



FOR SALE

22 Units | Multifamily

100% Leased

Full Renovation 2023/2024

2592 Sherwood St

Las Vegas, NV 89109

Seller Financing Available

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

66909



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixel.com

2592 Sherwood St.
Las Vegas, NV 89109

Anders Graciano
Senior Vice President Hospitality

LIC#S.0179938.LLC
702.443.2881
agraciano@naixel.com

Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

Financial Summary

| | |
|---------------|------------------|
| LIST PRICE | Un-priced |
| OCCUPANCY | 100% |
| GROSS INCOME | \$301,600 |
| EXPENSE RATIO | 8.6% |
| PROFORMA NOI | \$275,700 |

Property Summary

| | |
|--------------------------|---|
| ADDRESS | 2592 Sherwood St Las Vegas, NV 89109 |
| BUILDING SQFT | ±13,200 |
| LOT SIZE ACRES | ±0.46 |
| UNITS | 22 |
| AVERAGE SF | ±600 |
| APN | 16210113017, 16210113018 |
| YEAR BUILT/ RENOVATED | 1962/2023 |
| STORIES | 2 |
| ZONING | H-1 County |
| TYPE | Apartment |
| CONSTRUCTION | Wood/Steel Frame/Reinforced Concrete |
| FOUNDATION | Concrete Slab |
| ROOF | Flat Tar |
| PARKING | 22 Surface |
| PARKING RATIO | 1: 1,000 |
| EXTERIOR | Stucco, Stone |

FOR MORE INFORMATION



CLICK HERE

OR TEXT 21935 TO 39200



Investment Overview

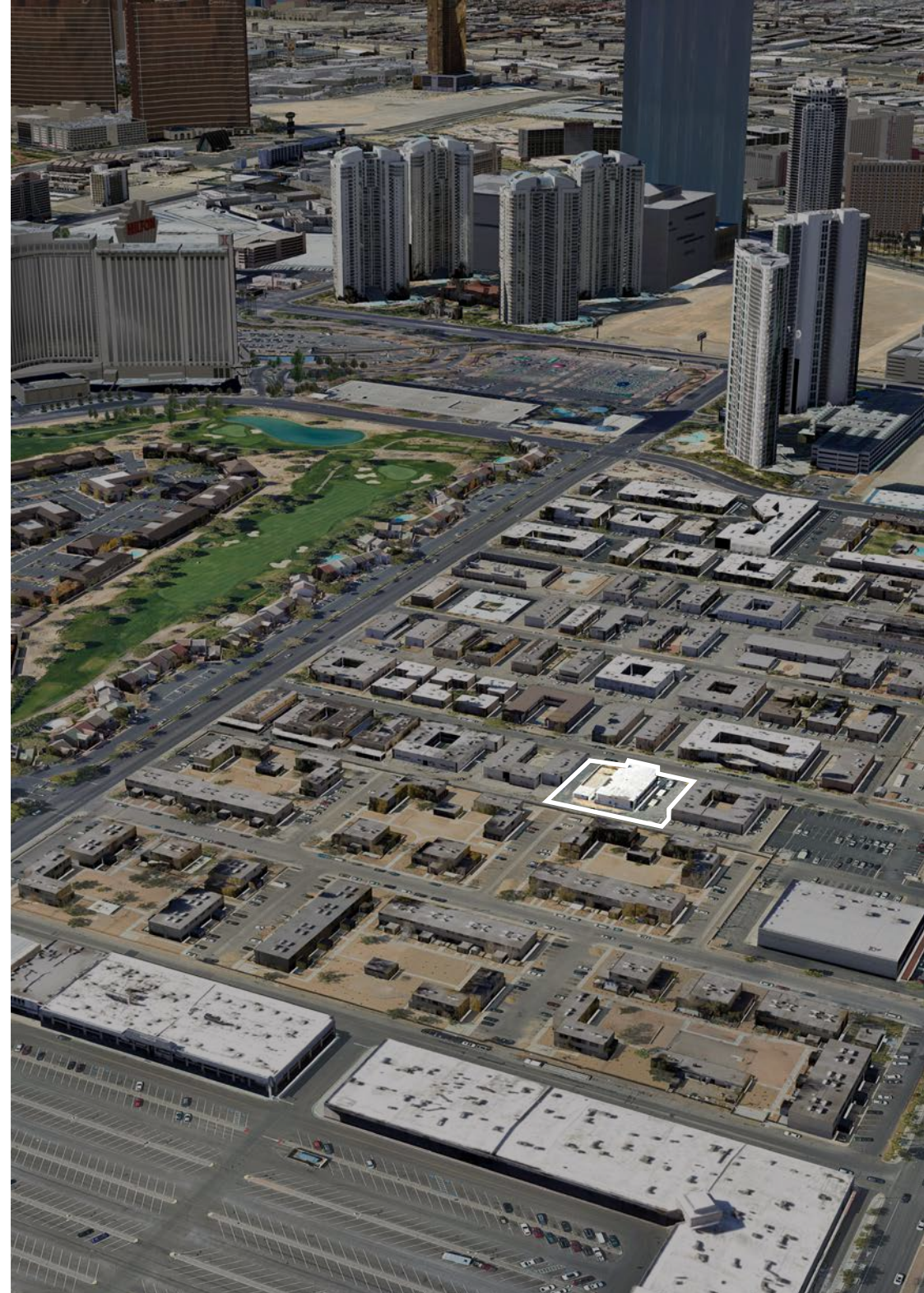
NAI Excel is pleased to present a 100% occupied 22-unit apartment complex located at 2592 Sherwood St., Las Vegas, Nevada. This 2-story building is situated on 0.46 acre and has undergone a 1-year long renovation/rebuilt inside out; no expense spared. The property is more or less as a new construction and comes with a 5-year construction/renovation warranty on all parts renovated and/or rebuilt.

The property reopened for tenant occupancy on January 1, 2024.

The property is centrally located, surrounding it are several commercial and residential developments, such as Las Vegas Country Club, Las Vegas Athletic Club, The Historic Commercial Center District, Downtown Las Vegas, The Las Vegas Strip and larger national retail anchored centers.

The property is within walking distance of the monorail, several bus stops and the I-15 Beltway.

- Seller Financing Available
- 22-unit 2-Story Building.
- 100% Occupied.
- The property has undergone a total renovation in 2023, estimated \$1.5M spent turning the property inside out incl. all sewer and electrical.
- 5-year construction/renovation warranty from Dec 2023.
- Located within the Central part of town, the “heart” of what’s happening in Las Vegas.
- Surrounded by commercial, hospitality and residential properties.
- Strong demographics and high traffic counts.
- Close proximity and accessibility to the I-15 Beltway and the Monorail.



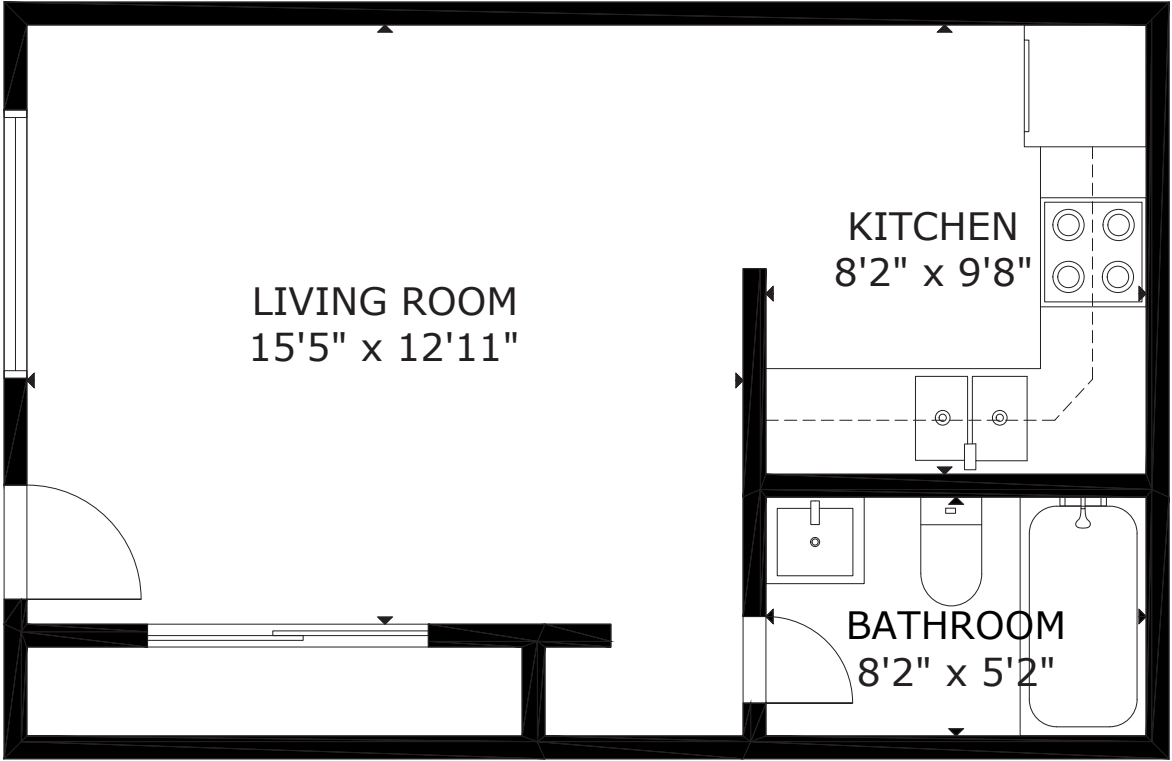




Floor Plan - Studio



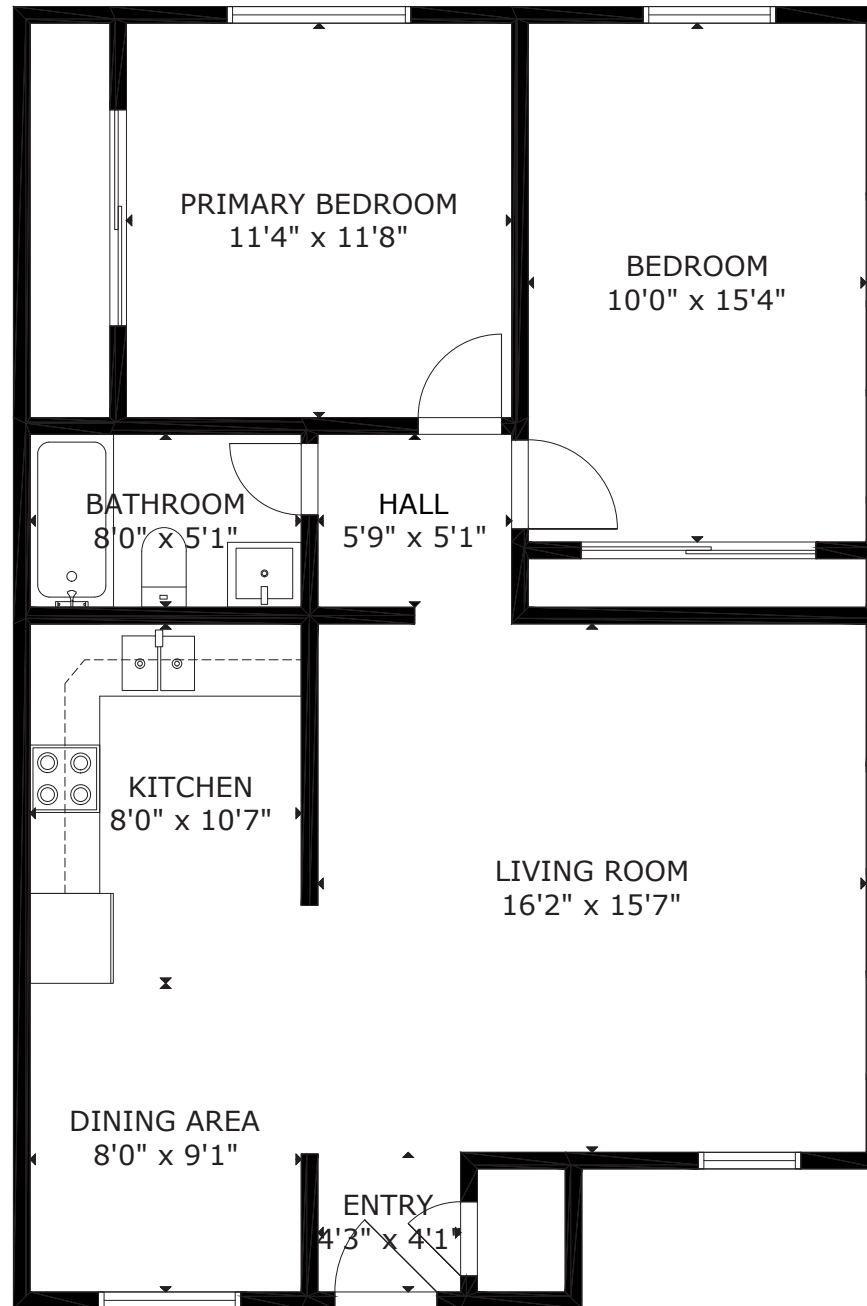
[CLICK HERE](#)
FOR A 3D TOUR



STUDIO APARTMENT



Floor Plan - Two Bedroom



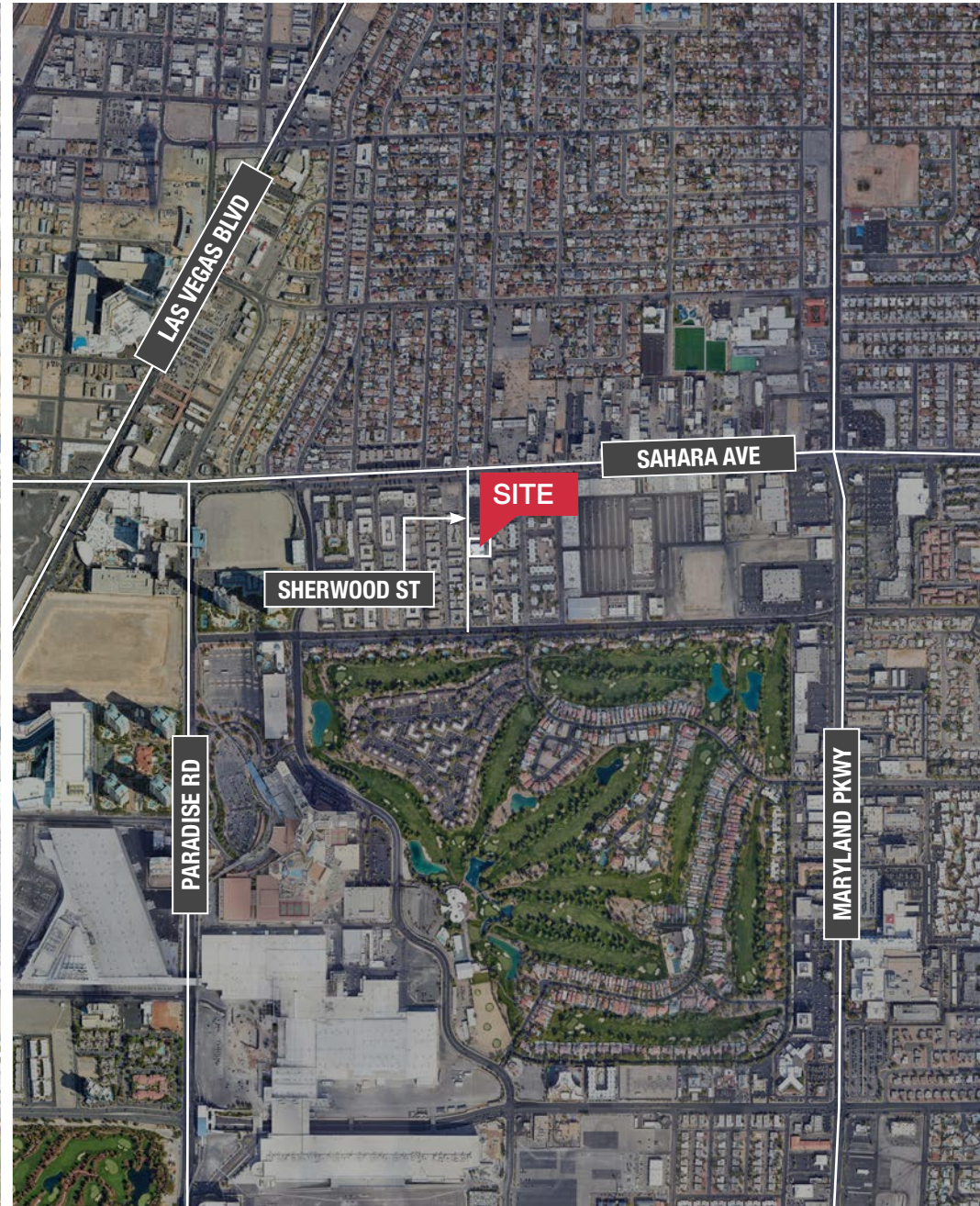
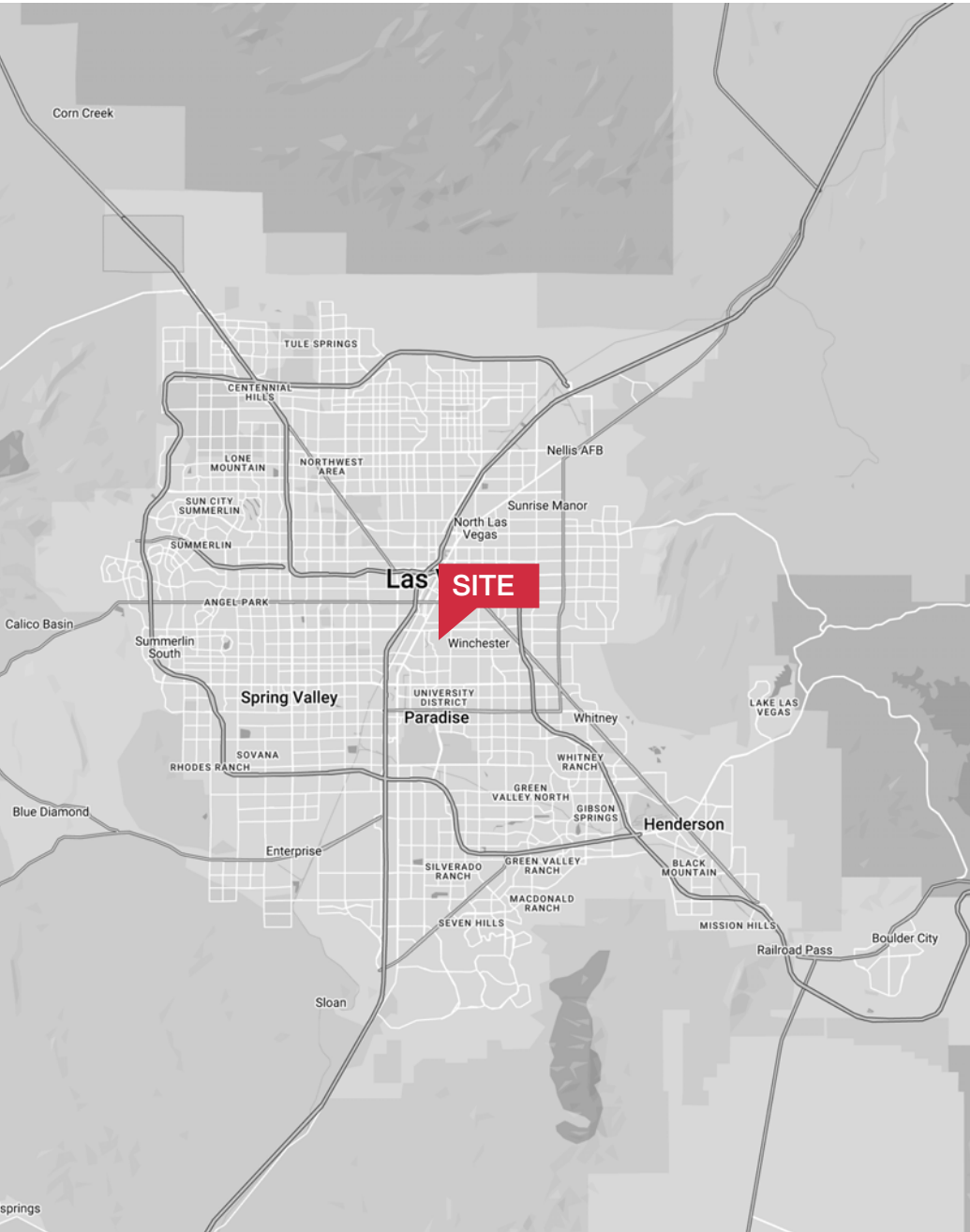
2 BEDROOM | 2 BATHROOM



2 BEDROOM | 2 BATHROOM



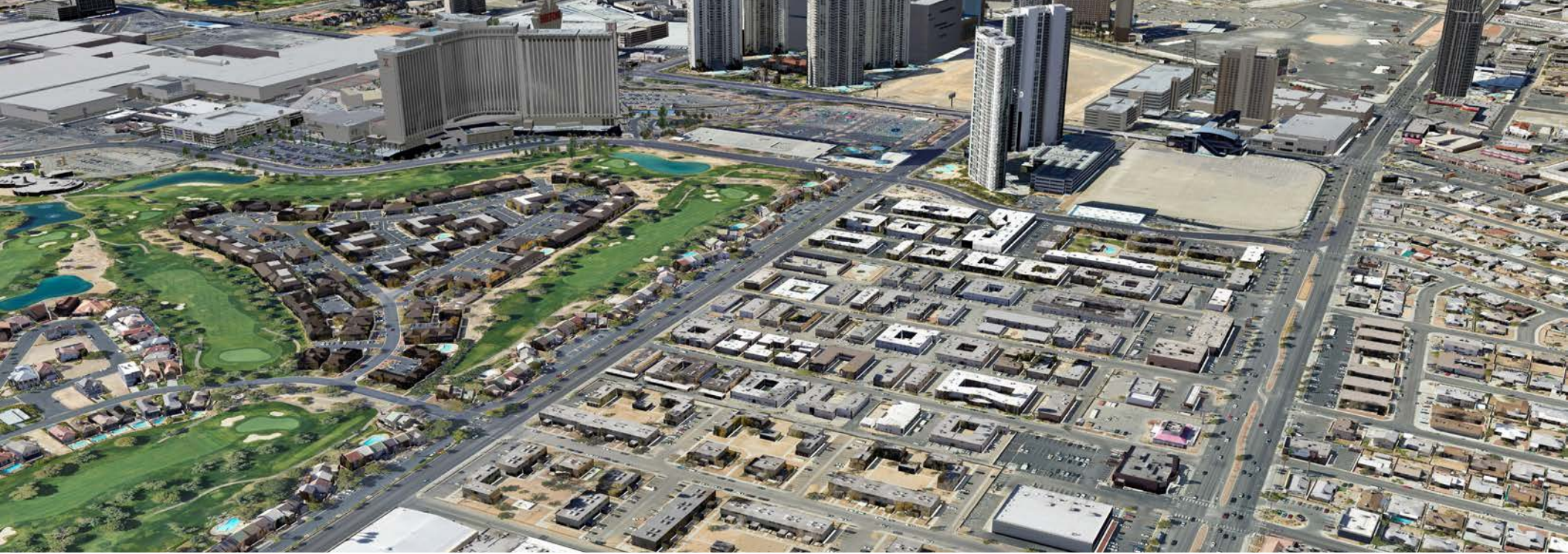
Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





Distance to Major Cities

Salt Lake City, Utah 420 miles

Los Angeles, California 274 miles

San Diego, California 330 miles

Denver, Colorado 750 miles

Phoenix, Arizona 300 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113

702.383.3383 | naiexcel.com

Anders Graciano
Senior Vice President Hospitality

LIC#S.0179938.LLC

702.443.2881

agraciano@naiexcel.com

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.