

5100 Pebble Beach

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BROKER

OFFERING MEMORANDUM

5100 Pebble Beach
Las Vegas, NV 89108



5100 Pebble Beach

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5100 PEBBLE BEACH

01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY	
ADDRESS	5100 Pebble Beach Las Vegas NV 89108
COUNTY	Clark
MARKET	yes
SUBMARKET	yes
BUILDING SF	3,196 SF
LAND SF	7,405 SF
LAND ACRES	.17
NUMBER OF UNITS	4
YEAR BUILT	1962
YEAR RENOVATED	2021
APN	138-25-510-022
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
PRICE	\$654,000
PRICE PSF	\$204.63
PRICE PER UNIT	\$163,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$50,971
CAP RATE (CURRENT)	7.79%
GRM (CURRENT)	11.38

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	26,209	182,792	455,188
2024 Median HH Income	\$56,138	\$56,645	\$60,089
2024 Average HH Income	\$71,010	\$75,761	\$83,160

			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	4	986	\$1,195	\$1.21	\$4,780	\$1,495	\$1.52	\$5,980
Totals/Averages	4	986	\$1,195	\$1.21	\$4,780	\$1,495	\$1.52	\$5,980

Unit Mix Summary



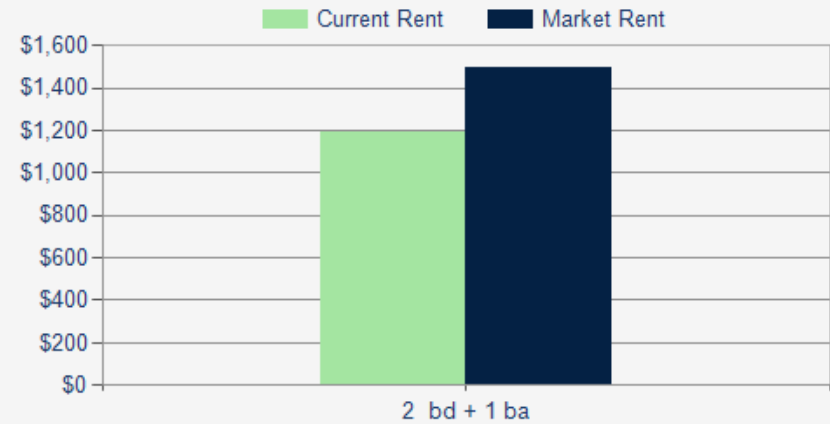
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue



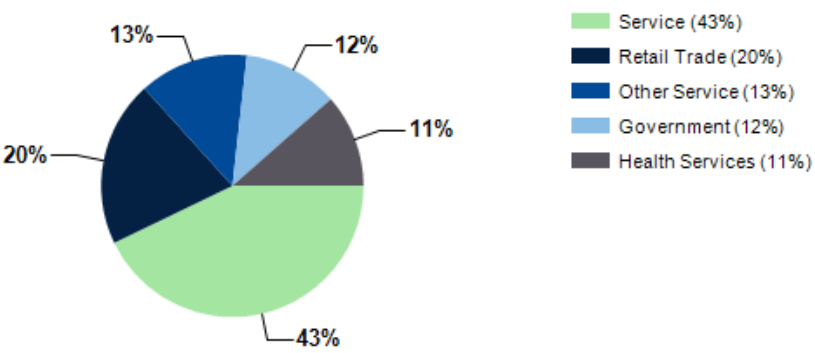
5100 PEBBLE BEACH

02

Location

Location Summary

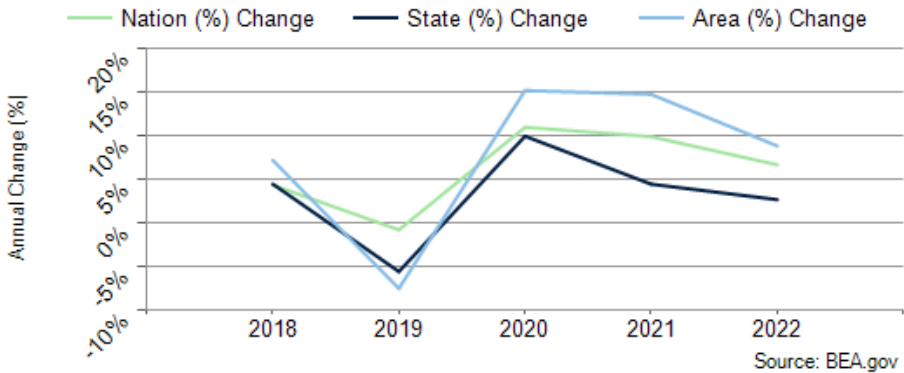
Major Industries by Employee Count



Largest Employers

MGM Resorts International	53,157
Caesars Entertainment	30,000
Station Casinos	14,000
Wynn Las Vegas	12,000
Boyd Gaming Corp.	11,700
Las Vegas Sands Corp.	8,600
The Valley Health System	7,463
McDonald's Greater Las Vegas Operator Association	5,250

Clark County GDP Trend



5100 PEBBLE BEACH

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,196
LAND SF	7,405
LAND ACRES	.17
YEAR BUILT	1962
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	R-3
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
POOL / JACUZZI	no
FIRE PLACE IN UNIT	no
WASHER/DRYER	no



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04

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End
A	2 bd + 1 ba	986	\$1.21	\$1,195.00	\$1,495.00	09/01/2024	09/01/2025
B	2 bd + 1 ba	986	\$1.21	\$1,195.00	\$1,495.00	06/01/2024	06/01/2025
C	2 bd + 1 ba	986	\$1.21	\$1,195.00	\$1,495.00	02/01/2024	02/01/2025
D	2 bd + 1 ba	986	\$1.21	\$1,195.00	\$1,495.00	10/01/2024	10/01/2025
Totals / Averages		3,944	\$1.21	\$4,780.00	\$5,980.00		

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Financial Analysis

Income & Expense Analysis

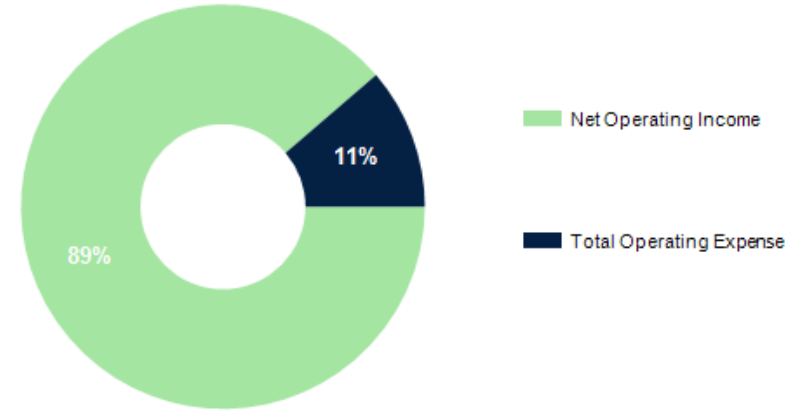
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

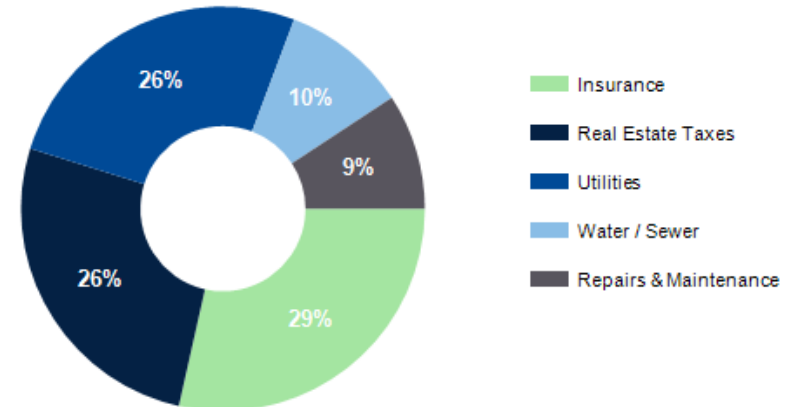
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$57,360
Other Income	\$100
Effective Gross Income	\$57,460
Less Expenses	\$6,489
Net Operating Income	\$50,971



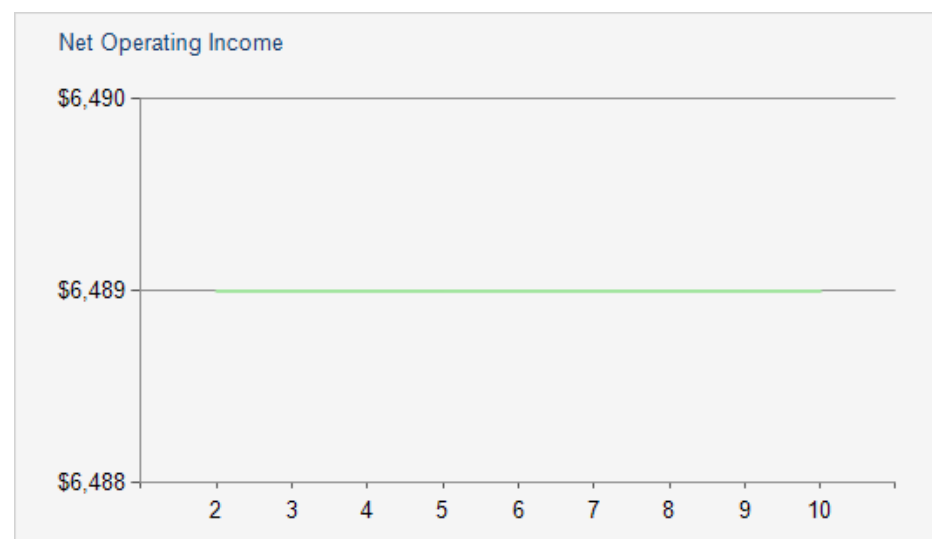
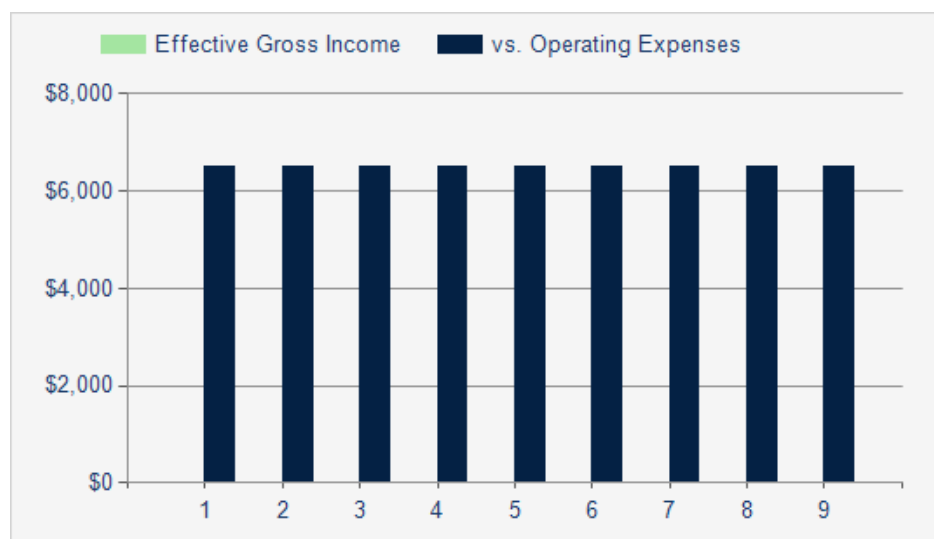
EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$1,707	\$427
Insurance	\$1,850	\$463
Repairs & Maintenance	\$600	\$150
Water / Sewer	\$650	\$163
Utilities	\$1,682	\$421
Total Operating Expense	\$6,489	\$1,622
Expense / SF	\$2.03	
% of EGI	11.29%	

DISTRIBUTION OF EXPENSES CURRENT



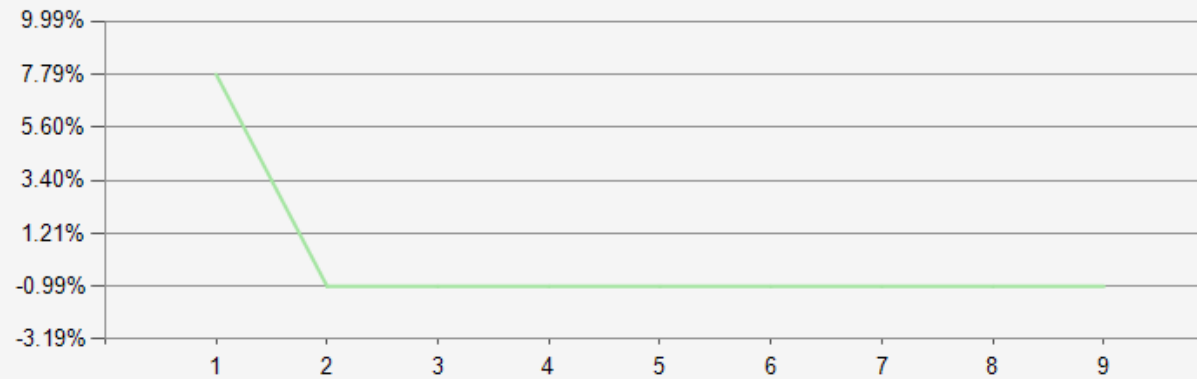
GLOBAL	
Price	\$654,000

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$57,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$57,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses										
Real Estate Taxes	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707	\$1,707
Insurance	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850
Repairs & Maintenance	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Water / Sewer	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650
Utilities	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682	\$1,682
Total Operating Expense	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489	\$6,489
Net Operating Income	\$50,971	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)	(\$6,489)

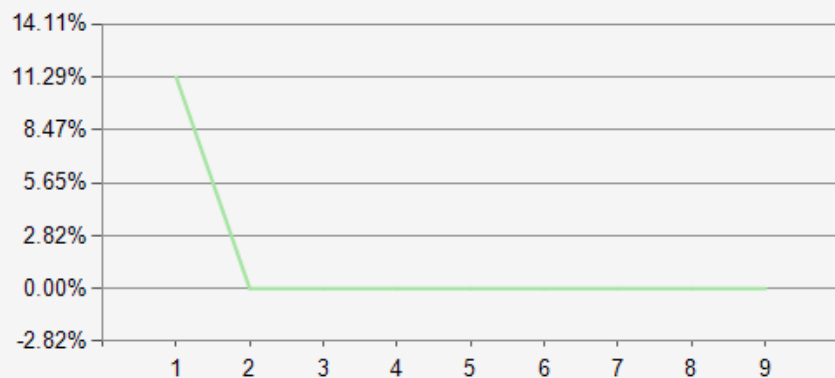


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	7.79%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%	-0.99%
Operating Expense Ratio	11.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gross Multiplier (GRM)	11.38									
Breakeven Ratio	11.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price / SF	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63	\$204.63
Price / Unit	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500	\$163,500
Income / SF	\$17.97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expense / SF	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03	\$2.03

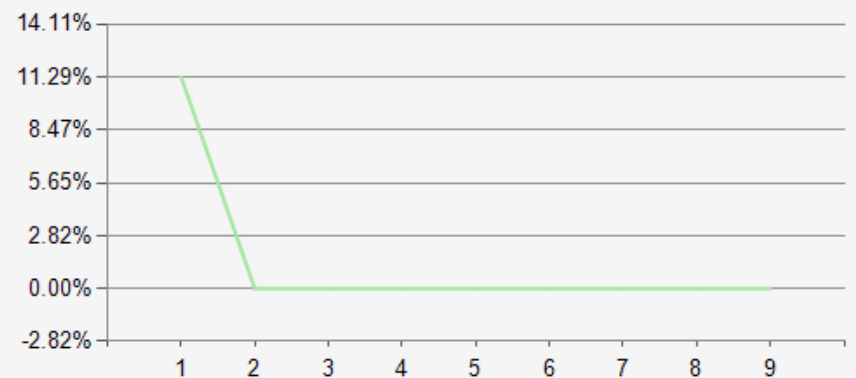
Cap Rate



Operating Expense Ratio



Breakeven Ratio



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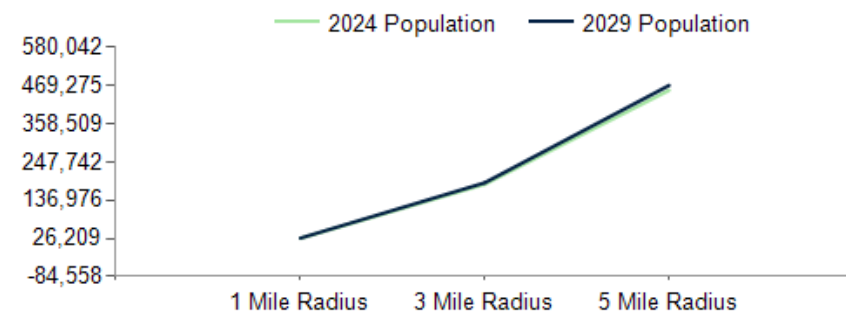
06

Demographics

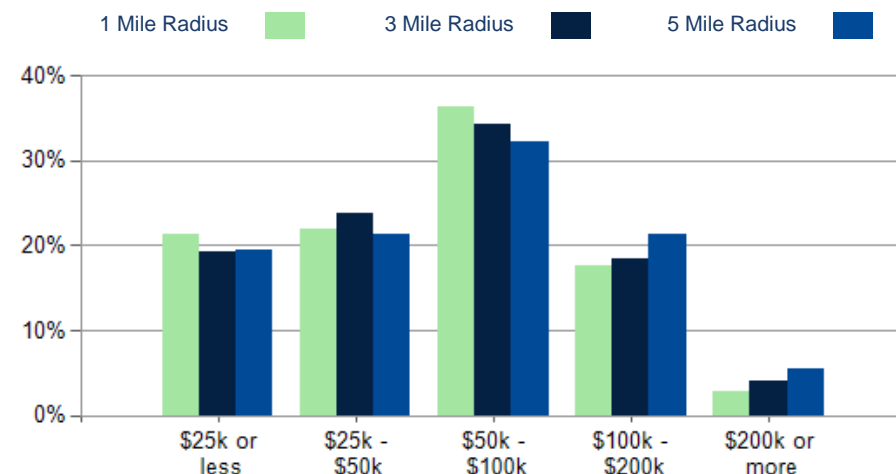
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,983	165,509	405,756
2010 Population	25,039	172,365	430,492
2024 Population	26,209	182,792	455,188
2029 Population	27,009	187,249	469,275
2024 African American	3,542	33,927	80,871
2024 American Indian	427	2,702	5,900
2024 Asian	965	10,332	35,180
2024 Hispanic	15,325	85,234	181,083
2024 Other Race	9,187	48,030	99,227
2024 White	7,095	55,518	159,074
2024 Multiracial	4,779	30,557	70,771
2024-2029: Population: Growth Rate	3.00%	2.40%	3.05%

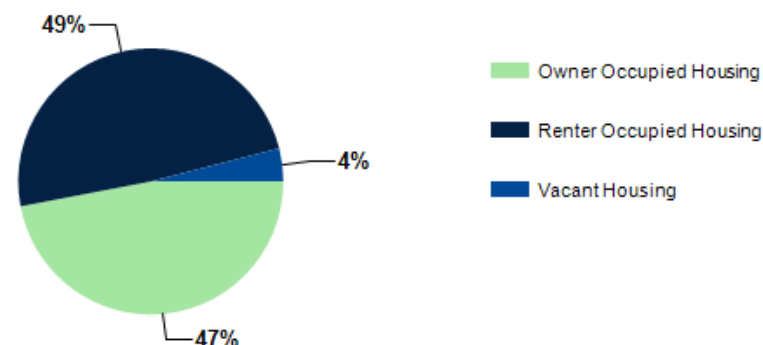
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,164	7,666	19,527
\$15,000-\$24,999	707	5,099	14,265
\$25,000-\$34,999	648	6,070	15,032
\$35,000-\$49,999	1,270	9,719	21,950
\$50,000-\$74,999	1,789	12,815	32,131
\$75,000-\$99,999	1,394	9,872	23,952
\$100,000-\$149,999	1,216	9,329	26,680
\$150,000-\$199,999	330	2,891	10,511
\$200,000 or greater	249	2,699	9,620
Median HH Income	\$56,138	\$56,645	\$60,089
Average HH Income	\$71,010	\$75,761	\$83,160



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

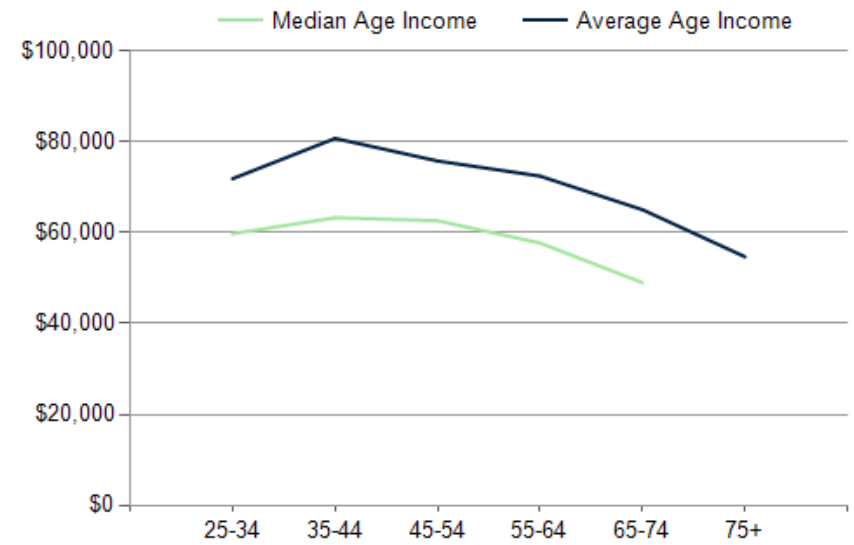
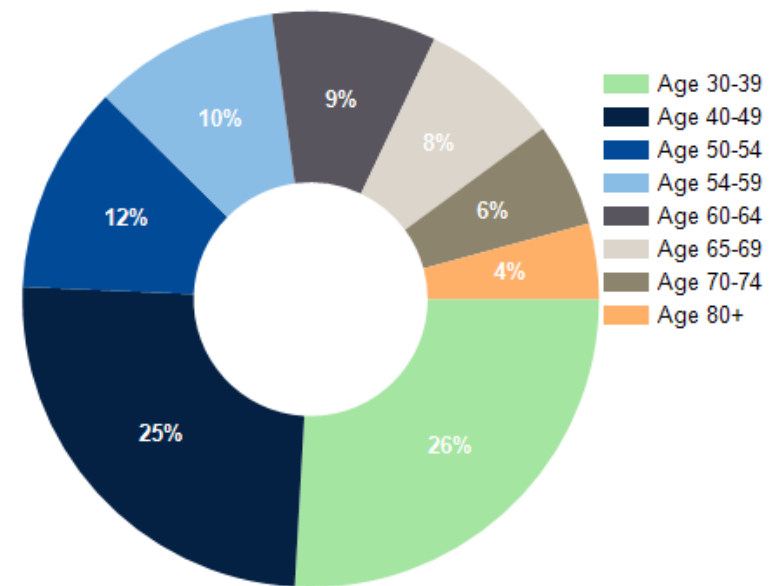


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,927	14,361	35,027
2024 Population Age 35-39	1,821	12,761	31,632
2024 Population Age 40-44	1,889	12,235	30,209
2024 Population Age 45-49	1,703	11,035	27,522
2024 Population Age 50-54	1,697	11,499	29,146
2024 Population Age 55-59	1,512	10,715	28,221
2024 Population Age 60-64	1,335	10,235	28,017
2024 Population Age 65-69	1,134	8,959	24,934
2024 Population Age 70-74	849	7,006	19,960
2024 Population Age 75-79	614	5,133	15,181
2024 Population Age 80-84	388	3,058	8,924
2024 Population Age 85+	307	2,539	7,140
2024 Population Age 18+	19,634	141,013	359,467
2024 Median Age	35	37	39
2029 Median Age	36	38	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,794	\$59,491	\$61,700
Average Household Income 25-34	\$71,919	\$74,222	\$79,775
Median Household Income 35-44	\$63,312	\$66,539	\$71,098
Average Household Income 35-44	\$80,778	\$86,536	\$93,738
Median Household Income 45-54	\$62,662	\$67,308	\$74,969
Average Household Income 45-54	\$75,811	\$86,019	\$96,707
Median Household Income 55-64	\$57,745	\$58,808	\$65,088
Average Household Income 55-64	\$72,482	\$78,658	\$89,847
Median Household Income 65-74	\$48,993	\$46,129	\$50,912
Average Household Income 65-74	\$65,072	\$67,365	\$74,458
Average Household Income 75+	\$54,709	\$57,024	\$61,100

Population By Age



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