

FOR SALE \$1,298,000 (PRICE/UNIT \$129,800)

ZONED R4 | 5,320 SQ. FT. ON 0.21 ACRES

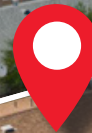
KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

North Las Vegas

E Fremont St

Olive Street



**VIEW ON
GOOGLE MAPS**

2412 OLIVE ST, LAS VEGAS, NV 89108

100% OCCUPIED 10 UNIT MULTIFAMILY INVESTMENT

KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

Executive Summary

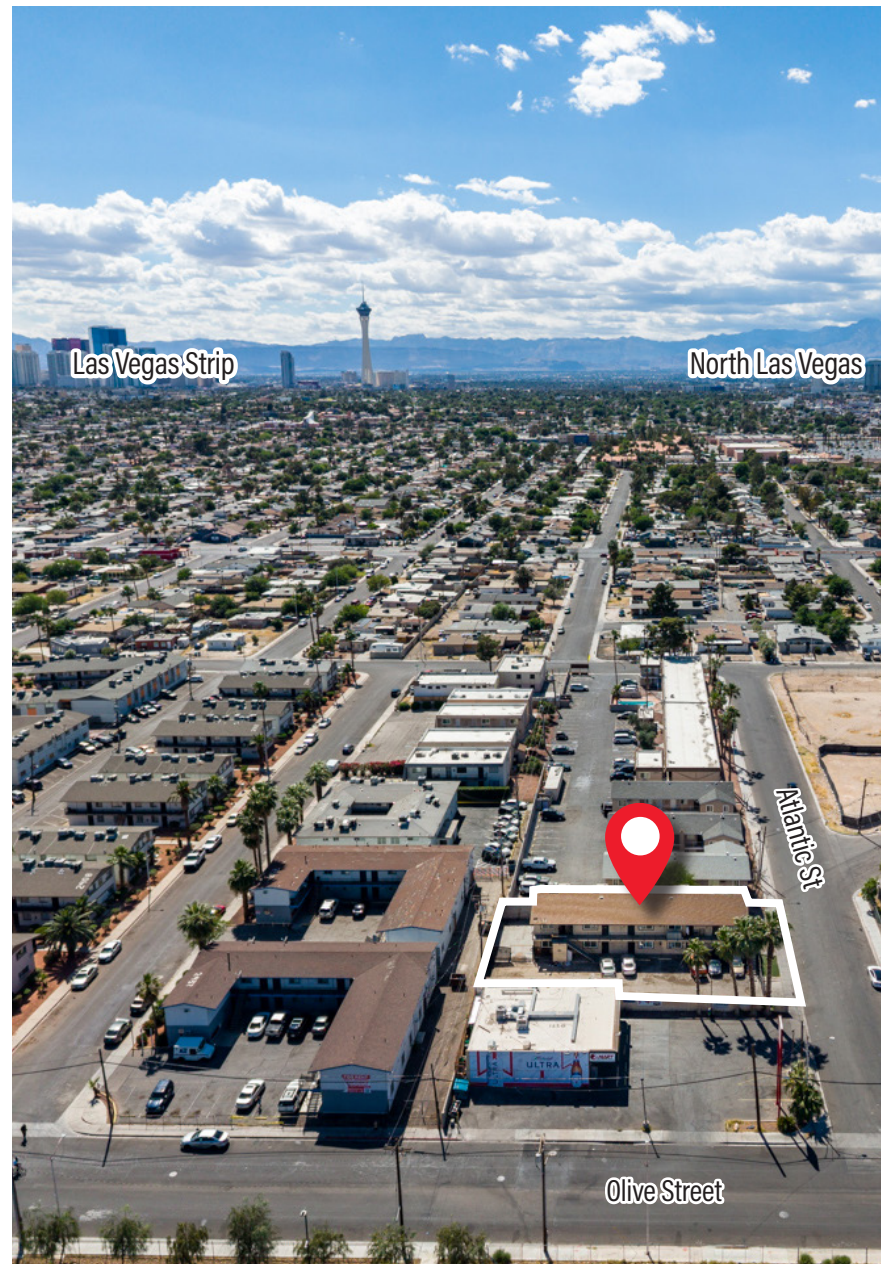
2412 Olive Street – George’s Apartments is a 2 story, 10-unit multifamily property located in the Huntridge submarket of Las Vegas, Nevada. Built in 1983, the two-story asset sits on approximately 0.21 acres and consists entirely of one-bedroom, one-bath units averaging 532 square feet. The property offers surface parking (10 spaces, ~1.0 per unit) and features a simple, efficient layout with wood-frame construction.

George’s Apartments presents a solid stabilized multifamily opportunity in the established Huntridge neighborhood of Las Vegas. This 10-unit community offers a consistent unit mix of one-bedroom residences, appealing to a broad tenant base seeking affordable and functional living spaces.

Each unit is designed for practicality, featuring essential amenities such as a full kitchen with range and refrigerator, tub/shower combinations, carpeted flooring, and additional storage space. The property itself includes a fenced lot, picnic area, and on-site storage, enhancing tenant convenience and livability.

Strategically located just minutes from major thoroughfares and approximately a 15-minute drive to Harry Reid International Airport, the property benefits from strong accessibility and proximity to employment, retail, and transit options. The surrounding area is considered highly walkable and bike-friendly, further increasing tenant appeal.

With below-market rents and no vacancy, the property offers investors the potential to increase income through operational improvements, rent growth, and interior upgrades. Its manageable size and straightforward unit mix make it an ideal asset for both experienced and entry-level multifamily investors seeking stable cash flow with upside potential.



KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

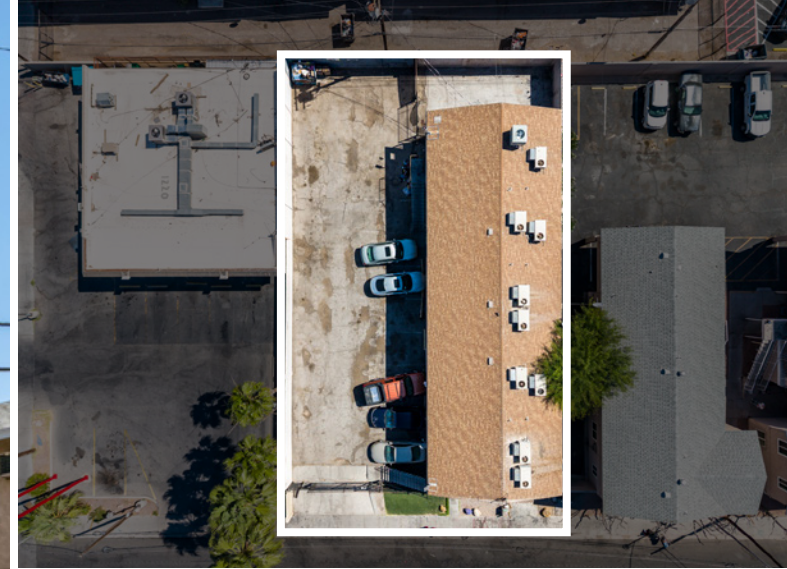
Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

2412 Olive Street

Las Vegas, NV 89104



ADDRESS:	2412 Olive St, Las Vegas, Nevada 89104
APN:	162-01-111-031
ACREAGE:	0.21 AC
ZONING:	R-4
BUILDING SF:	5,320 SF
NO. OF UNITS:	10
YEAR BUILT:	1983
PARKING:	10
SUBMARKET:	Downtown - Huntridge
CROSS STREETS:	Olive St & Euclid Ave
PRICE:	\$1,298,000
PRICE/UNIT:	\$129,800

KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

2412 Olive Street

Las Vegas, NV 89104



KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

Rent Roll (Projected)

Type	Rent	Units	Monthly	Annual
1 Bed / 1 Bath	\$950	10	\$9,500	\$114,000

Profit & Loss (Proforma)	Projection
Rental Income	\$114,000
Vacancy Loss (5%)	\$(5,700)
Net Rental Income	\$108,300

Expenses	
Real Estate Taxes	\$3,704
Insurance	\$4,281
Professional	\$1,170
Repairs & Maintenance	\$5,712
Utilities	\$8,554
Trash	\$2,167
Misc.	\$1,600
Total Expense	\$27,188
Net Income	\$81,112



KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
 NV RE Lic.# BS.0144592
 702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
 NV RE Lic. # S.183946
 702.445.9835

KAYLEE CHO
 TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
 COMMERCIAL
 LAS VEGAS

Nearby Amenities

Las Vegas, NV




VIEW ON
GOOGLE MAPS

KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

Area Overview

Las Vegas, NV



The Huntridge neighborhood in Las Vegas is one of the city's most historic and evolving urban communities, known for its unique character, central location, and growing revitalization efforts. Situated just east of Downtown Las Vegas and minutes from the Las Vegas Strip, Huntridge offers residents and businesses convenient access to major employment centers, entertainment destinations, and cultural attractions throughout the valley.

Anchored by the iconic Huntridge Theater, the neighborhood has seen renewed interest from developers, local businesses, and community organizations focused on preserving the area's historic charm while encouraging thoughtful redevelopment. Ongoing investment in nearby arts, entertainment, and transit-oriented projects continues to enhance the neighborhood's long-term appeal and connectivity.

Huntridge benefits from its proximity to the highly popular Downtown Las Vegas and Arts District corridors, which feature a growing mix of restaurants, breweries, galleries, retail, and creative spaces that continue attracting new residents and visitors alike. The neighborhood's mature tree-lined streets, vintage architecture, and established residential character create a distinct atmosphere that stands apart from many newer suburban developments throughout Las Vegas.

With continued public and private investment, expanding redevelopment initiatives, and increasing interest in walkable urban neighborhoods near downtown, Huntridge is well positioned for future growth and revitalization within the Las Vegas market.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households (2025)	10,151	84,525	196,634
Median HH Income	\$39,276	\$49,565	\$53,773
Total Population	25,418	220,073	530,802
Population by race	1 Mile	3 Mile	5 Mile
White	6,040	56,450	141,256
Black	4,123	35,124	86,942
American Indian	370	3,856	8,785
Asian	1,160	11,758	30,843
Pacific Islander	125	1,219	3,656
Some other Race	8,520	72,816	168,072
Two or more races	5,080	38,849	90,978
Hispanic (any race)	14,897	123,792	280,010

Regional Map

Las Vegas, NV



KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com
NV RE Lic.# BS.0144592
702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com
NV RE Lic. # S.183946
702.445.9835

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

FOR SALE \$1,298,000 (PRICE/UNIT \$129,800)

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

ZONED R4 | 5,320 SQ. FT. ON 0.21 ACRES

2412 OLIVE ST, LAS VEGAS, NV 89108

100% OCCUPIED 10 UNIT MULTIFAMILY INVESTMENT

KAYLEE CHO, CCIM

Kaylee@kayleelasvegasrealty.com

NV RE Lic.# BS.0144592

702.728.1932

JESSE CHIPPOLETTI, CCIM

Jessechippoletti@kw.com

NV RE Lic. # S.183946

702.445.9835

The information provided in this presentation pertaining to 2412 Olive Street, Las Vegas, NV 89104 ("2412 Olive Street, Las Vegas, NV 89104 and 1740 Primrose Path, Las Vegas, NV 89108 " or the "Company"), its business assets, strategy and operations is for general informational purposes only and is not a formal offer to sell or a solicitation of an offer to buy any securities, options, futures, or other derivatives related to securities in any jurisdiction and its content is not prescribed by securities laws, which can only be made to qualified investors pursuant to confidential documents thereto. Information contained in this presentation should not be relied upon as advice to buy or sell or hold such securities or as an offer to sell such securities. This presentation does not take into account nor does it provide any tax, legal or investment advice or opinion regarding the specific investment objectives or financial situation of any person. While the information in this presentation is believed to be accurate and reliable, 2412 Olive Street, Las Vegas, NV 89104 and 1740 Primrose Path, Las Vegas, NV 89108 and its agents, advisors, directors, officers, employees and shareholders make no representation or warranties, expressed or implied, as to the accuracy of such information expressly disclaims any and all liability that may be based on such information or errors or omissions thereof. 2412 Olive Street, Las Vegas, NV 89104 reserves the right to amend or replace the information contained herein, in part or entirely, at any time, and undertakes no obligation to provide the recipient with access to the amended information or to notify the recipient thereof.

The information contained in this presentation is intended only for the persons to whom it is transmitted for the purposes of evaluating the Company. The information contained in this presentation supersedes any prior presentation or conversation concerning the Company. Any information, representations or statements not contained herein shall not be relied upon for any purpose.

Neither we nor any of our representatives shall have any liability whatsoever, under contract, tort, trust or otherwise, to you or any person resulting from the use of the information in this presentation by you or any of your representatives or for omissions from the information in this presentation. Additionally, the Company undertakes no obligation to comment on the expectations of, or statements made by, third parties in respect of the matters discussed in this presentation.

This presentation is confidential and is intended, among other things, to present a general outline of the Company. The contents are not to be reproduced or distributed to the public or press. Each person who has received a copy of this presentation (whether or not such person purchases any securities) is deemed to have agreed: (i) not to reproduce or distribute this presentation, in whole or in part, without the prior written consent of the Company, other than to legal, tax, financial and other advisors on a need to know basis, (ii) if such person has not purchased securities, to return this presentation to the Company upon its request, (iii) without the prior written consent of the Company, not to disclose any information contained in this presentation except to the extent that such information was (a) previously known by such person through a source (other than the Company) not bound by any obligation to keep such information confidential, (b) in the public domain through no fault of such person, or (c) lawfully obtained at a later date by such person from sources (other than the Company) not bound by any obligation to keep such information confidential, and (iv) to be responsible for any disclosure of this presentation, or the information contained herein, by such person or any of its employees, agents or representatives.