



2201 James Bilbray

2201 James Bilbray Dr, Las Vegas, NV 89108



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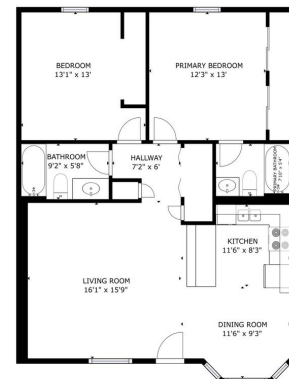


2201 James Bilbray

\$850,000

2201 James Bilbray is a Class A fourplex investment in northwest Las Vegas near Summerlin. Built in 1998, it offers four 2-bed/2-bath units (960 SF each) with in-unit laundry, living rooms, and dining areas. The property is fully occupied, with tenant-paid power/gas...

- **Turnkey Asset** – Built in 1998 and well-maintained, minimizing upfront capital expenditure.
- **Premier Location** – Situated in Northwest Las Vegas near Summerlin, one of the valley's most desirable and high-growth submarkets.
- **Attractive Returns** – Proforma cap rate of 5.60%, offering both solid yield and potential upside.
- **Strong Unit Mix** – Four spacious 2-bed/2-bath units, each 960 sq. ft., with in-unit washer/dryer for tenant convenience.
- **Community Amenities** – Residents benefit from access to a pool with water features, enhancing retention and rental demand.
- **Low Management Burden** – HOA covers water, trash, and sewer, simplifying operations and reducing owner responsibility.



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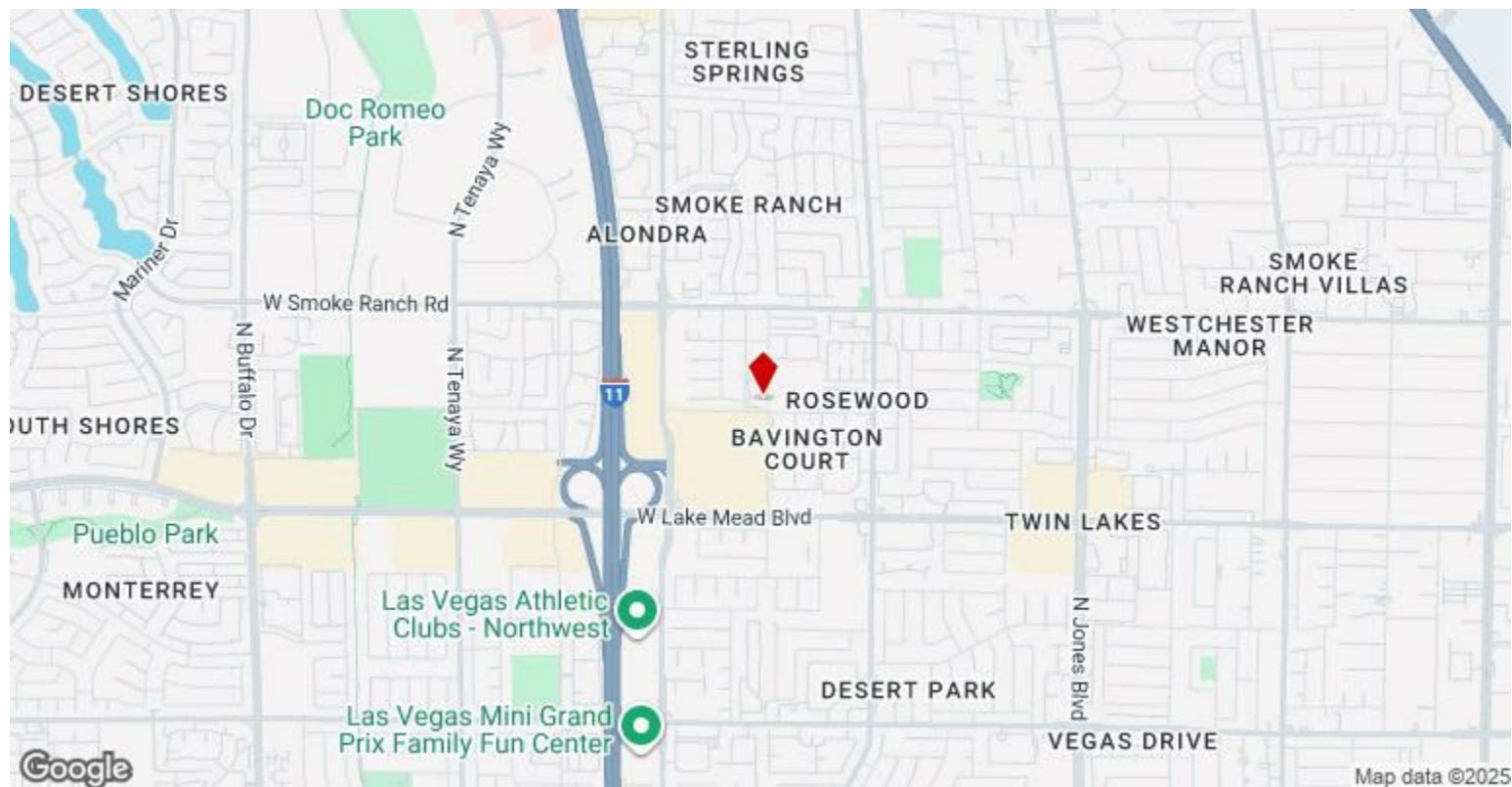
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Matterport

Price:	\$850,000
No. Units:	4
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Garden
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.60%
Lot Size:	0.05 AC
Gross Building Area:	3,976 SF
No. Stories:	2
Year Built:	1998
Zoning Description:	R-PD15
APN / Parcel ID:	138-23-124-071
Walk Score ®:	66 (Somewhat Walkable)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	4	\$1,148	960



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Property Photos



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