

MULTIFAMILY PROPERTY FOR SALE

12 UNITS · NORTH LAS VEGAS

3017-3021 E CAREY AVE, NORTH LAS VEGAS, NV 89030

3017-3021 E CAREY AVE



FOR MORE INFORMATION

PAUL MACALUSO

President of Multifamily Investments

725-227-7100 | Paul@TurnerMacGroup.com

Simply Vegas Commercial
3042 S Durango Dr, Las Vegas, NV 89117
NV #BS0145166.LLC



PROPERTY OVERVIEW

3017-3021 E Carey Ave

3017-3021 E CAREY AVE, NORTH LAS VEGAS, NV 89030



SIMPLY VEGAS COMMERCIAL | 3042 S DURANGO DR, LAS VEGAS, NV 89117
PAUL MACALUSO, PRESIDENT OF MULTIFAMILY INVESTMENTS
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\$890,000

ASKING PRICE

4.6% / 7.5%

CAP RATE, AS-IS / PRO
FORMA (PROJECTED)

12

UNITS

\$74,167

PRICE / UNIT

INVESTMENT HIGHLIGHTS

- ◆ 12 units in two two-story buildings on one 0.30-acre R-4 parcel, sold together
- ◆ Collections upside: ~90% market occupancy vs. 80% today adds ~\$14K of rent
- ◆ Insurance re-bid (~\$6K/yr) and stabilized management/turnover (~\$9K/yr) savings
- ◆ Comps support \$830 (1-bed) / \$760 (studio) vs. \$805 / \$729 in place
- ◆ As-Is NOI \$41,170 (4.6% cap); Pro Forma NOI \$66,513 (7.5% cap, projected)

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PROPERTY DETAILS & PHOTOS

OFFERING SUMMARY

Sale Price	\$890,000
Price / Unit	\$74,167
Price / SF	\$178
As-Is NOI (T-12)	\$41,170
Pro Forma NOI (Projected)	\$66,513
Cap Rate, As-Is / Pro Forma	4.6% / 7.5%
Occupancy	10 of 12 occupied
Financing	7.00% fixed, 30-yr, 70% LTV

BUILDING INFORMATION

Property Type	Multifamily
Units	12
Unit Mix	4 Studios (352 SF) / 8 One-Bed One-Bath (450 SF)
Avg. Unit Size	417 SF
Building Size	5,008 SF
Lot Size	0.30 AC (13,068 SF)
Year Built	1978
Zoning	R-4 High Density Residential (NLV)
Roof	Flat
Utilities	Electric tenant-paid; Water, Sewer & Trash owner-paid



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FINANCIAL SNAPSHOT

\$890,000

ASKING PRICE

\$74,167 / unit

**\$41,170 /
\$66,513**

NOI, AS-IS / PRO FORMA

As-Is = T-12; pro forma projected

4.6% / 7.5%

CAP RATE, AS-IS / PRO FORMA

Pro forma projected

7.9x / 7.7x

GRM, AS-IS / PRO FORMA

Price ÷ gross rent

INCOME & EXPENSES

INCOME	PRO FORMA (PROJECTED)
Gross Potential Rent	\$116,160
Other Income (fees, liability coverage)	\$654
Less: Vacancy & Credit Loss (PF 10.0%)	(\$11,616)
Effective Gross Income	\$105,198
EXPENSES	
Management (T-12 8.4%; PF 6% of EGI)	\$6,311
Repairs, Maintenance, Plumbing, Appliances	\$10,800
Legal / Professional	\$500
Leasing Commissions	\$600
Pest Control	\$2,080
Electricity (common)	\$742
Water / Sewer / Trash (net)	\$0
Landscaping / Fines / Other	\$1,200
Insurance	\$12,000
Property Tax (estimate)	\$4,452
Total Operating Expenses	\$38,685
Net Operating Income	\$66,513

KEY METRICS

Price / SF	\$178
DSCR, As-Is / Pro Forma	0.83x / 1.34x
Cash-on-Cash, As-Is / PF	-3.2% / 6.3%
Financing	7.00% fixed, 30-yr, 70% LTV
Occupancy	10 of 12 occupied

UNIT MIX

UNIT TYPE	COUNT	AVG. SF	RENT RANGE	AVG. RENT
Studio	4	352	\$700-\$745	\$729
1 Bed / 1 Bath	8	450	\$800-\$820	\$805

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RENT ROLL

UNIT	TYPE	BATHS	SIZE SF	RENT	RENT / SF	DEPOSIT
3017-1	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$900
3017-2	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$1,600
3017-3	Studio	1	352	\$725	\$2.06	\$750
3017-4	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$300
3017-5	1 Bed / 1 Bath	1	450	\$820	\$1.82	\$820
3017-6	Studio	1	352	\$700	\$1.99	\$1,400
3021-1	Studio	1	352	\$745	\$2.12	\$750
3021-2	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$1,600
3021-3	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$800
3021-4	Studio	1	352	\$745	\$2.12	\$750
3021-5	1 Bed / 1 Bath	1	450	\$800	\$1.78	\$800
3021-6	1 Bed / 1 Bath	1	450	\$820	\$1.82	\$1,000
Totals			5,008	\$9,355		\$11,470
Averages			417	\$780	\$1.87	

Current rent roll: 10 of 12 occupied, 2 vacant (vacant units shown at last lease rent). Annualized in-place rent \$112,260 (\$9,355/mo x 12).



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LOCATION & DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,602	183,942	473,986
Median Age	30.6	31.6	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,099	57,322	154,903
Median Household Income	\$50,616	\$47,330	\$56,923
Average Household Income	\$63,929	\$62,214	\$74,365
EMPLOYMENT (AGE 16+)	1 MILE	3 MILES	5 MILES
Employed (Civilian)	13,361	75,720	204,681
Labor Force Participation	62.3%	60.9%	62.9%
Unemployment Rate	9.2%	9.9%	9.8%
HOUSING	1 MILE	3 MILES	5 MILES
Occupied Housing Units	9,099	57,322	154,903
Renter-Occupied Share	63.9%	64.7%	54.6%
Median Gross Rent	\$1,163	\$1,209	\$1,330
Median Home Value	\$269,160	\$282,807	\$338,299

Source: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates by block group (ACS Summary File); TIGER/Line 2024. Rings centered on the Census Geocoder match for the property; block groups apportioned by area inside each ring; medians interpolated. Margins of error not shown.

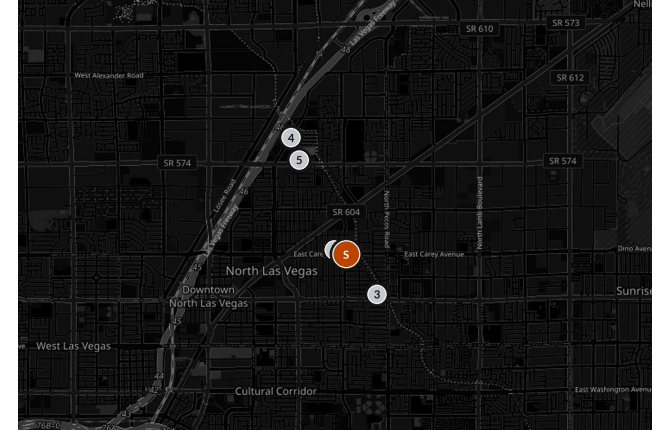


Left: E Carey Ave streetscape (property photo). Right: radius rings, U.S. Census Bureau ACS 2020–2024 / TIGER/Line 2024. Distances straight-line.

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COMPARABLES & MARKET

RENT COMPS	BUILT	UNITS	AVG. RENT	RENT / SF	DIST.
3017-3021 E Carey Ave (Subject)	1978	12	\$780	\$1.87	—
Village Square	—	—	\$750	\$1.88	2.70 mi
2133 Ellis St Unit A	—	—	\$855	\$1.52	0.40 mi
Sungarden Apartments	—	—	\$950	\$1.58	0.80 mi
Hacienda Hills	—	—	\$935	\$1.59	1.10 mi
1934 Stanford St	—	—	\$1,045	\$1.94	1.80 mi
SALE COMPS	UNITS	SOLD	\$ / UNIT	CAP	DIST.
3017-3021 E Carey Ave (Subject)	12	Asking	\$74,167	7.5% (PF)	—
1 2432 Ellis St	7	Apr 2026	\$100,000	—	0.14 mi
2 3101 E Carey Ave	4	Aug 2025	\$150,000	—	0.04 mi
3 3616 Thomas Ave	4	Jun 2025	\$157,500	—	0.56 mi
4 2312 Seco Adobe Cir	4	Sep 2025	\$161,250	—	1.43 mi
5 3229 Figler Ct	4	Nov 2025	\$189,500	—	1.17 mi



Sale comps (89030, sold Apr 2025–Apr 2026; \$/unit = price ÷ units): Clark County Assessor recorded sale (2432 Ellis St, doc 20260428:01340); MLS records via VivaHomeVegas (MLS 2687691, 2676853, 2727984) and Redfin (2312 Seco Adobe Cir). Rent comps: asking rents, not leases, checked Oct 20, 2026 (Trulia, AppFolio, RentalSource, Apartments.com, Redfin). Subject figures from the deal file. Map data © OpenStreetMap contributors (ODbL).

◆ LAS VEGAS MARKET HIGHLIGHTS

\$27.8B

INVESTMENT TRACKED

5 projects with a published cost

1,186,900

METRO NONFARM JOBS

Aug 2026, seasonally adjusted;
+14,200 (+1.2%) Y/Y

\$1,452

AVG. ASKING RENT / UNIT

CoStar, Las Vegas multifamily

10.2%

VACANCY RATE

CoStar, Las Vegas multifamily



Photo: DCAIStar, CC0, via Wikimedia Commons



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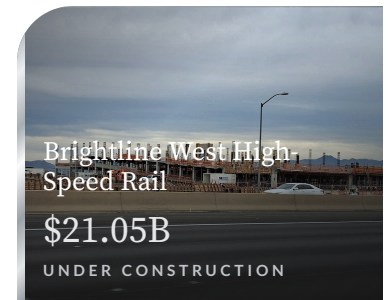


Photo: Xnatedawgx, CC BY-SA 4.0, via Wikimedia Commons

Sources: CoStar Group, Oct 2026 (© 2026 CoStar Group. Licensed to Simply Vegas.); Nevada DETR Aug 2026; U.S. BLS; project figures as published by developers and agencies, accessed October 15, 2026. Information deemed reliable but not guaranteed.



EXCLUSIVELY LISTED BY

PAUL MACALUSO

President of Multifamily Investments, Simply Vegas Commercial

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15 years of focused Las Vegas multifamily experience. Quality over quantity: a deliberately small client roster, so every listing gets senior attention from list to close.

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Credits. Property photos: MLS listing photography, curated gallery (Oct 19, 2026); hero = MLS #04 (gallery #1). Comps: public records (Clark County Assessor; MLS via VivaHomeVegas; Redfin; RentalSource; PadMapper; Westland; Zillow), checked Oct 19, 2026. Comps map: OpenStreetMap contributors (ODbL), geocoding U.S. Census Geocoder. Demographics: U.S. Census Bureau ACS 2020–2024. Zoning: City of North Las Vegas zoning GIS; NLVMC Ch. 17.16. Market data: CoStar Group; Nevada DETR; U.S. BLS. Parcel facts: Clark County Assessor.