

MULTIFAMILY PROPERTY FOR SALE

2437-2433 CLIFFORD AVE, LAS VEGAS, NV 89104

AVE 24



FOR MORE INFORMATION:

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BUYLASVEGASAPARTMENTBUILDINGS.COM

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OFFERING SUMMARY

Sale Price:	\$5,888,888
Building Size:	16,832 SF
Number of Units:	44
Price / SF:	\$349.86
Cap Rate:	5.52%
NOI:	\$325,000
Year Built:	1977
Renovated:	2021
Market:	Central
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Stabilized & Performing
- 50% + Renovated
- Upside On Rents
- Great Downtown location
- Onsite Laundry room

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	822	3,282	10,867
Total Population	1,688	6,521	23,189
Average HH Income	\$29,157	\$27,168	\$33,052



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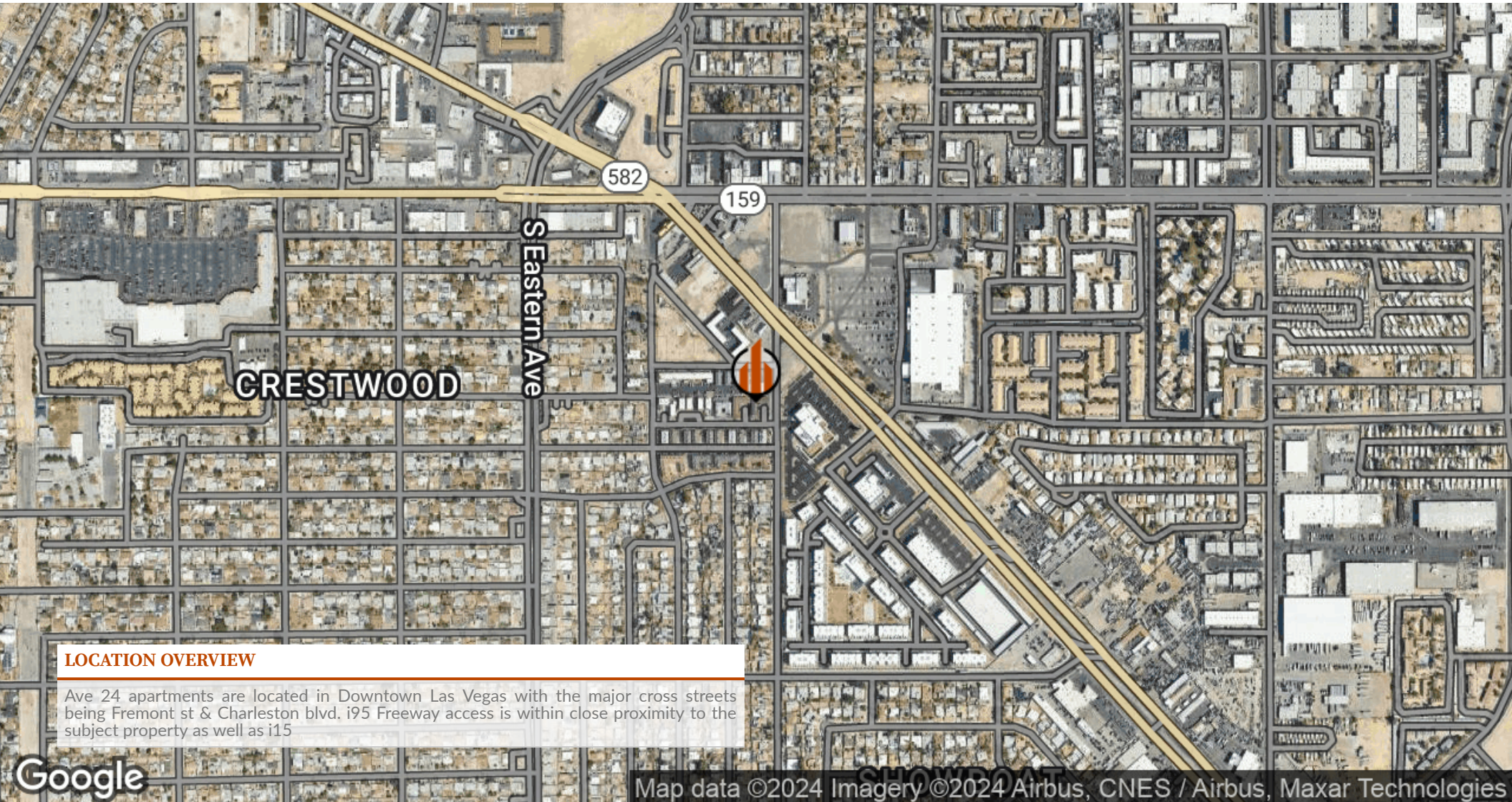


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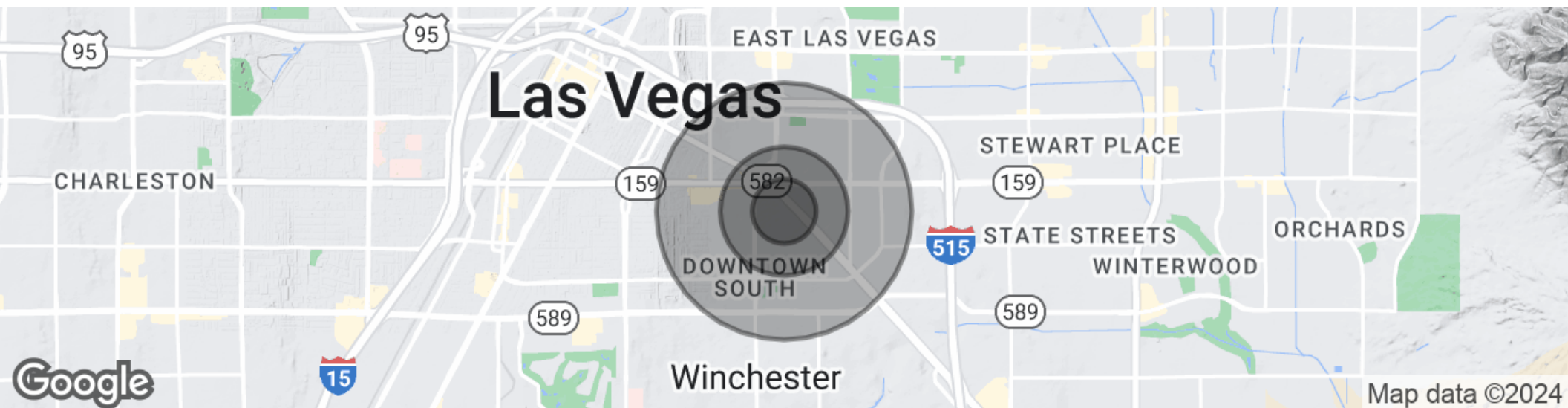


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,688	6,521	23,189
Average Age	47.8	40.7	36.7
Average Age (Male)	53.0	45.0	39.7
Average Age (Female)	45.6	38.1	34.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	822	3,282	10,867
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$29,157	\$27,168	\$33,052
Average House Value	\$127,966	\$110,281	\$104,712

2020 American Community Survey (ACS)



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