

MULTIFAMILY PROPERTY FOR SALE

1725 STEWART AVE, LAS VEGAS, NV 89101

DOWNTOWN VALUE ADD 5 PLEX



FOR MORE INFORMATION:

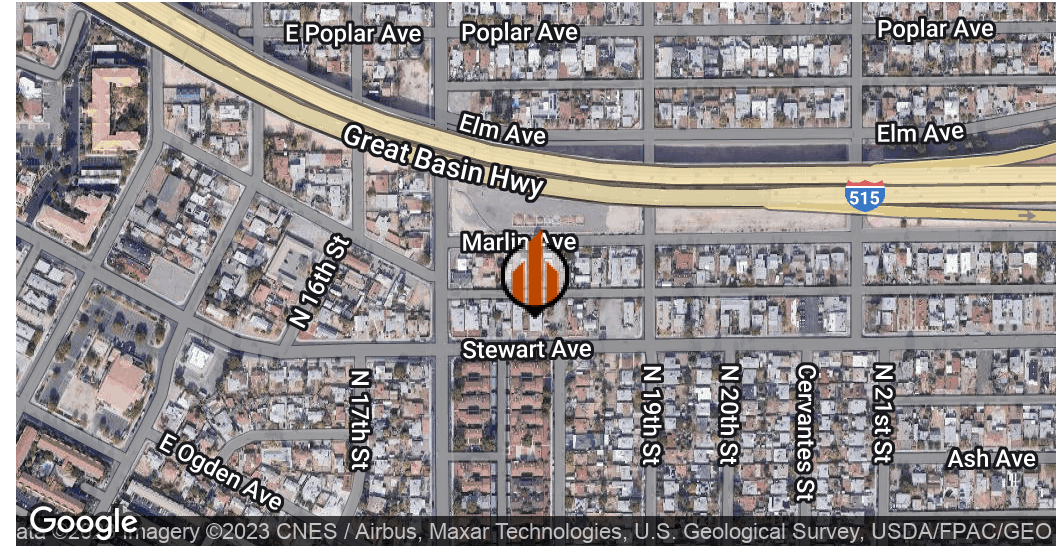
ADAM PAUL MACALUSO
702.909.7047
paul@turnermacgroup.com

3042 SOUTH DURANGO DR | LAS VEGAS, NV 89117
BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$899,999
Building Size:	4,114 SF
Available SF:	
Lot Size:	0.19 Acres
Number of Units:	5
Price / SF:	\$218.76
Cap Rate:	7.37%
NOI:	\$66,355
Year Built:	1979
Zoning:	R3
Market:	Central

PROPERTY HIGHLIGHTS

- Downtown Sub Market
- 100% Occupied
- Continued Area Growth
- Close To Major Transit
- Easily Self Managed

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	11,141	34,561	71,139
Total Population	29,739	100,412	209,274
Average HH Income	\$33,495	\$38,660	\$43,145

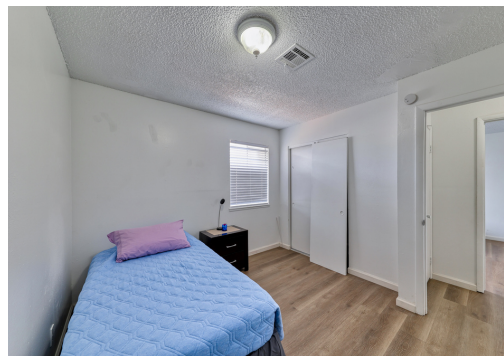


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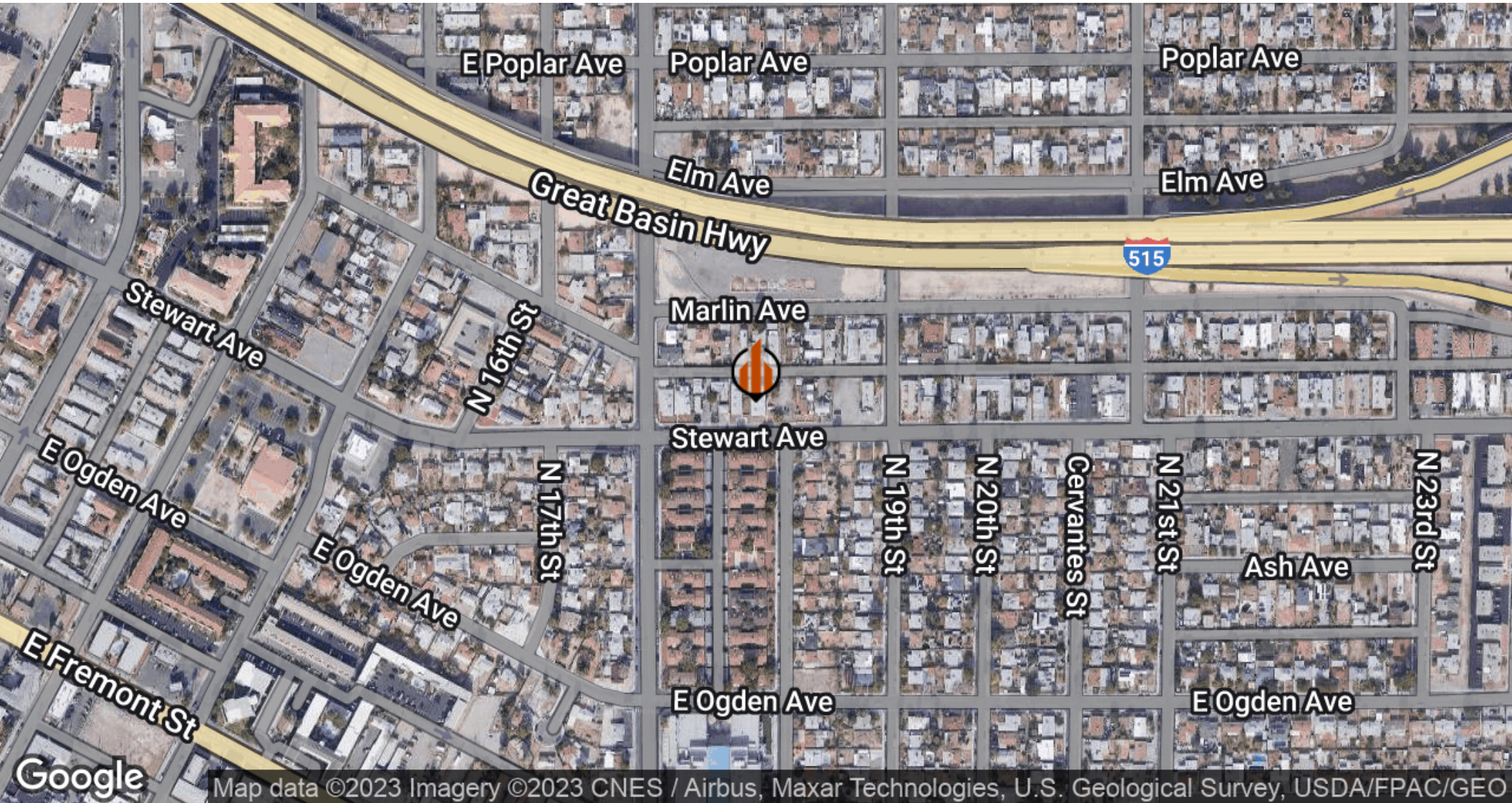


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	29,739	100,412	209,274
Average Age	33.1	33.2	32.6
Average Age (Male)	32.9	33.0	32.5
Average Age (Female)	32.9	33.1	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	11,141	34,561	71,139
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$33,495	\$38,660	\$43,145
Average House Value	\$144,365	\$168,138	\$172,162
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	60.2%	57.9%	57.2%
RACE	1 MILE	2 MILES	3 MILES
% White	61.7%	62.9%	64.2%
% Black	11.4%	11.8%	12.8%
% Asian	2.9%	4.1%	4.3%
% Hawaiian	0.1%	0.4%	0.6%
% American Indian	0.9%	0.9%	0.6%
% Other	20.3%	17.1%	14.9%

* Demographic data derived from 2020 ACS - US Census



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ADAM PAUL MACALUSO

President of Multifamily Investments

paul@turnermacgroup.com

Direct: 702.909.7047 | Cell: 702.542.1993

NV #BS0145166.LLC

PROFESSIONAL BACKGROUND

When entering or exiting the Multifamily asset class it's crucial to your success as an investor to be aligned with a qualified trusted advisor who will put your needs above all else. Paul Macaluso is President of Multifamily Investments at Simply Vegas Commercials and is a specialist in the acquisition and disposition of Multifamily assets with a over decade of experience helping Multifamily property owners achieve and exceed their investment goals

With a unique fresh approach and the aid of today's modern cutting edge technology Paul Macaluso Guarantees to position investors for success with their Las Vegas Multifamily investment needs.

Being able to have a reliable professional as your boots on the ground is key to identifying profitable opportunities in the Las Vegas Multifamily market. Whether the market is up, down or sideways Paul Macaluso has been able to guide his clients towards above average returns in every market condition. With his unwavering determination along with uncompromising definiteness of purpose Paul Macaluso can and will Guarantee your success within the Las Vegas Multifamily asset class of our commercial market.

MEMBERSHIPS

5 Points Business Association
Greater Las Vegas Association of Realtors
Commercial Real Estate Alliance

Simply Vegas Apartment Building Asset Specialist

3042 South Durango Dr
Las Vegas, NV 89117
702.542.1993



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