

MULTIFAMILY PROPERTY FOR SALE

1302 STEWART AVE, LAS VEGAS, NV 89101

CORNERSTONE APARTMENTS



FOR MORE INFORMATION:

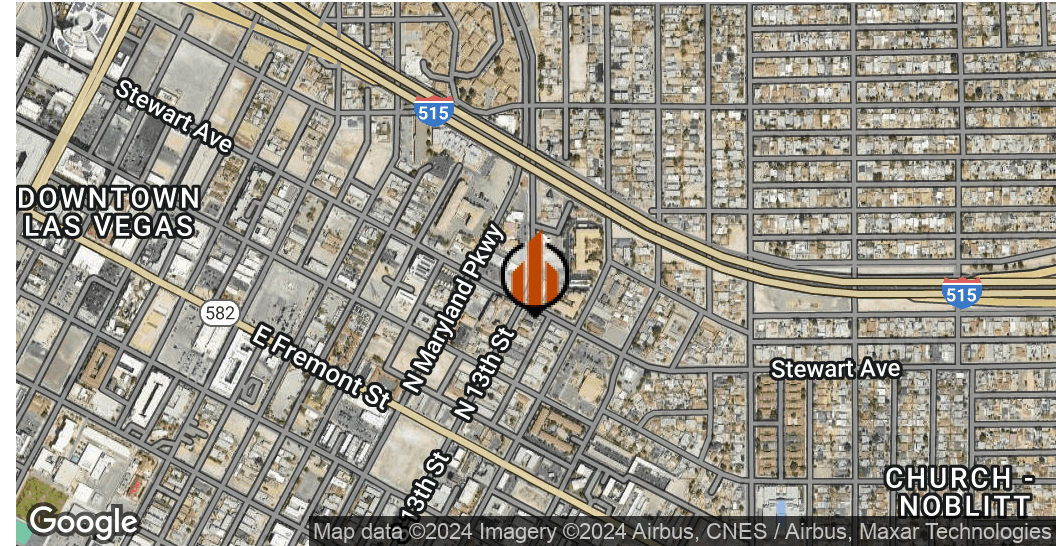
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BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$747,000
Building Size:	2,280 SF
Number of Units:	3
Price / SF:	\$327.63
Cap Rate:	5.54%
NOI:	\$41,414
Year Built:	1956
Renovated:	2021
Zoning:	R4
Market:	Central
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Fully Renovated
- 100% Occupied
- Gated Grounds
- Turnkey Offering

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	10,269	31,961	68,289
Total Population	27,010	90,897	199,405
Average HH Income	\$33,091	\$37,750	\$43,177



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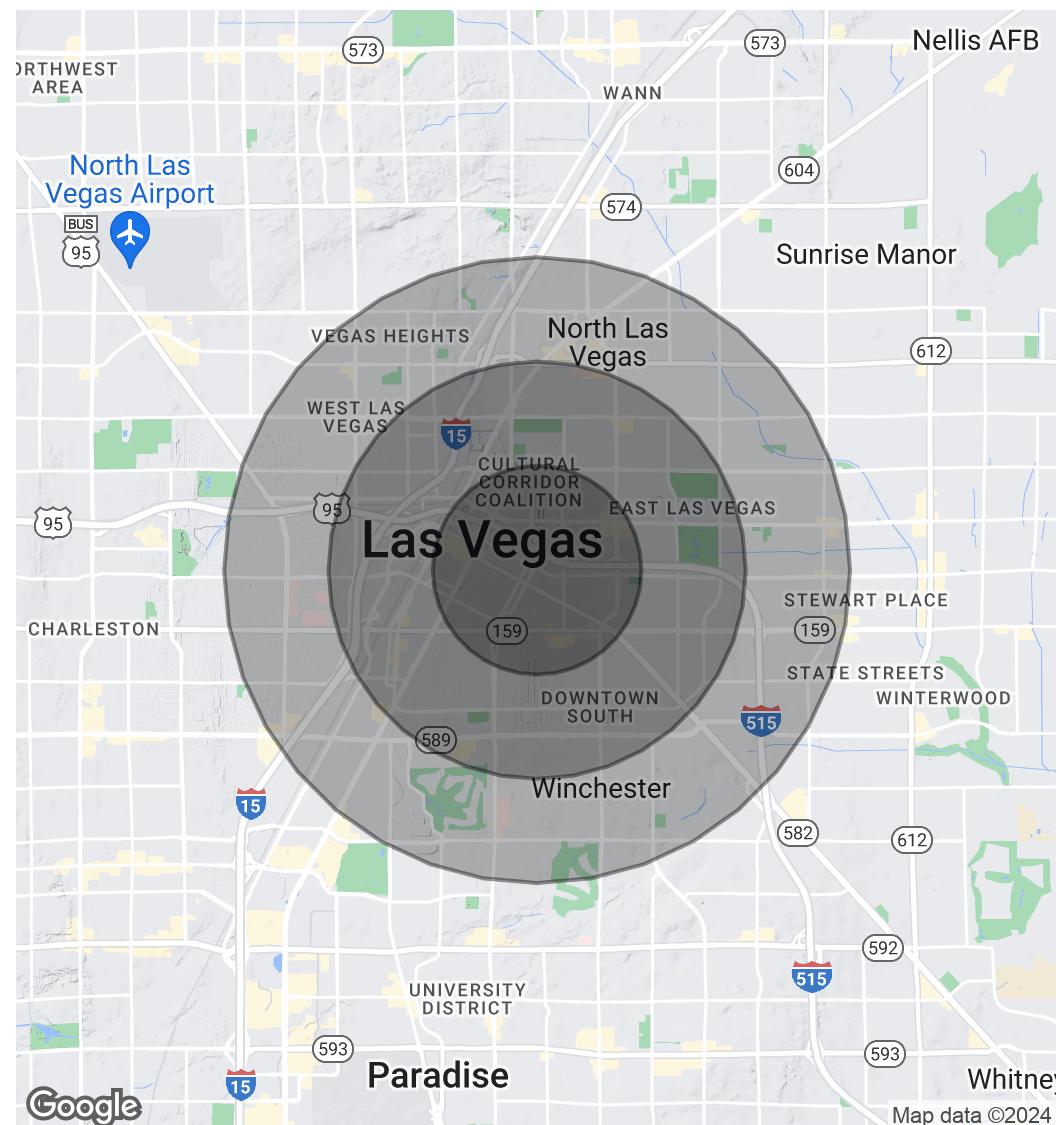
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	27,010	90,897	199,405
Average Age	35.4	33.3	32.7
Average Age (Male)	35.4	33.3	32.6
Average Age (Female)	34.7	33.0	32.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,269	31,961	68,289
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$33,091	\$37,750	\$43,177
Average House Value	\$137,410	\$171,164	\$185,963

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	52.5%	56.7%	56.5%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	16,236	55,832	125,318
Total Population - Black	3,830	11,962	27,897
Total Population - Asian	977	3,681	8,482
Total Population - Hawaiian	60	349	1,105
Total Population - American Indian	340	831	1,269
Total Population - Other	4,726	15,748	30,398

2020 American Community Survey (ACS)



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ADAM PAUL MACALUSO

President of Multifamily Investments

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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

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