

MULTIFAMILY PROPERTY FOR SALE

813 E OGDEN AVE, LAS VEGAS, NV 89101

OGDEN EXECUTIVE



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TABLE OF CONTENTS

1

PROPERTY INFORMATION

2

FINANCIAL ANALYSIS

3

SALE COMPARABLES

4

DEMOGRAPHICS

5

ADVISOR BIOS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Simply Vegas Apartment Building Asset Specialist in compliance with all applicable fair housing and equal opportunity laws.



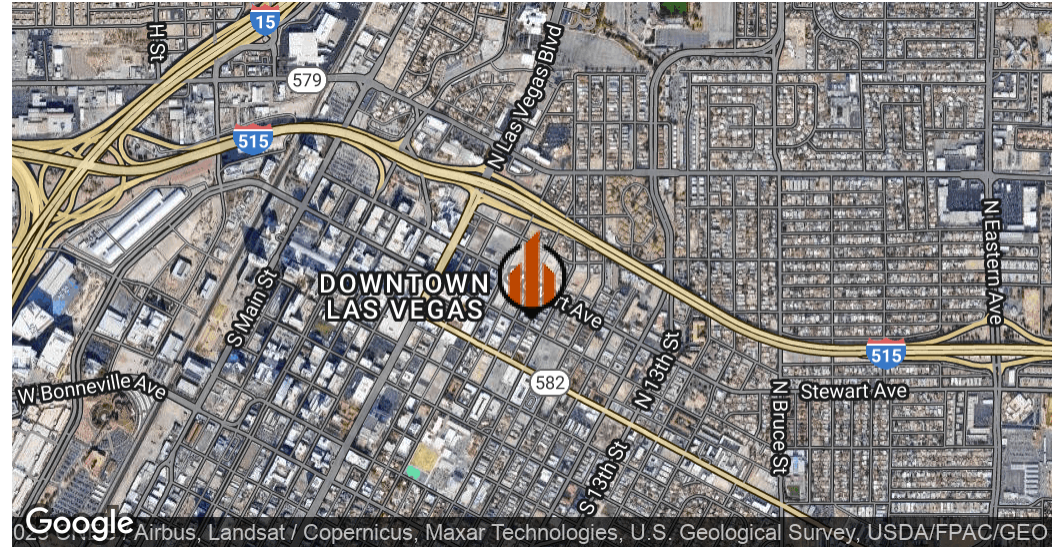
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PROPERTY INFORMATION



813 E OGDEN AVE, LAS VEGAS, NV 89101

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,749,999
Building Size:	8,496 SF
Number of Units:	30
Cap Rate:	4.54%
NOI:	\$260,978
Year Built:	1963
Renovated:	2018
Zoning:	C-2

LOCATION OVERVIEW

Ogden Executive is located in the downtown redevelopment zone on Ogden Ave & 9th St. The subject property is foot steps away from all of the excitement of Fremont St. Amazon/Zappo's future campus is 1 block north of the Ogden Executives offering potential housing opportunities to the future campus employment pool.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,933	29,210	63,869
Total Population	23,515	81,563	185,157
Average HH Income	\$31,476	\$37,143	\$43,990

813 E OGDEN AVE, LAS VEGAS, NV 89101

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Ogden Executive is a modern boutique fully renovated 100% occupied apartment complex one block north of Fremont St & 1 block away from the future Amazon/Zappo's campus. The Ogden Executive has been renovated inside and out during 2018 and offers modern well appointed finishes throughout.

Tenants at the Ogden Executive can choose between furnished or unfurnished units to accommodate their needs. Unit rents at the Ogden Executive range from \$850-\$1,100 with power, water, sewer, trash and wifi included with rent . Renovations completed allow for operating expenses to be minimized and new ownership the comfort of a well placed long term investment .

The Ogden Executive has enjoyed a historic occupancy rate of 98% and the property is currently 100% leased. The Ogden Executive is the ideal asset to protect your wealth from inflation. Don't miss out on the opportunity to own you slice of one of Americas hottest rental markets. Current C-2 Zoning will allow for short term rental giving this property an even higher ROI depending on the repositioning new ownership may consider implementing.

To obtain further details about this investment opportunity such as sales comps, rent comps and area demographic data please download the offering memorandum or sales brochure. To discuss making an offer to purchase this asset please contact Paul Macaluso directly.

813 E OGDEN AVE, LAS VEGAS, NV 89101

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Ogden Executive
Street Address	813 E Ogden Ave
City, State, Zip	Las Vegas, NV 89101
County	Clark
Sub-market	Downtown Redevelopment Zone
Cross-Streets	Ogden & 9th

BUILDING INFORMATION

Building Size	8,496 SF
NOI	\$260,978.64
Cap Rate	4.54%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	283 SF
Year Built	1963
Year Last Renovated	2018
Gross Leasable Area	8,496 SF
Construction Status	Existing
Condition	Excellent
Number of Buildings	1
Floor Coverings	Tile
Foundation	Concrete Slab

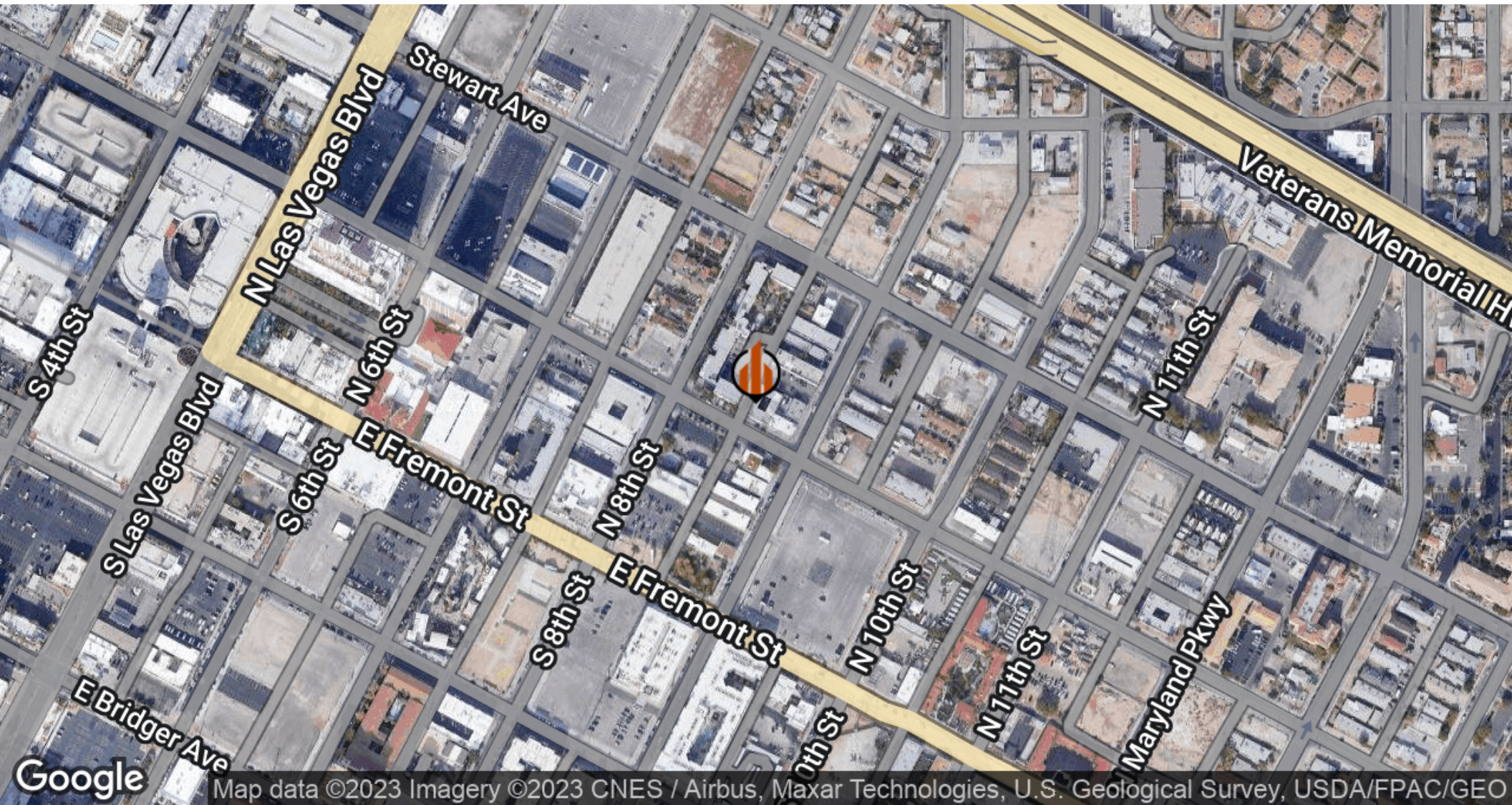
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ADDITIONAL PHOTOS



813 E OGDEN AVE, LAS VEGAS, NV 89101

LOCATION MAP





2

FINANCIAL ANALYSIS

813 E OGDEN AVE, LAS VEGAS, NV 89101

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PROFORMA

Price	\$5,749,999
Price per Unit	\$191,666
CAP Rate	4.5%
Cash-on-Cash Return (yr 1)	4.54 %
Total Return (yr 1)	\$260,978

OPERATING DATA

PROFORMA

Gross Scheduled Income	\$343,800
Other Income	\$12,000
Total Scheduled Income	\$330,000
Vacancy Cost	\$10,314
Gross Income	\$319,686
Operating Expenses	\$58,707
Net Operating Income	\$260,978
Pre-Tax Cash Flow	\$260,978

813 E OGDEN AVE, LAS VEGAS, NV 89101

INCOME & EXPENSES

INCOME SUMMARY

PROFORMA

Rental Income	\$343,800
Laundry Income	\$12,000
Vacancy Cost	(\$10,314)
GROSS INCOME	\$319,686

EXPENSES SUMMARY

PROFORMA

Utilities	\$21,224
Internet/Cable	\$4,733
Trash/Waste	\$2,339
Sewer	\$6,571
Legal/Professional	\$2,056
Landscape/Maintenance	\$3,400
Insurance	\$11,111
Property Tax	\$7,273
OPERATING EXPENSES	\$58,707
NET OPERATING INCOME	\$260,979

813 E OGDEN AVE, LAS VEGAS, NV 89101

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF
Studio-F	-	-	14	46.70%	283 SF	\$900	\$3.18
Studio-UF	-	-	14	46.70%	283 SF	\$900	\$3.18
Studio-ADA	-	-	1	3.30%	300 SF	\$850	\$2.83
1 Bedroom	-	-	1	3.30%	550 SF	\$1,100	\$2.00
TOTALS/AVERAGES			30	100%	292 SF	\$905	\$3.13


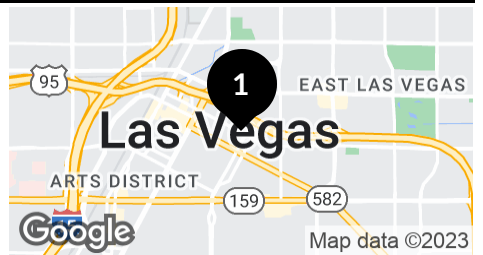

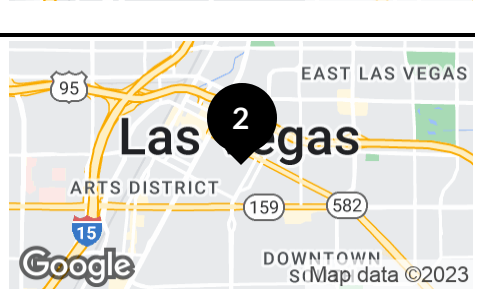

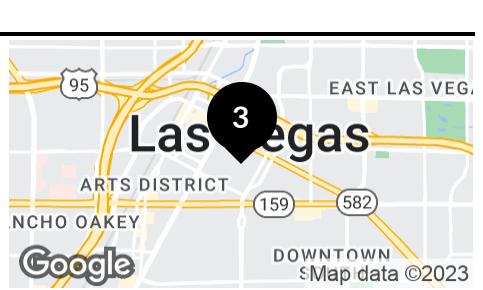

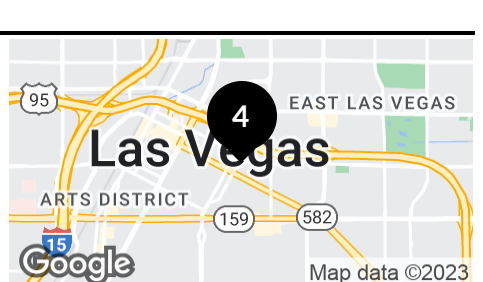
A photograph of a modern, multi-story building with a light-colored facade. The building features balconies with glass railings and wooden planters. The scene is captured from a low angle, looking up at the building. The lighting suggests it might be late afternoon or early morning, with long shadows cast across the building's surface. The overall aesthetic is clean and contemporary.

3

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SALE COMPARABLES

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SALE COMPS

1 	RED APPLE MARKET & APARTMENTS 1109 Stewart Ave, Las Vegas, NV 89101 Price: \$1,400,000 No. Units: 7	
2 	SETO APARTMNTS 218 s 11th st, las vegas, NV 89101 Price: \$1,450,000 Bldg Size: 2,637 SF Lot Size: 0.16 Acres No. Units: 8 Year Built: 1953	
3 	912 E BRIDGER las vegas, NV 89101 Price: \$1,150,000 Bldg Size: 3,433 SF Lot Size: 0.16 Acres No. Units: 5 Year Built: 1955	
4 	QUADS ON 13TH 208 N 13th, Las Vegas, NV 89101 Price: \$914,285 Bldg Size: 2,800 SF Lot Size: 0.16 Acres No. Units: 4 Year Built: 1963	

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SALE COMPS



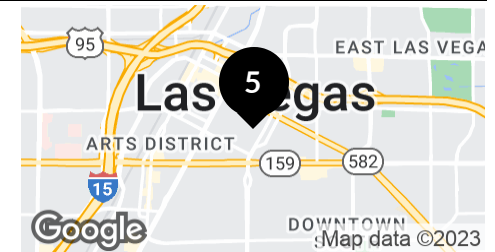
5

316 S 11TH ST

Las Vegas, NV 89101

Price: \$868,000 **Bldg Size:** 3,369 SF

No. Units: 5



6

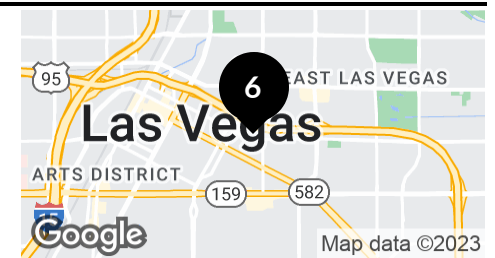
3ELEVEN

311 N 16th, Las Vegas, NV 89101

Price: \$2,030,000 **Bldg Size:** 648 SF

Lot Size: 0.50 Acres **No. Units:** 18

Year Built: 1947



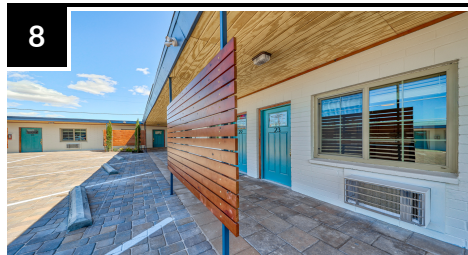
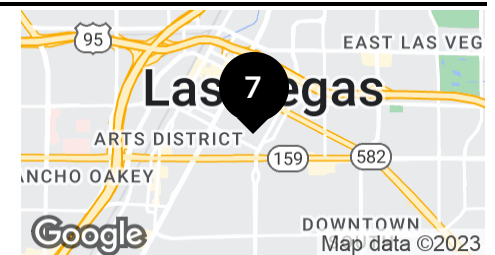
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DOWNTOWN ABBEY

421-425 S 10th, Las Vegas, NV 89101

Price: \$2,600,000 **Bldg Size:** 8,288 SF

No. Units: 12 **Cap Rate:** 5.25%



8

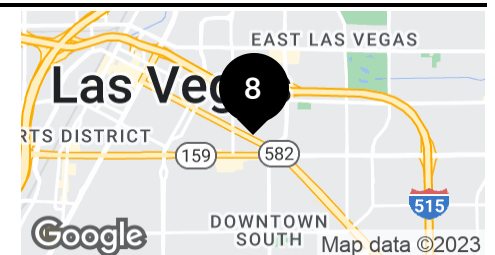
ROULETTE APARTMENTS

2019 Fremont St, Las Vegas, NV 89101

Price: \$4,200,000 **Bldg Size:** 9,471 SF

Lot Size: 0.63 Acres **No. Units:** 29

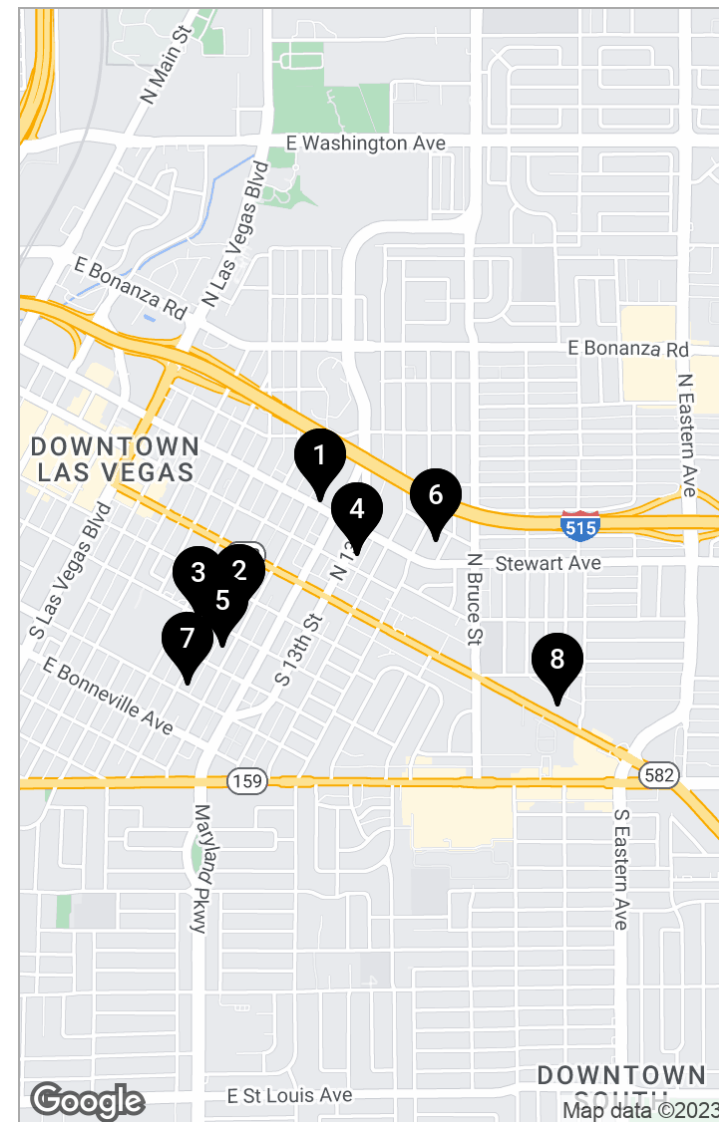
Year Built: 1955



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SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	NO. UNITS	PRICE/UNIT	PRICE/SF
1	Red Apple Market & Apartments 1109 Stewart Ave Las Vegas, NV	\$1,400,000	7	\$200,000	-
2	Seto Apartmnts 218 s 11th st las vegas, NV	\$1,450,000	8	\$181,250	\$549.87
3	912 e bridger las vegas, NV	\$1,150,000	5	\$230,000	\$334.98
4	Quads on 13th 208 N 13th Las Vegas, NV	\$914,285	4	\$228,571	\$326.53
5	316 S 11th St Las Vegas, NV	\$868,000	5	\$173,600	\$257.64
6	3Eleven 311 N 16th las vegas, NV	\$2,030,000	18	\$112,778	\$3,132.72
7	Downtown Abbey 421-425 S 10th Las Vegas, NV	\$2,600,000	12	\$216,667	\$313.71
8	Roulette Apartments 2019 Fremont St Las Vegas, NV	\$4,200,000	29	\$144,828	\$443.46
AVERAGES		\$1,826,536	11	\$185,962	\$765.56





4

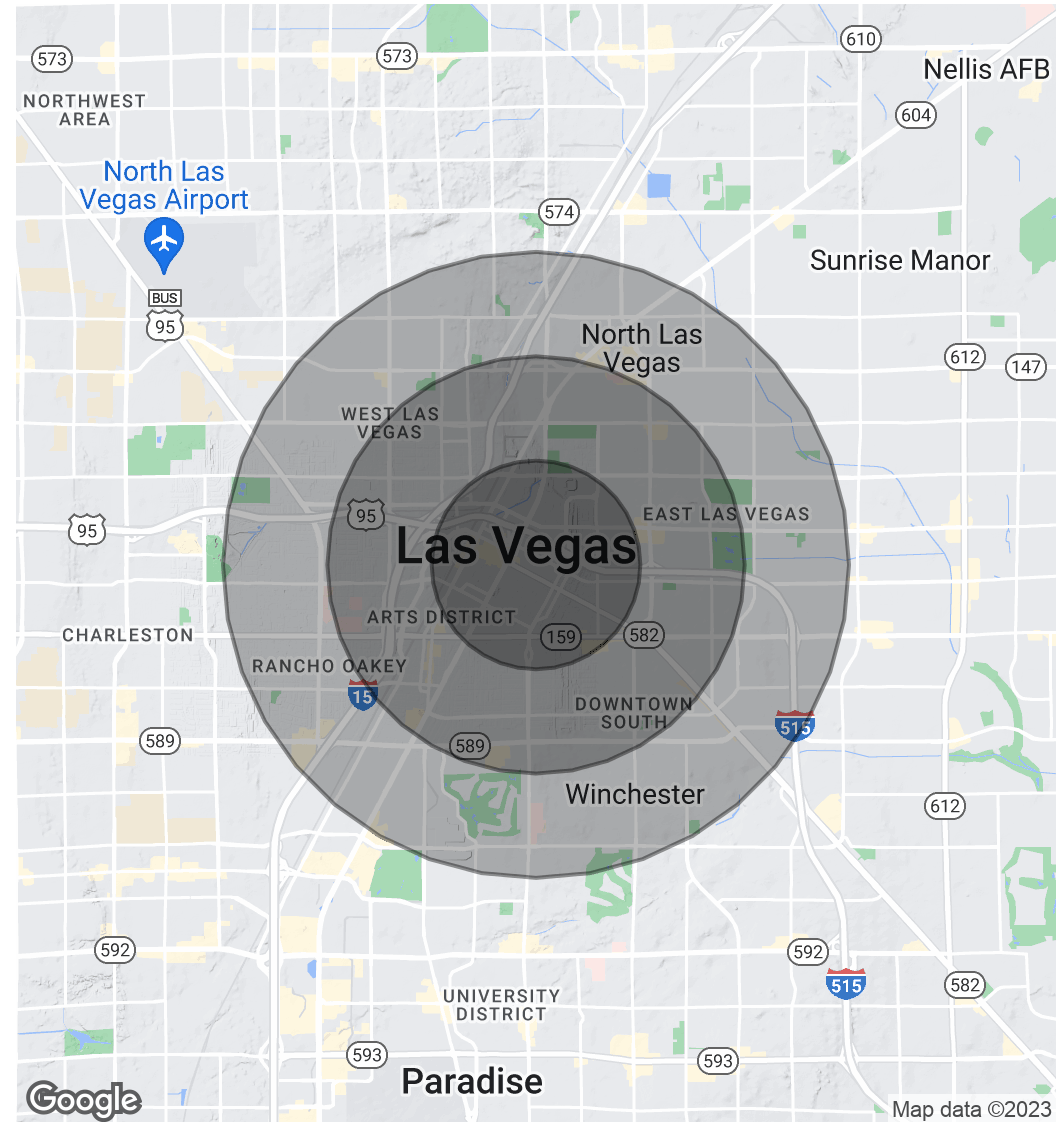
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,515	81,563	185,157
Average Age	37.5	33.3	32.6
Average Age (Male)	37.9	33.5	32.5
Average Age (Female)	36.7	33.0	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,933	29,210	63,869
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$31,476	\$37,143	\$43,990
Average House Value	\$137,790	\$182,909	\$201,572
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	41.7%	54.4%	54.8%
TRAFFIC COUNTS	1 MILE	2 MILES	3 MILES
			/day

* Demographic data derived from 2020 ACS - US Census





5

ADVISOR BIOS

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ADVISOR BIO 1



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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
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