

4381 Cy Cliffview Circle, Las Vegas, NV 89121



## OFFERING

EDWARD ORASI  
(702) 860-7087  
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### PROPERTY DESCRIPTION

Nestled in the charming Sunrise Manor neighborhood of Las Vegas, this intimate 6-unit apartment building offers a peaceful retreat with convenient access to city amenities. Each unit features modern interiors complemented by abundant natural light, creating a warm and inviting atmosphere. Enjoy the tranquility of the surrounding residential area while being just moments away from shopping, dining, and recreational opportunities. Perfect for those seeking a relaxed lifestyle with proximity to urban conveniences, this property presents a rare

### LOCATION DESCRIPTION

Las Vegas, renowned as the Entertainment Capital of the World, dazzles with its vibrant nightlife, world-class dining, and iconic casino resorts lining the famous Strip. Beyond the glittering facades, the city offers diverse neighborhoods, each with its unique charm and amenities. From the historic Fremont Street Experience downtown to the upscale shops of Summerlin, Las Vegas caters to every lifestyle. Outdoor enthusiasts can explore nearby Red Rock Canyon or Lake Mead, while cultural enthusiasts

### SUMMARY

Building SF: 6,970

Lot Size: 0.19 Acres

Price: \$1,460,000

Year Built: 1980

Zoning: R-3



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# PROPERTY INFORMATION

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# EXECUTIVE SUMMARY

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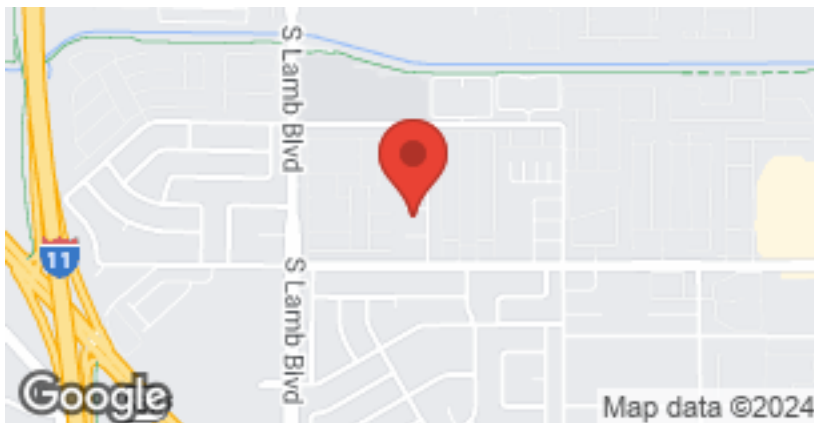


## OFFERING SUMMARY

<b>PRICE:</b>	\$1,460,000
<b>NUMBER OF UNITS:</b>	6
<b>BUILDING SF:</b>	3,968
<b>LOT SIZE:</b>	6,970 SF
<b>YEAR BUILT:</b>	1980
<b>ZONING:</b>	R-3

## PROPERTY OVERVIEW

Sunrise Manor in Las Vegas combines suburban tranquility with urban convenience. Located just east of the city center, it offers a diverse range of housing options from single-family homes to apartments. Residents enjoy proximity to parks, schools, and shopping centers like Boulevard Mall. The neighborhood's appeal lies in its family-friendly atmosphere, affordable living, and easy access to the Las Vegas Strip and downtown attractions via nearby freeways. With a backdrop of picturesque desert landscapes and a growing community spirit, Sunrise Manor presents an ideal blend of suburban serenity and city accessibility in vibrant Las Vegas.



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# PROPERTY PHOTOS

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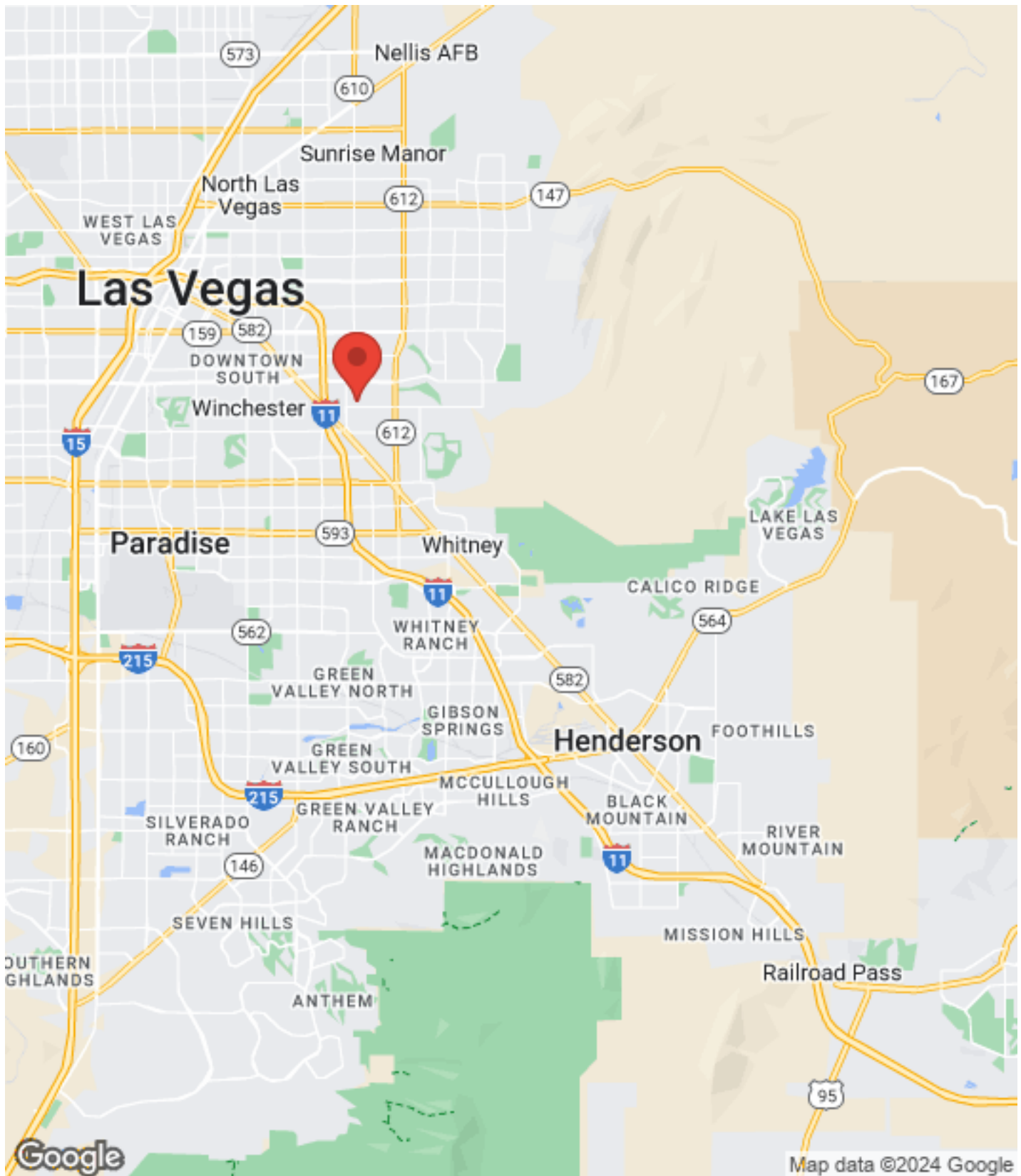
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# REGIONAL MAP

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# AERIAL MAP

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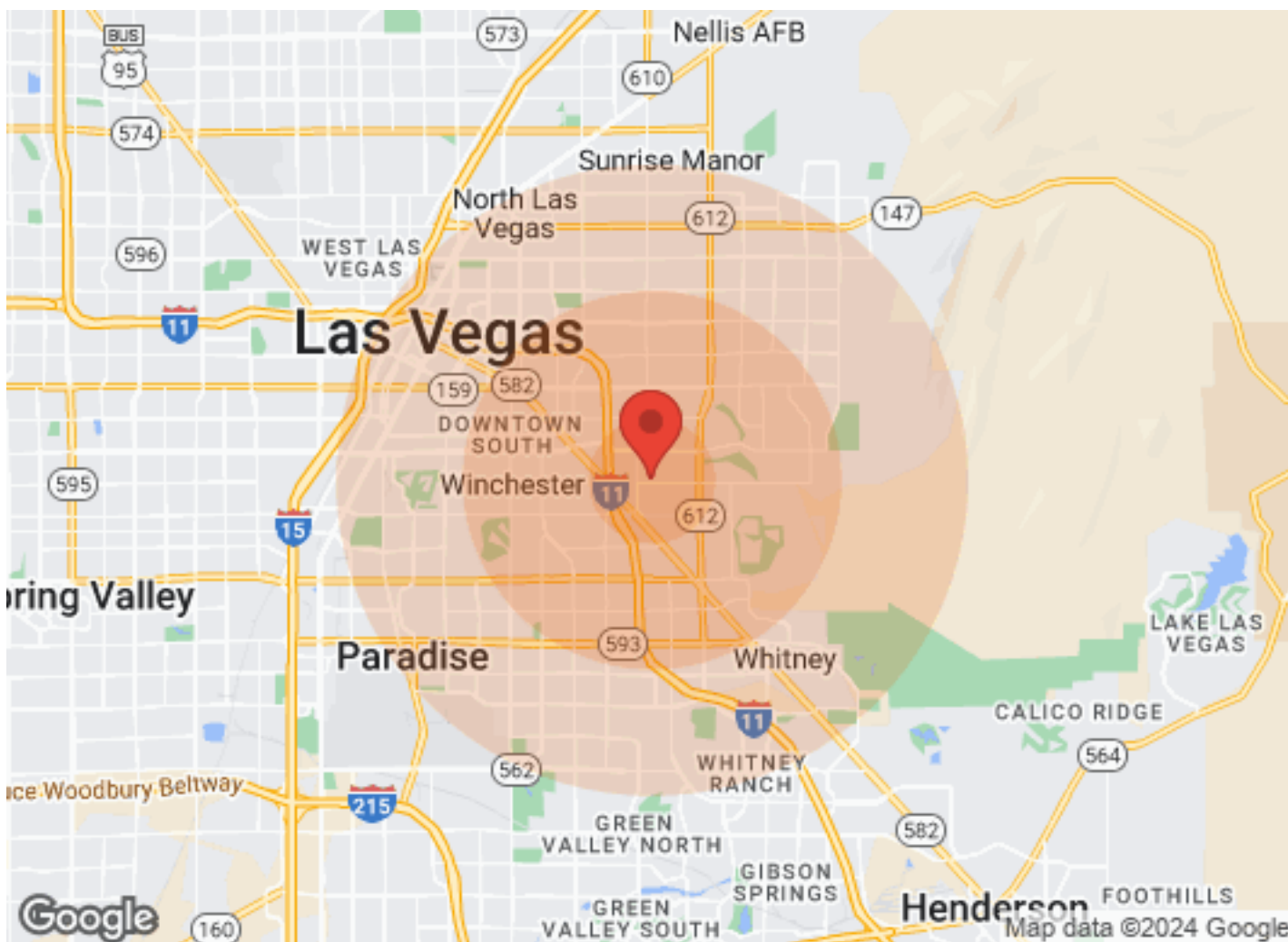
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	12,987	115,238	254,432	Median	\$41,326	\$44,966	\$41,364
Female	13,186	118,738	251,692	< \$15,000	1,261	9,523	25,166
Total Population	26,173	233,976	506,124	\$15,000-\$24,999	1,824	10,288	23,966
				\$25,000-\$34,999	1,448	10,968	24,279
<b>Age</b>				\$35,000-\$49,999	1,589	13,971	29,843
Ages 0-14	6,359	55,847	120,517	\$50,000-\$74,999	1,767	17,499	35,110
Ages 15-24	3,551	31,468	67,314	\$75,000-\$99,999	901	9,047	18,563
Ages 25-54	10,443	89,510	200,548	\$100,000-\$149,999	373	6,326	12,480
Ages 55-64	2,475	24,141	52,758	\$150,000-\$199,999	192	1,964	4,050
Ages 65+	3,345	33,010	64,987	> \$200,000	28	710	2,007
				<b>Housing</b>			
<b>Race</b>				Total Units	10,848	94,089	215,581
White	12,825	122,908	260,423	Occupied	9,611	82,413	181,050
Black	3,321	20,095	47,568	Owner Occupied	4,158	44,551	80,744
Am In/AK Nat	99	869	1,886	Renter Occupied	5,453	37,862	100,306
Hawaiian	89	669	1,402	Vacant	1,237	11,676	34,531
Hispanic	13,420	126,140	278,593				
Multi-Racial	17,574	149,944	332,860				

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# SALE COMPARABLES

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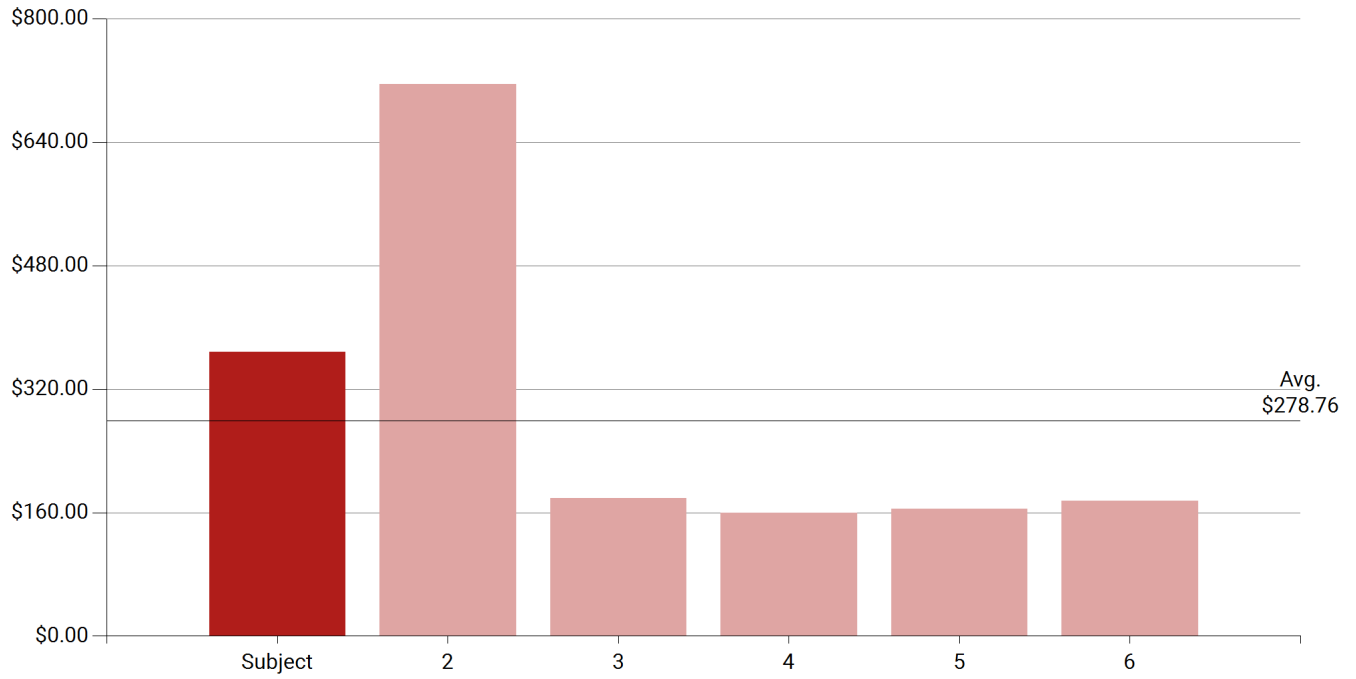
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# SALE COMPARABLES

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## Price per SF



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# SALE COMPARABLES

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S



Sale Price	\$1,460,000
Units	6
Price/Unit	\$243,333
Price/SF	\$367.94
Acres	0.190
Year Built	1980

## Cliffview Cir

4381 Cy Cliffview Circle, Las Vegas, NV 89121

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Sale Price	\$999,900
Units	4
Price/Unit	\$249,975
Acres	0.160
Year Built	1953
Sale Date	4/30/2024

## Lewis Ave

1000 Lewis Avenue, Las Vegas, NV 89101

2



Sale Price	\$1,580,000
Units	12
Price/Unit	\$131,667
Price/SF	\$714.93
Acres	0.850
Year Built	1963
Sale Date	5/30/2024

## Marion Drive

2034 Marion Drive, Las Vegas, NV 89115

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# SALE COMPARABLES

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Sale Price	\$1,330,000
Units	12
Price/Unit	\$110,833
Price/SF	\$178.76
Acres	0.20
Year Built	1957
Sale Date	11/14/2023

## Sunrise Ave

2105 Sunrise Avenue, Las Vegas, NV 89101



Sale Price	\$1,000,000
Units	10
Price/Unit	\$100,000
Price/SF	\$159.90
Acres	23.0
Year Built	1977
Sale Date	4/17/2024

## Van Patten St

2625 South Van Patten Street, Las Vegas, NV 89109



Sale Price	\$512,500
Units	4
Price/Unit	\$128,125
Price/SF	\$164.69
Lot Size	1,307
Year Built	1984
Sale Date	4/22/2024

## Aarondavid Dr

2707 Aarondavid Drive, Las Vegas, NV 89121

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# SALE COMPARABLES

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Sale Price	\$1,025,000
Units	7
Price/Unit	\$146,429
Price/SF	\$175.51
Acres	0.220
Year Built	1965
Sale Date	4/4/2024

## Royal Crest St

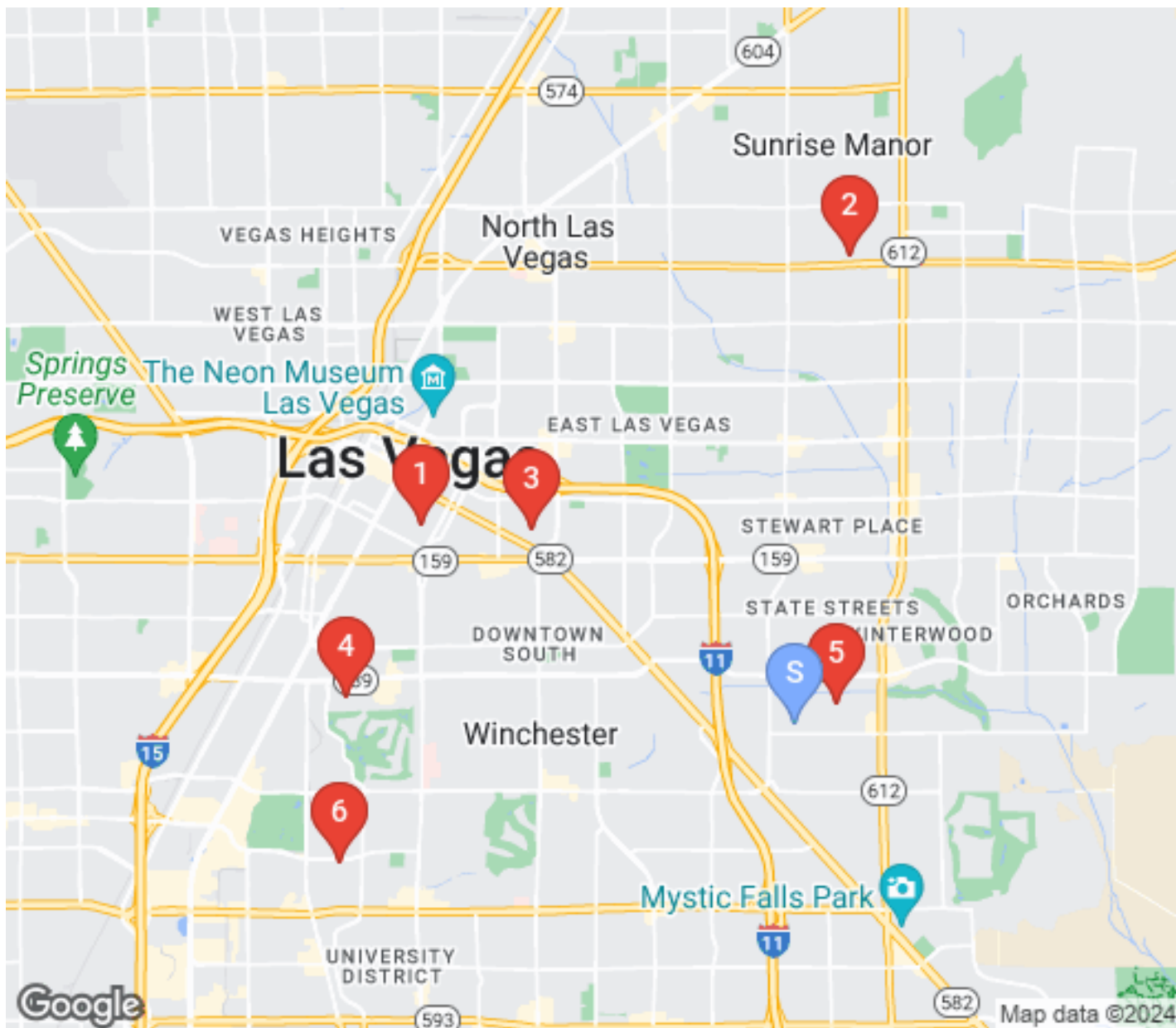
3781 Royal Crest Street, Las Vegas, NV 89119

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# SALE COMPARABLES

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**S** Cliffview Cir  
4381 Cy Cliffview Circle  
Las Vegas, NV, 89121  
\$1,460,000

**3** Sunrise Ave  
2105 Sunrise Avenue  
Las Vegas, NV, 89101  
\$1,330,000

**6** Royal Crest St  
3781 Royal Crest Street  
Las Vegas, NV, 89119  
\$1,025,000

**1** Lewis Ave  
1000 Lewis Avenue  
Las Vegas, NV, 89101  
\$999,900

**4** Van Patten St  
2625 South Van Patten Street  
Las Vegas, NV, 89109  
\$1,000,000

**2** Marion Drive  
2034 Marion Drive  
Las Vegas, NV, 89115  
\$1,580,000

**5** Aarondavid Dr  
2707 Aarondavid Drive  
Las Vegas, NV, 89121  
\$512,500

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# All About Las Vegas

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Market Overview

# Clark County Nevada



## THE HEARTBEAT OF A SILVER STATE

### Overview

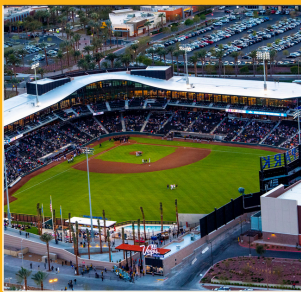
Clark County, Nevada, had a population of 1,951,269 in 2010, growing to around 2,265,461 in 2022. Most residents live in the Las Vegas Census County Divisions, spanning 435 square miles. It's the most populous county in Nevada and 11th in the U.S., with a centralized population distribution. Clark County oversees the Las Vegas Strip, is the 11th largest county in the U.S., and offers both urban and rural settings with city amenities and outdoor recreation. With over 10,000 employees and an \$8.1 billion annual budget, it surpasses the state government's budget.

# PROFESSIONAL SPORTS IN LAS VEGAS

Las Vegas hosts multiple sports teams including major league teams like the Vegas Golden Knights, Las Vegas Raiders, and Las Vegas Aces, as well as minor league teams such as the Las Vegas Aviators, Las Vegas Lights FC, and Henderson Silver Knights.



Michelob Ultra Arena:  
Home of the Las Vegas Aces



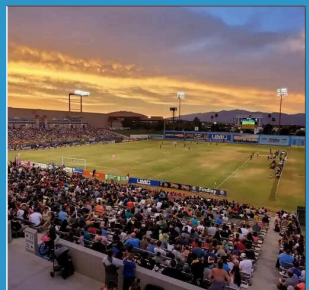
Las Vegas Ballpark:  
Home of the Las Vegas Aviators



T-Mobile Arena:  
Home of the Vegas  
Golden Knights



Allegiant Stadium:  
Home of the Las Vegas Raiders



Cashman Field:  
Home of the Las Vegas  
Lights FC

Market Overview

# Nevada Tax Advantages

## Overview

Nevada is a top choice for businesses due to its low startup and operational costs, advantageous tax structure, and competitive utility rates. It ranks 7th in the Tax Foundation's 2020 State Business Tax Climate Index.

Key tax benefits include no income tax, no tax on pensions or social security, no estate or inheritance tax, low property taxes, and no taxes on gross receipts, franchises, inventory, or corporate share transactions. These benefits attract numerous businesses to the state.



### TRAIN TRANSPORTATION

Major Union Pacific and Southern Pacific rail lines in Las Vegas and Reno facilitate freight movement from the Pacific Coast to America's Heartland.



### AIR TRANSPORTATION

Harry Reid International Airport in Las Vegas is a top 20 global airport, handling over 40 million passengers and 189 million pounds of cargo annually.



### ROAD TRANSPORTATION

Las Vegas and its surroundings are within a day's drive via interstate highways to nearly 60 million consumers and major U.S. Pacific Rim seaports.



**TAX**



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# Agent Profile

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# PROFESSIONAL BIO

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## EDWARD ORASI



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I have literally been in real estate for my entire life. My mom owned rental properties in Miami where I grew up, and from the time I was born, she trundled me around with her from neighborhood to neighborhood: buying, renting and selling. As I got older, I spent all my free time with my mother helping her research properties to invest in. (I learned how to figure cap rates and negotiate contracts before I went on my first date.)

I started my official real estate career working for a small "mom and pop" real estate office in Miami where my wife had already had her license since 1996. Quickly I became the top producing agent at the firm - if you are willing to work 70 hours a week, I found you CAN make your dreams come true!

In 2007 my wife and I moved to Las Vegas to be closer to my wife's mother. I got my license in Nevada, and was blessed to work with the #1 Team at the Green Valley office of Berkshire Hathaway. Their 30+ years of local market experience in Las Vegas real estate combined with my own real estate knowledge and skills have enabled me to continue my real estate career without missing a beat.

After 4 years I decided to go on my own and join the Keller Williams Family. Keller Williams allows me greater flexibility, independence, and creativity in my work so that I can better serve client needs. Many clients know me for providing service above and beyond that of my peers. Now, with Keller Williams, I can offer an even higher quality of service.

My wife and our children now call Las Vegas our home. I would love the opportunity to help you find Your Precious Home or investment property in this wonderful city. And yes, I still work 70 hours a week, but I love it and I still find time for my family and sports. Go Dolphins, Heat & Marlins!

Specialties: residential real estate sales, commercial real estate sales, multi-family units and investment properties

# DISCLAIMER

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Each Office Independently Owned and Operated

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