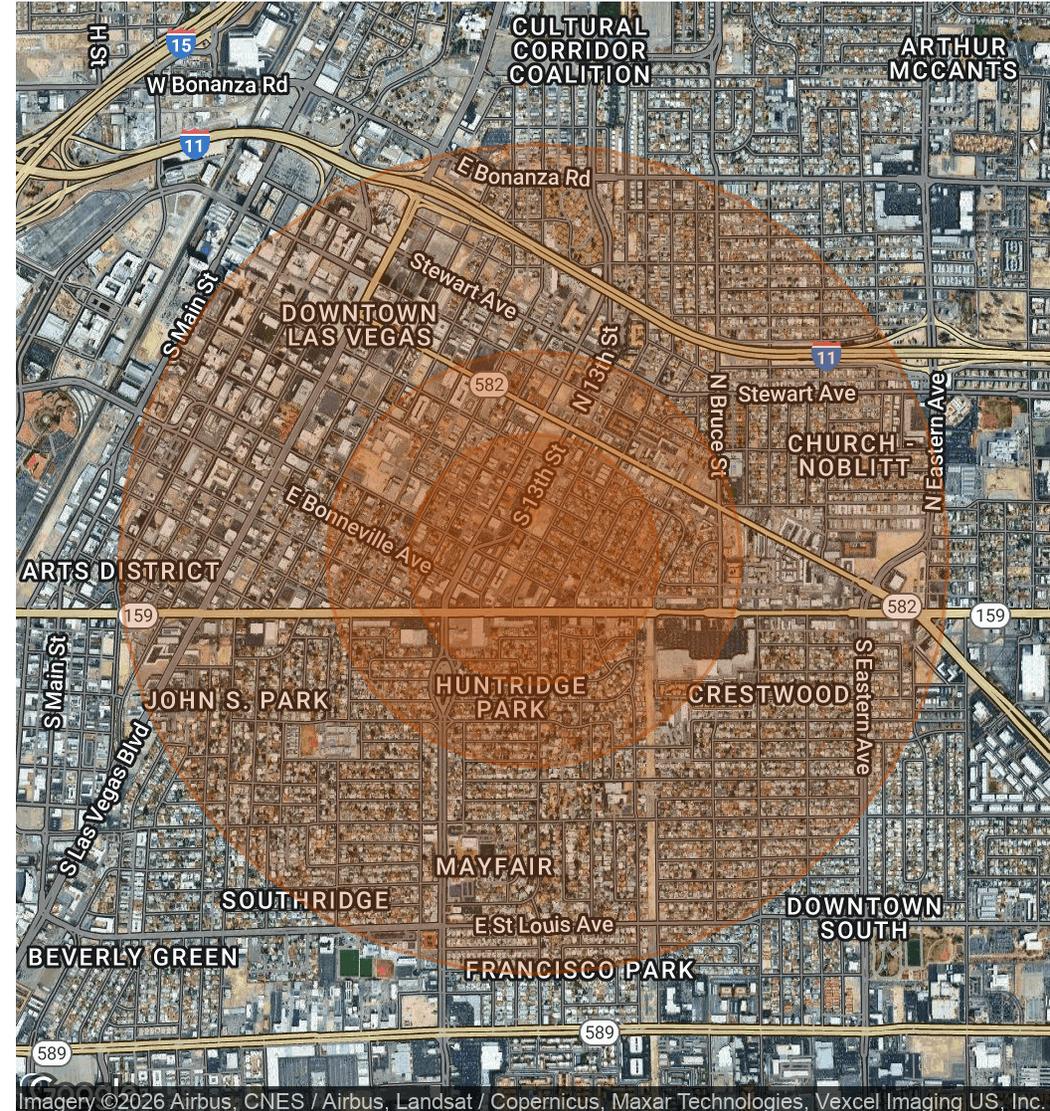
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,789	6,037	26,017
Average Age	42	43	41
Average Age (Male)	44	44	42
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	882	3,123	11,711
# of Persons per HH	2	1.9	2.2
Average HH Income	\$45,783	\$50,859	\$57,932
Average House Value	\$359,121	\$404,099	\$371,781

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	40.7%	39.9%	48.2%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	593	2,238	8,540
Total Population - Black	324	970	4,055
Total Population - Asian	127	383	1,328
Total Population - Hawaiian	8	29	121
Total Population - American Indian	28	79	355
Total Population - Other	400	1,276	6,701

Demographics data derived from AlphaMap



Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



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ADAM PAUL MACALUSO

President of Multifamily Investments

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NV #BS0145166.LLC

PROFESSIONAL BACKGROUND

When entering or exiting the Multifamily asset class it's crucial to your success as an investor to be aligned with a qualified trusted advisor who will put your needs above all else. Paul Macaluso is President of Multifamily Investments at Simply Vegas Commercials and is a specialist in the acquisition and disposition of Multifamily assets with a over decade of experience helping Multifamily property owners achieve and exceed their investment goals

With a unique fresh approach and the aid of today's modern cutting edge technology Paul Macaluso Guarantees to position investors for success with their Las Vegas Multifamily investment needs.

Being able to have a reliable professional as your boots on the ground is key to identifying profitable opportunities in the Las Vegas Multifamily market. Whether the market is up, down or sideways Paul Macaluso has been able to guide his clients towards above average returns in every market condition. With his unwavering determination along with uncompromising definiteness of purpose Paul Macaluso can and will Guarantee your success within the Las Vegas Multifamily asset class of our commercial market.

MEMBERSHIPS

- 5 Points Business Association
- Greater Las Vegas Association of Realtors
- Commercial Real Estate Alliance

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"We were absolutely amazed with the dedication and professionalism Paul demonstrated when he listed our property. Within a week of taking our listing, Paul presented us with detailed marketing material and had already brought forward numerous investors with serious offers. Throughout the escrow process, he continued to stay on top of ensuring all of our commitments were upheld and that the Buyer was kept happy in order to make it a smooth escrow period. Going forward we hope to work more closely with Paul as we continue to acquire and sell properties."

ADAM FOULAD OAKTREE CAPITAL SERIES

"Paul sold 3 apartment buildings for my family within a 7 month period. He made the right suggestions at the right time to position our assets for a quick sale at the highest price the market could bare. Paul handled things efficiently, professionally and was always courteous while working with us"

MR & MRS LEE/LEE FAMILY

"We are very appreciative for Paul successfully selling our apartment building in Las Vegas. Paul Macaluso presented himself in a professional calm manner, most knowledgeable and considerate of our needs. We are pleased to recommend Paul without hesitation. Thank you for your hard work, dedication and guidance through the transaction. Sincerely we wish you all the success in the future."

EZRA HAREL OMEGA GLOBAL INVESTMENT GROUP

"We have been very impressed by Paul's ability to literally read our minds and deliver each and every time a property that we need to sustain the growth of our portfolio"

EDDIE HADDAD, GREAT BRIDGE PROPERTIES

"Paul has been a great asset while looking for real estate investments in Las Vegas. Paul does not simply look for opportunities where he can make money, but is looking for you to have a great long term investment. Having gone through four escrows with Paul, they have all gone smoothly as he has guided us along. Paul goes the extra mile for you and will definitely assist you in your real estate investments. If you are an out of town investor, I would highly recommend Paul because he makes the process simple and will find you great opportunities"

ANTHONY MARINACCIO, MARINACCIO LAW



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