

Beautifully Remodeled Downtown 4-Plex
1812 Lewis Ave
Las Vegas, NV 89101

Summary	Current	Using Market Rents	Investment Highlights:				
Price:	\$699,000		Downtown Las Vegas - near Fremont Street Experience				
Number of Units:	4		Walking distance to businesses, shops & restaurants				
Cost per Unit:	\$174,750		Near freeways & transportation				
Current GRM:	9.75	8.53	Beautifully remodeled 4-Plex				
Current CAP:	7.66%	9.07%	High demand rental area				
Approx. Age (Yr Blt):	1964		Minutes from The Strip				
Approx. Lot Size:	6,970		AirBnB Property				
Approx. Gross RSF:	2,694		Great Investment Property				
Cost per Gross RSF:	\$259.47		Excellent to owner occupy one of the stunningly remodeled units				
Annualized Operating Data		At Current Rents	At Market Rents				
Disclaimer: All information contained herein is believed to be accurate but is not guaranteed. Buyer to verify							
Scheduled Gross Income:	\$ 71,700		\$ 81,900				
Less Vacancy Rate Reserve:	\$ (2,151)		\$ (2,457)				
Gross Operating Income:	\$ 69,549		\$ 79,443				
Less Expenses:	\$ (16,035)		\$ (16,035)				
Net Operating Income:	\$ 53,514		\$ 63,408				
* As a percent of Scheduled Gross Income*							
Scheduled Income	Actual Current Rents	Projected Market Rents	Actual Expenses				
Unit #	Bdrms/ Baths	Lease End	Monthly Income	Unit Type	Monthly Income	Prop Tax	\$ 2,595.00
#1	1+1	Month to Month	\$ 1,600	1+1	\$ 1,600	Insurance	\$ 2,991.00
#2	1+1	AirBnB	\$ 1,400	1+1	\$ 1,600	Cleaning & Maint	\$ 1,440.00
#3	1+1	Month to Month	\$ 950	1+1	\$ 1,600	Utilities	\$ 5,424.00
#4	2+1	AirB&B	\$ 1,750	2+1	\$ 1,750	Repairs	\$ 585.00
Laundry			\$ 275		\$ 275	Other Expenses	\$ 1,560.00
Total			\$ 5,975		\$ 6,825	MGMT/ Commissic	\$ 1,440.00
Total Scheduled Rent:			\$ 5,975		\$ 6,825		
Monthly Scheduled Gross Income:			\$ 5,975		\$ 6,825	*Operating Expen	\$ 16,035
Annual Scheduled Gross Income:			\$ 71,700		\$ 81,900	Per Net SqFt.:	\$ 5.95
						Expenses/ Unit:	\$ 4,009
Marcie Hansen, B.0145866, Regency Realty Investments							