

OFFERING MEMORANDUM



1569 & 1571 HIALEAH DRIVE LAS VEGAS, NV 89119



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PROPERTY SUMMARY

Offering Price	\$550,000.00
Building SqFt	2,067 SqFt
Lot Size (SF)	10,454.00 SqFt
Levels	1
Units	2.00
Year Built	1977
Subdivision Name	HIALEAH HOMES
County	Clark
Parcel ID / APN	162-23-311-003
Construction	FRAME
Tax Amount	\$1,761.20

INVESTMENT SUMMARY

Unlock a rare investment opportunity just minutes from the University of Nevada, Las Vegas (UNLV). This fully occupied duplex sits on a spacious quarter-acre lot and features two large, well-appointed units totaling over 2,000 square feet. Each residence includes 2 bedrooms, 2 bathrooms, a private garage, cozy fireplace, and private courtyard—offering a blend of comfort, privacy, and functionality that appeals to quality tenants.

The property has been meticulously maintained with low-maintenance xeriscaped landscaping, full appliance packages, and no immediate repair needs, making it a turnkey opportunity for both local and out-of-state investors. With excellent in-place income and proximity to billions in public and private redevelopment funding, this asset is perfectly positioned for both stable returns and future appreciation.



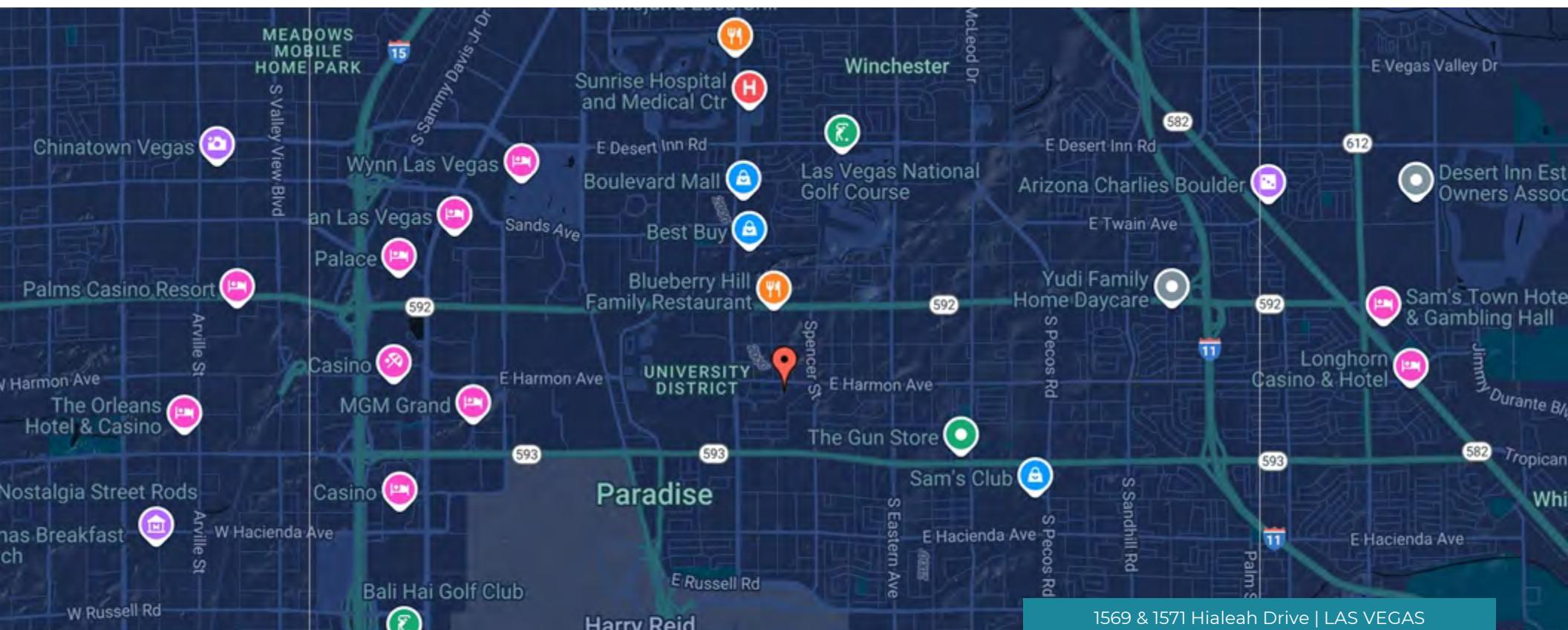
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INVESTMENT HIGHLIGHTS

- Immediate Cash Flow – Fully leased with an actual 6% CAP rate
- Spacious Living – Two large 2-bed/2-bath units with private garages and outdoor space
- Turnkey Condition – Well-maintained interiors and systems; no deferred maintenance
- Low-Hassle Asset – Xeriscaped yards for minimal upkeep
- Desirable Features – Fireplaces, courtyards, and full appliance packages in each unit
- Growth Potential – Significant upside from surrounding redevelopment activity



LOCATION HIGHLIGHTS

- Minutes to UNLV, Las Vegas Strip, and Sunrise Hospital
- Close to Harry Reid International Airport and Boulevard Mall
- Adjacent to UNLV Tech Park and Midtown UNLV revitalization zone
- Near Maryland Parkway Corridor redevelopment
- Surging investment in public and private infrastructure
- Area improvements include student housing, mixed-use, and retail projects
- Strong rental demand from students, healthcare workers, and airport staff
- Excellent transit access and walkability to key amenities

3 MILE RADIUS



POPULATION
136,974



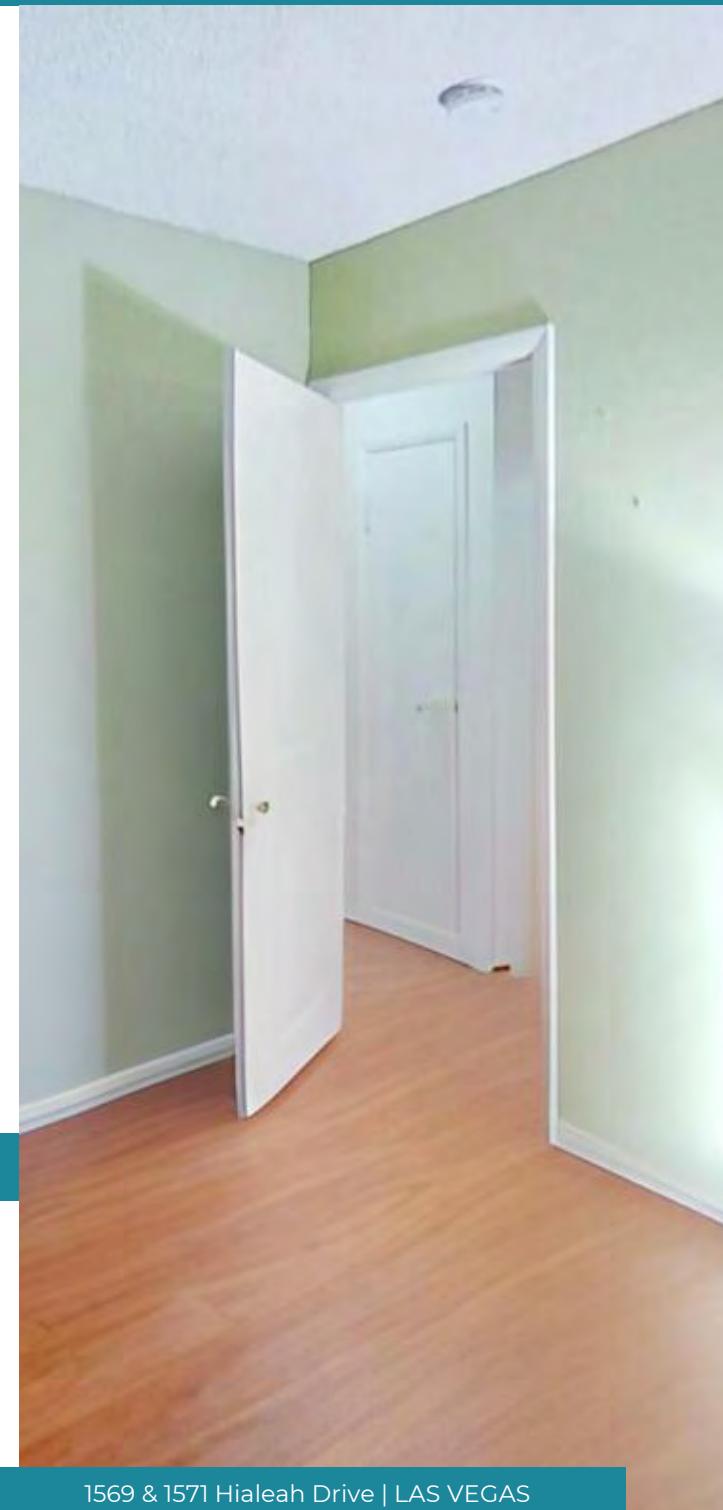
DAYTIME POPULATION
311,498



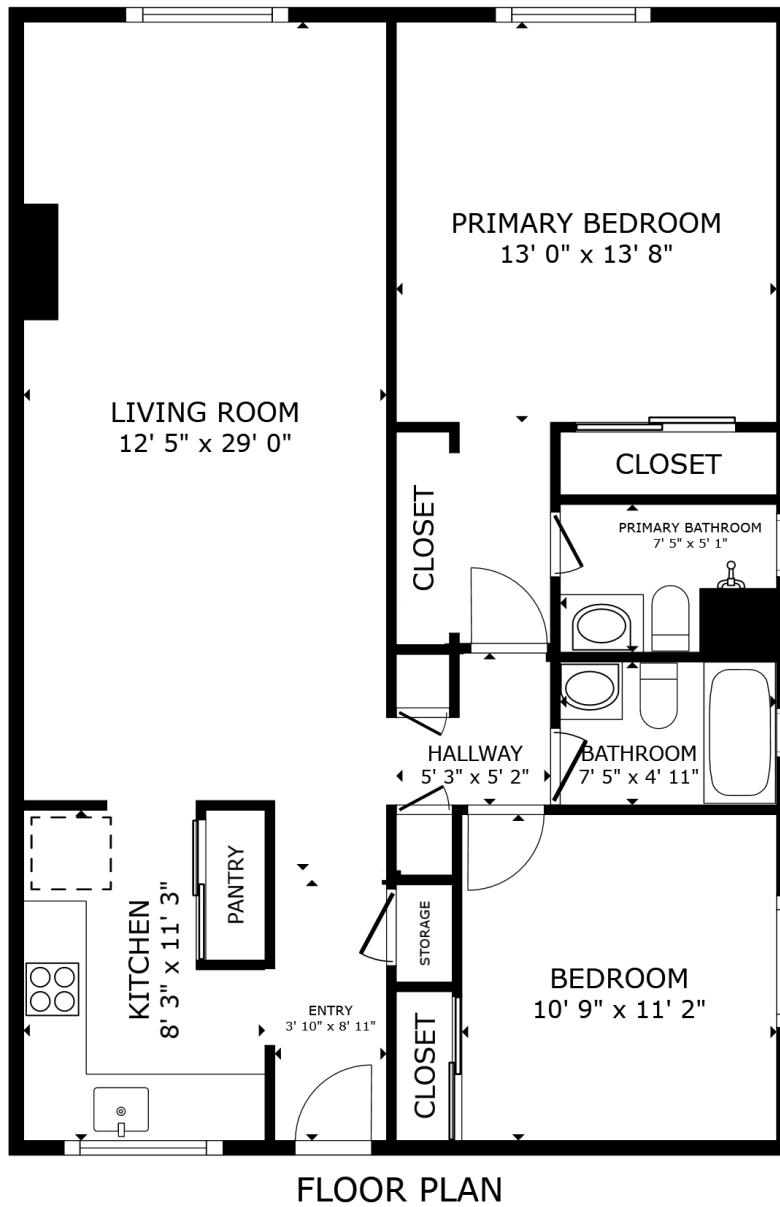
HOUSEHOLDS
60,141



AVG. HOUSEHOLD INCOME
\$ 74,818



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FLOOR PLAN

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1569	A	1,033	\$20,400.00	\$19.75	Other Income - \$0.00	12/01/2024	11/30/2025
1571	B	1,033	\$20,400.00	\$19.75	Other Income - \$0.00	05/07/2024	05/06/2025
	Total Occupied	2066	\$40,800.00				
	TOTAL	2066	\$40,800.00		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY	
PRICING	\$550,000.00
PRICE PSF	\$266.21
YEAR 1 NOI	\$34,055.87
YEAR 1 CAP RATE	6.19%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.19%
GENERAL INFORMATION	
ANALYSIS PERIOD	1
ANALYSIS START DATE	04/30/2025
INCOME GROWTH RATE	8.00%
PROPERTY TAX GROWTH RATE	5.00%
MANAGEMENT FEE GROWTH RATE	5.00%
MARKET RENT/SF	\$0.00
EXIT	

EXPENSE BREAKDOWN	
PROPERTY INSURANCE	\$1,300.00
PROPERTY TAX	\$1,758.60
UTILITIES	\$1,800.00
MANAGEMENT FEE	\$3,552.00
MAINTENANCE	\$1,332.00
TOTAL EXPENSES	\$9,742.60

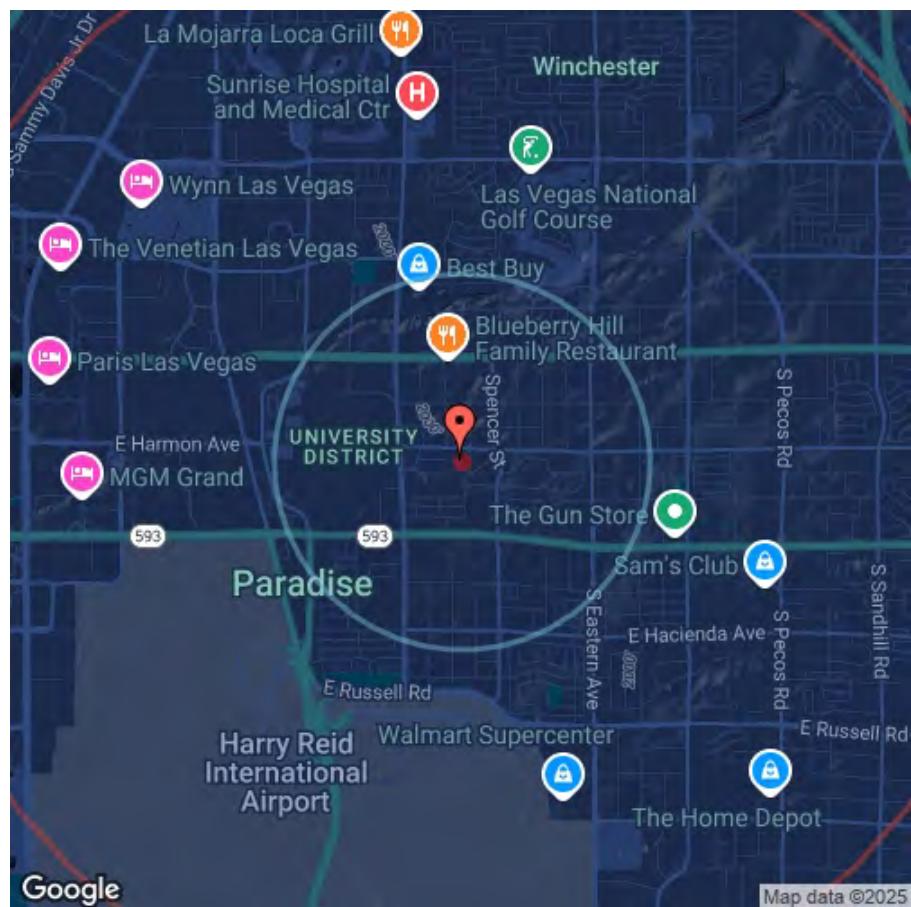


CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$40,800.00	\$44,064.00
SCHEDULED BASE RENTAL REVENUE	\$40,800.00	\$44,064.00
TOTAL POTENTIAL GROSS REVENUE	\$40,800.00	\$44,064.00
EFFECTIVE GROSS REVENUE	\$40,800.00	\$44,064.00
OPERATING EXPENSES		
PROPERTY TAX	\$1,758.60	\$1,846.53
INSURANCE	\$1,300.00	\$1,300.00
MANAGEMENT FEE	\$3,552.00	\$3,729.60
CAM	\$3,132.00	\$3,132.00
TOTAL OPERATING EXPENSES	\$9,742.60	\$10,008.13
NET OPERATING INCOME	\$31,057.40	\$34,055.87
CAP RATE		6.19%

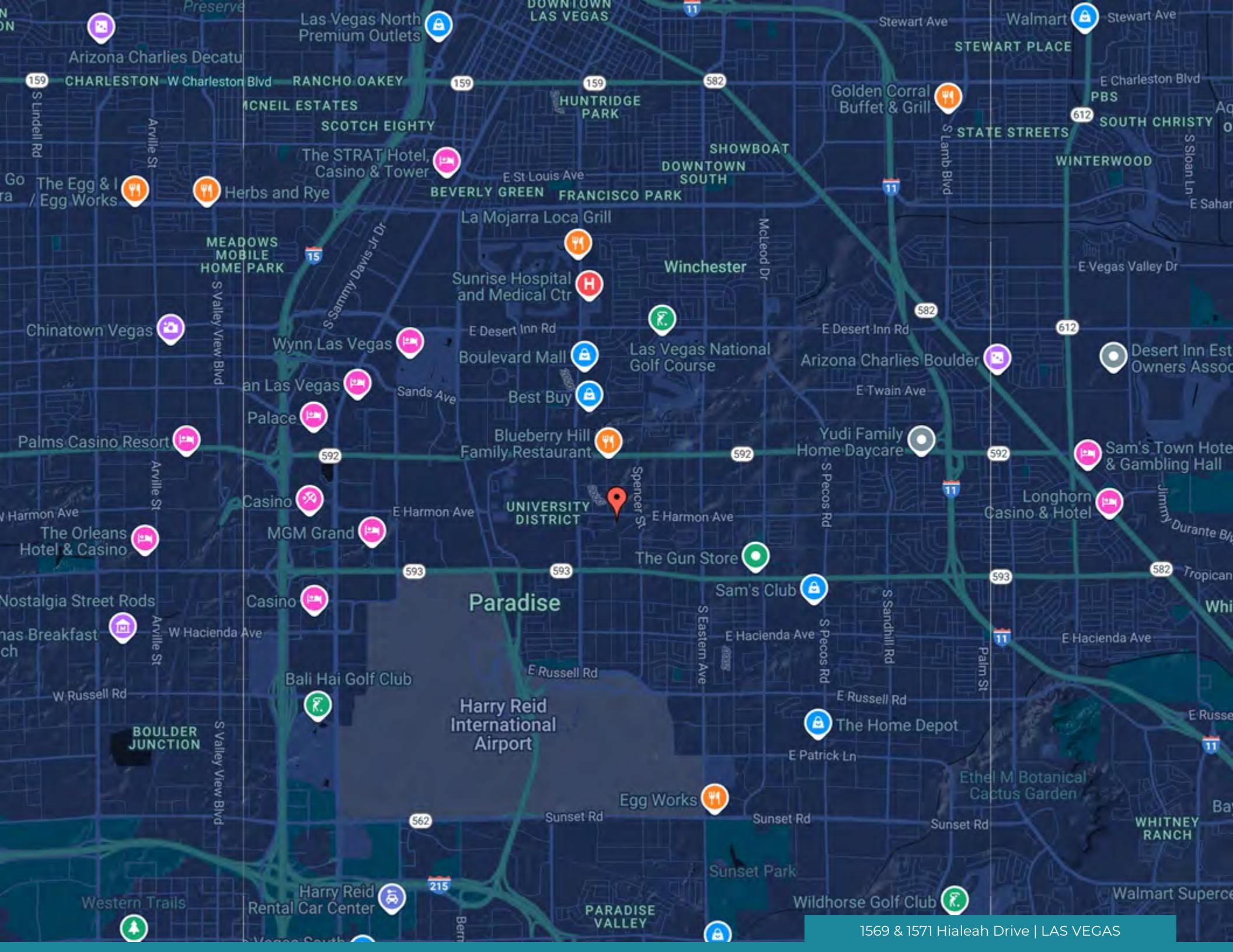
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,060	135,021	410,237
2010 Population	29,868	127,749	411,200
2024 Population	29,657	136,974	429,065
2029 Population	30,302	140,672	440,291
2024-2029 Growth Rate	0.43 %	0.53 %	0.52 %
2024 Daytime Population	37,121	311,498	723,950



2024 HOUSEHOLD INCOME 1 MILE	3 MILE	5 MILE
less than \$15000	1,859	7,180
\$15000-24999	1,447	5,995
\$25000-34999	1,919	6,864
\$35000-49999	2,447	8,699
\$50000-74999	2,539	11,104
\$75000-99999	1,452	7,413
\$100000-149999	1,233	7,128
\$150000-199999	376	2,952
\$200000 or greater	287	2,796
Median HH Income	\$ 43,258	\$ 52,048
Average HH Income	\$ 59,641	\$ 74,818

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	12,284	58,960	166,196
2010 Total Households	12,695	54,124	162,778
2024 Total Households	13,567	60,141	179,027
2029 Total Households	14,066	62,584	185,938
2024 Average Household Size	2.12	2.25	2.38
2024 Owner Occupied Housing	2,160	21,353	69,440
2029 Owner Occupied Housing	2,367	22,759	73,930
2024 Renter Occupied Housing	11,407	38,788	109,587
2029 Renter Occupied Housing	11,698	39,825	112,008
2024 Vacant Housing	1,425	12,274	22,767
2024 Total Housing	14,992	72,415	201,794



ABOUT LAS VEGAS

Las Vegas is a high-growth market with strong rental demand, low taxes, and a diversified economy, making it ideal for multifamily investors. As home prices and interest rates rise, more residents are turning to rentals, ensuring steady occupancy and cash flow. With continued job growth, corporate relocations, and infrastructure expansion, the city offers long-term appreciation and investment stability.



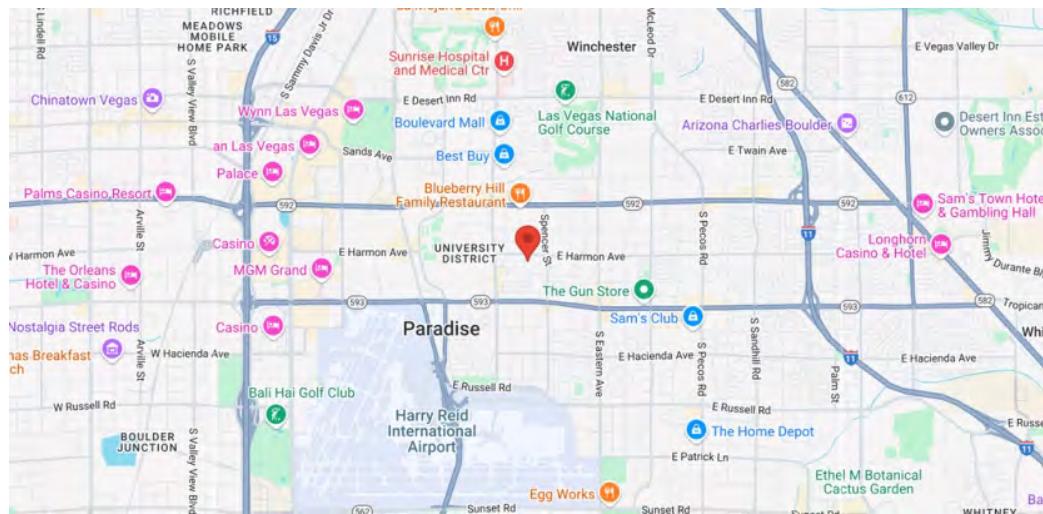
CITY OF LAS VEGAS

COUNTY CLARK

INCORPORATED 3/15/1911

AREA POPULATION

CITY	141.9 SQ MI	POPULATION	641,903
LAND	141.9 SQ MI	RANK	75
WATER	0.1 SQ MI	DENSITY	4,525.16 SQ MI
ELEVATION	2001 FT	URBAN	2,196,623



CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE HYDE REAL ESTATE ADVISOR FOR MORE DETAILS.**

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