

NORTHCAP

MULTIFAMILY

2015 Las Vegas Multifamily Sales Comps

PROPERTY NAME	ADDRESS	YEAR BUILT	UNITS	SALES DATE	SALES PRICE	\$ / UNIT	Class
Black Mountain Villas	540 W Horizon Ridge Pkwy	2006	296	1/12/16	\$48,199,429	\$162,836	B
Karen Pines	4450 Karen Ave	2000	144	1/15/16	\$8,972,640	\$62,310	B
1114 E. Clark Ave	1114 E. Clark Ave	1954	12	1/8/16	\$565,000	\$47,083	D
2112 Sunrise Ave	2112 Sunrise Ave	1961	7	12/30/15	\$180,000	\$25,714	C
Desert Manor	629 S Main St	1979	161	12/30/15	\$7,779,816	\$48,322	C
San Michele	5800 W. Lake Mead Blvd.	1997	216	12/29/15	\$13,400,000	\$62,037	B
Oakridge Townhomes	325 Gayle Ave	1979	42	12/27/15	\$1,750,000	\$41,667	D
Casa Sorrento	3580 E. Alexander Rd.	2000	236	12/23/15	\$13,750,000	\$58,263	Tax Credit
2592 / 2600 / 2619 Sherwood	2592 / 2600 / 2619 Sherwood	1962	44	12/22/15	\$1,540,000	\$35,000	C
Terravita	3949 N. Nellis Blvd	1984	100	12/21/05	\$60,000,000	\$60,000	C
Hesperian Falls	3955 S. Algonquin Dr.	1976	300	12/21/15	\$15,250,000	\$50,833	C
Riverbend Village	3937 Spencer Street	1978	212	12/21/15	\$12,250,000	\$57,783	C
Ridge Falls	2895 E. Charleston Blvd	1997	256	12/16/15	\$12,480,000	\$48,750	Tax Credit
The Grove @ Rebel Park	935 Cottage Grove Ave	1973	131	12/7/15	\$7,250,000	\$55,344	C
736 N. 10th St.	736 N. 10th St.	1955	6	12/4/15	\$222,500	\$37,083	D
Lucera Villas	3985 E. Cheyenne Ave	1999	176	11/25/15	\$8,750,000	\$49,716	C
Owens 16	4910 Owens	1981	16	11/24/15	\$550,000	\$34,375	D
Regency Place	2820 S. Decatur Blvd	1977	137	11/23/15	\$8,300,000	\$60,584	C
Palm Terrace Apartments	2301 Wengert Ave	1962	20	11/23/15	\$760,000	\$38,000	D
Stanley Apartments	5000 Stanley Ave	1980	8	11/22/15	\$250,000	\$31,250	D
Avalon Arms	1410 / 1416 Casino Center	1954	28	11/20/15	\$1,020,000	\$36,429	D
Silver Shadow	8301 W. Charleston Blvd	1992	200	11/13/15	\$22,600,000	\$113,000	B
Canyon Pointe	5421 E. Harmon	1981	670	11/12/15	\$28,250,000	\$42,164	C
Copper Hills	981 Whitney Ranch Dr.	1990	272	11/12/15	\$30,000,000	\$110,294	B
Turtle Creek	6655 Boulder Highway	2006	400	11/9/15	\$49,750,000	\$124,375	B
Dolce	2705 Durango Dr.	1989	184	11/4/15	\$14,445,000	\$78,505	Broken Condo
Solevita	2120 Ramrod Ave	1993	230	11/1/15	\$18,055,000	\$78,500	Broken Condo
Desert Park	100 S. Martin L King Blvd	1987	368	10/29/15	\$11,003,091	\$29,900	weekly
St. Tropez Villas	4151 Sirius Ave	1985	57	10/29/15	\$3,500,000	\$61,404	C
Carsac	1922 Fairfield Ave	1973	24	10/29/15	\$1,430,000	\$59,583	D
Pecos Terrace	E. Lake Mead Blvd	1995	184	10/29/15	\$11,600,000	\$63,403	Broken Condo
Saratoga Palms East	2775 E. Fremont Street	1996	360	10/29/15	\$15,700,000	\$43,611	Tax Credit
Paseo Del Prado	740 E. Warm Springs Rd.	1996	120	10/29/15	\$4,400,000	\$36,667	Tax Credit
2116 Sunrise Ave	2116 Sunrise Ave	1961	7	10/21/15	\$154,500	\$22,071	D
Park Vista	1001 N. Pecos Rd.	1984	156	10/13/15	\$7,100,000	\$45,513	C
French Quarter	549 Sierra Vista	1963	40	10/6/15	\$1,175,000	\$29,375	D
2524 Mccarran St	2524 Mccarran St	1962	8	10/2/15	\$330,000	\$41,250	D
Lantana	6501 W. Charleston Blvd	1980	516	10/1/15	\$36,000,000	\$69,767	C
El Paseo Senior Apartments	3980 E. Owens Ave	2004	64	10/1/15	\$3,860,000	\$60,313	B
Las Haciendas (LVB Apt)	2904 N. Las Vegas Blvd	1954	24	9/29/15	\$595,000	\$24,792	D
Nottingham Gardens	2165 E. Rochelle Ave	1974	92	9/29/15	\$5,825,000	\$63,315	C
Sherwood Palms	2635 Sherwood	1963	24	9/28/15	\$1,250,000	\$52,083	C
Sandpebble Village	4480 Sirius Ave.	1980	280	9/25/15	\$15,500,000	\$55,357	C
Mountain Village Apartments	3950 Mountain Vista St.	1979	178	9/23/15	\$8,400,000	\$47,191	C
Broadstone Azure	650 E. Azure	2007	312	9/21/15	\$34,100,000	\$109,295	B
Sunset Palms	900 Doolittle Ave	1999	56	9/18/15	\$1,200,000	\$21,429	D
2163 N. Martin Luther King Blvd	2163 N. Martin Luther King Blvd	2000	48	9/18/15	\$1,200,000	\$25,000	C
Merlayne Villas	409 E. Merlayne	1994	32	9/18/15	\$2,200,000	\$68,750	B
239 New York	239 W. New York	1961	8	9/17/15	\$285,000	\$35,625	D
Arville Park	2600 Arville St	1975	140	9/17/15	\$7,260,000	\$51,857	C
La Vista	1823 Santa Paula	1955	12	9/15/15	\$500,000	\$41,667	D
409 Adams Ave	409 W. Adams Ave.	1956	7	9/11/15	\$143,000	\$20,429	D
Rose Gardens	1634 Stocker St.	1972	105	9/9/15	\$2,500,000	\$23,810	Tax Credit
Lake Sahara	2500 Karen Ave	1972	296	9/3/15	\$15,196,999	\$51,341	C
2117 Sunrise Ave	2117 Sunrise Ave	1956	12	9/1/15	\$380,000	\$31,667	D
The Villas at Desert Pointe	895 Sierra Vista Dr.	1973	346	8/27/15	\$18,155,680	\$52,473	C
Autumn Ridge	5540 W. Harmon	1999	168	8/25/15	\$11,530,000	\$68,631	B
Alexan Black Mountain	320 Conestoga Way	2007	213	8/20/15	\$25,350,000	\$119,014	B
Alexander Gardens	3900 Dalecrest Dr.	1996	480	8/13/15	\$44,200,000	\$92,083	B
Lake Mead Apartments	4682 E. Lake Mead Blvd.	1962	24	8/17/15	\$775,000	\$32,292	D
Sherwood Pines	2630 Sherwood St.	1962	20	8/3/15	\$900,000	\$45,000	C
216 W. Philadelphia	216 W. Philadelphia	1956	10	7/31/15	\$337,000	\$33,700	D
Silver Creek Apartments	6170 Boulder Hwy	2002	224	7/31/15	\$16,450,000	\$73,438	B
Lido Arms	2575 Sherwood St.	1960	38	7/27/15	\$1,548,000	\$40,737	C
Casino Center Suites	1511 Casino Center	1963	75	7/27/15	\$1,850,000	\$24,667	D
1011 4th Street	1011 4th Street	1971	23	7/21/15	\$950,000	\$41,304	D
Martinique Bay	3000 High View Dr.	1989	256	7/17/15	\$33,300,000	\$130,078	B
Parc West	8440 Westcliff Dr.	1989	248	7/17/15	\$27,300,000	\$110,081	B
Regency Heights	3650 E. Lake Mead Blvd.	1986	144	7/15/15	\$6,768,000	\$47,000	C
Mountain Paradise Village	5820 Meikle Lane	1998	72	7/8/15	\$3,530,000	\$49,028	C
308 Eastminister Ct.	308 Eastminister Ct.	1979	10	7/6/15	\$240,000	\$24,000	D
El Pueblo de los Arboles	5400 W. Cheyenne Avenue	1986	228	7/2/15	\$9,765,000	\$42,829	C
El Pueblo de las Brisas	3335 S. Arville Street	1977	112	7/2/15	\$4,751,250	\$42,422	C
Snug Harbor	2780 Flamingo Rd.	1989	64	7/2/15	\$6,250,000	\$97,656	B
Verona	6765 Tulp Dalls Drive	2007	275	6/30/15	\$40,000,000	\$145,455	A
Mayan Plaza	1700 Alta Drive	1989	316	6/25/15	\$23,050,000	\$72,943	B
Cornerstone Court	601 11th Street	1960	16	6/22/15	\$651,000	\$40,688	D
Plaza	311 S 10th Street	1948	14	6/22/15	\$580,000	\$41,429	D
225 E. Foster St.	225 E. Foster St.	1981	8	6/18/15	\$368,000	\$46,000	D
Twain Estates	3651 Arville Street	1983	254	6/17/15	\$12,720,000	\$50,079	C
1114 E. Clark Ave	1114 E. Clark Ave	1954	12	6/16/15	\$560,000	\$46,667	D
Parkwood	3417 E. Cheyenne Ave	1988	160	6/16/15	\$7,710,000	\$48,188	C
Desert Ridge	7055 E. Lake Mead Blvd	1990	304	6/12/15	\$18,500,000	\$60,855	B
2109 Sunrise	2109 Sunrise Ave	1956	12	6/9/15	\$260,000	\$21,667	D
Avalon Arms	1410 Casino Center Blvd	1954	20	6/9/15	\$937,875	\$46,894	D
Tamarus Village	5055 Tamarus St.	1979	87	6/8/15	\$4,730,000	\$54,368	C
Broadstone Solis	3275 E. Flamingo Road	1988	524	6/5/15	\$50,500,000	\$96,374	B
Vintage at Seven Hills	845 Seven Hills Drive	2004	150	6/1/15	\$10,587,353	\$70,582	Senior
Henderson Manor	435 E. Van Wagenen	1998	60	5/29/15	\$2,375,000	\$39,583	Senior
101 Palo Verde Dr.	101 Palo Verde Dr.	1986	60	5/29/15	\$2,310,000	\$38,500	Tax Credit
Sunbow Villas	711 E. Nelson Ave.	1998	144	5/27/15	\$6,500,000	\$45,139	C
Canyon View	7400 Pirates Cove	1989	138	5/27/15	\$12,000,000	\$86,957	B
1921 Stewart	1921 Stewart	1948	7	5/22/15	\$535,000	\$76,429	C
1325 Kari Lee Ct.	1325 Kari Lee Ct.	1987	5	5/20/15	\$315,000	\$63,000	D

2413 Sunrise Ave.	2413 Sunrise Ave.	1962	20	5/20/15	\$625,000	\$31,250	D
Boulder Palms	4350 Boulder Hwy	1997	182	5/19/15	\$10,350,000	\$56,868	Senior
Aspen Meadows	3535 Cambridge Street	1974	190	5/19/15	\$10,675,000	\$56,184	C
301 E. Charleston Blvd.	301 E. Charleston Blvd.	1978	29	5/15/15	\$1,500,000	\$51,724	C
Koval Apartments	4816 Koval Ln.	1981	18	5/13/15	\$2,085,000	\$115,833	C
235 Philadelphia	235 Philadelphia Ave	1956	10	5/8/15	\$330,000	\$33,000	D
Virdian	4255 W. Viking Rd	1982	456	5/7/15	\$30,400,000	\$66,667	C
Topaz	4020 Arville St.	1985	252	5/7/15	\$17,100,000	\$67,857	C
Summerhill	3630 E. Owens	1998	221	4/27/15	\$9,500,000	\$42,986	Tax Credit
2401 Wengert Ave.	2401 Wengert Ave.	1962	14	4/3/15	\$604,000	\$43,143	D
Monterey Park	5301 Pioneer Ave	1988	136	4/2/15	\$9,500,000	\$69,853	B
3790 Hazelwood St	3790 Hazelwood St	1972	28	3/31/15	\$1,040,000	\$37,143	D
El Pueblo De Las Brisas	3355 Arville St.	1977	112	3/26/15	\$3,600,000	\$32,143	C
El Pueblo De Los Arboles	5400 W. Cheyenne	1986	228	3/26/15	\$7,387,500	\$32,401	C
409 Adams Ave.	409 Adams Ave.	1956	7	3/26/15	\$115,000	\$16,429	D
Majestic Heights	5325 E. Tropicana Ave.	1990	240	3/26/15	\$11,170,000	\$46,542	B
Sontera	5050 Tamarus Street.	1977	350	3/26/15	\$16,275,000	\$46,500	C
Toscana Villas	4775 Topaz Street	1976	270	3/26/15	\$12,555,000	\$46,500	C
Villa Serena	325 N. Gibson Rd.	1996	288	3/24/15	\$32,400,000	\$112,500	B
La Grande	2566 Sherwood St.	1963	20	3/23/15	\$1,235,000	\$61,750	C
The Marq at 1600	1600 University Ave.	1976	108	3/17/15	\$5,000,000	\$46,296	C
Skyline Parc	3675 Cambridge Street	1972	192	3/16/15	\$6,975,000	\$36,328	C
2627 Van Patten St.	2627 Van Patten St.	1962	56	3/13/15	\$1,950,000	\$34,821	D
Haren	1901 Haren Dr.	1991	28	3/6/15	\$1,700,000	\$60,714	B
Parks @ Maryland	1166 Lulu Ave	1963	252	2/24/15	\$12,875,000	\$51,091	C
101 Palo Verde Dr.	101 Palo Verde Dr.	1986	40	2/11/15	\$2,183,000	\$54,575	Tax Credit
239 W. Philadelphia Ave.	239 W. Philadelphia Ave.	1960	6	2/11/15	\$215,000	\$35,833	D
McKnight Senior Village	653 McKnight St.	1998	211	2/10/15	\$6,487,415	\$30,746	Senior
Cheyenne Pointe	3240 N. Las Vegas Blvd.	1998	204	2/3/15	\$9,100,000	\$44,608	Tax Credit
2304 Santa Ynez Dr	2304 Santa Ynez Dr	1959	8	1/29/15	\$380,000	\$47,500	D
Cameron	4600 W. Sirius Avenue	1981	317	1/29/15	\$16,000,000	\$50,473	C
239 W. New York	239 W. New York	1967	8	1/21/15	\$110,000	\$13,750	D
Harbor Island Club	370 E. Harmon Ave.	1988	996	1/13/15	\$150,000,000	\$150,802	Weekly
3892 Palos Verdes St.	3892 Palos Verdes St.	1963	16	1/6/15	\$670,000	\$41,875	D
343 N. 10th St.	343 N. 10th St.	1945	9	1/5/15	\$492,600	\$54,733	D
LVB Apartments	2504 N. Las Vegas Blvd	1954	24	1/5/15	\$595,000	\$24,792	D

NORTHCAP MULTIFAMILY TEAM:				
	# Transactions	Units	Value	
	22	2,273	\$115,602,000	\$50,859
Market Total:				
	130	18,901	\$1,305,005,648	\$69,044

Northcap Multifamily Team Transactions



Devin Lee, CCIM
Multifamily | Finance Specialist
devin@northcap.com
702.943.1901

Robin Willett
Multifamily Specialist
robin@northcap.com
702.943.1903

Jerad Roberts
Multifamily Specialist
jerad@northcap.com
702.943.1907

Jason Dittenber
Investment Analyst
jason@northcap.com
702.943.1915

John Tippins
Founder
john@northcap.com
702.943.1920