

# NORTHCAP



MULTIFAMILY

## 2016 Las Vegas Multifamily Sales Comps

PROPERTY NAME	ADDRESS	YEAR BUILT	UNITS	SALES DATE	SALES PRICE	\$ / UNIT	\$ / SQFT	CLASS
Las Vegas John	230 S Maryland Pkwy	1984	36	12/30/16	\$1,700,000	\$47,222	\$98.38	D
Sunrise Senior Village	571 30th St	1998	91	12/30/16	\$3,200,000	\$35,165	\$61.69	B
2505 Daley St	2505 Daley St	1978	6	12/30/16	\$305,000	\$50,833	\$60.61	D
La Vie	930 Carnegie St	2016	248	12/29/16	\$54,200,000	\$218,548	\$214.75	A
Pebble Cove	5101 O'Bannon Dr	1989	90	12/22/16	\$9,100,000	\$101,111	\$104.27	B
Spectrum Apartments	9242 W Russell Rd	2010	252	12/21/16	\$38,350,000	\$152,183	\$156.90	A
3108 & 3116 Thomas Ave	3108 & 3116 Thomas Ave	1963	34	12/19/16	\$650,000	\$19,118	\$55.23	D
2204 Sunrise Ave	2204 Sunrise Ave	1961	7	12/16/16	\$230,000	\$32,857	\$57.07	D
Tierra Bella at Lone Mountain	10620 W. Alexander	2003	98	12/15/16	\$12,467,500	\$127,219	\$122.64	B
Stanley	5000 Stanley Ave	1980	8	12/14/16	\$418,000	\$52,250	\$72.01	D
Villas at Green Valley	2362 N Green Valley Pkwy	1984	609	12/13/16	\$70,750,000	\$116,174	\$153.08	B
The Anex	1116 S 3d St	1977	12	12/5/16	\$910,000	\$75,833	\$278.46	B
Loft 5	2715 W. Pebble Rd	2006	241	11/29/16	\$51,500,000	\$213,693	\$122.50	A
Clark Studio's	501 S. 10th St	1961	44	11/29/16	\$1,440,000	\$32,727	\$98.90	D
2117 Sunrise Ave	2117 Sunrise Ave	1956	12	11/23/16	\$448,000	\$37,333	\$60.22	D
432 E Sunset Rd	432 E Sunset Rd	1983	5	11/21/16	\$290,000	\$58,000	\$79.50	D
The Emory	5100 O'Bannon Drive	1977	148	11/17/16	\$12,000,000	\$81,081	\$93.90	B
Stonegate West	2675 N. Nellis Blvd	1990	352	11/15/16	\$24,550,000	\$90,199	\$81.32	B
Loma Vista	1200 W. Cheyenne Ave	1998	400	11/15/16	\$31,750,000	\$79,375	\$81.66	B
Stonegate	5075 Spyglass Hill Drive	1991	440	11/14/16	\$31,000,000	\$70,455	\$83.16	B
Mercedes Court	1400 S. Casino Center Blvd	1981	24	11/9/16	\$1,000,000	\$41,667	\$101.38	D
Regency Meadows	2101 Sandy Ln	1980	120	11/9/16	\$7,200,000	\$60,000	\$79.89	C
Sonterra	5050 Tamarus St	1977	350	11/8/16	\$22,750,000	\$65,000	\$80.53	C
Toscana Villas	4775 Topaz St	1976	270	11/7/16	\$17,550,000	\$65,000	\$78.40	C
Gloria Park Villas	3625 S. Decatur Blvd	1993	241	11/3/16	\$19,920,000	\$82,656	\$92.69	B
Tower at Tropicana	6575 W. Tropicana Ave	1990	260	11/3/16	\$21,580,000	\$83,000	\$92.21	B
Villa Paradisa	4761 Harrison Drive	1982	32	11/2/16	\$1,720,000	\$53,750	\$89.58	C
Destinations at Valley View	1600 S Valley View	1996	344	10/21/16	\$29,150,000	\$84,738	\$116.54	B
Destinations at Winterhaven	3300 N. Winterhaven Ave	2001	96	10/31/16	\$6,125,000	\$63,802	\$96.11	C
Destinations at Pueblo	8600 Scholar Ln	2000	242	10/31/16	\$31,450,000	\$129,959	\$153.98	B
Destinations at Pebble	1450 E. Pebble Rd	2002	416	10/31/16	\$50,000,000	\$120,192	\$190.64	B
Destinations at Sandhill	3210 S. Sandhill Rd	1997	180	10/31/16	\$12,925,000	\$71,806	\$102.74	C
Destinations Alexander	3949 W Alexander Rd	2002	944	10/30/16	\$59,540,000	\$63,072	\$171.94	B
1114 E. Clark Ave	1114 E. Clark Ave	1954	12	10/7/16	\$710,000	\$59,167	\$89.24	D
Pine Hills Lodge / Sonoma Shadows	1500 & 1750 Karen Ave	1979	752	9/30/16	\$44,871,000	\$59,669	\$130.44	C
Tropicana Del Este	5425 E Tropicana Ave	1985	57	9/30/16	\$3,900,000	\$68,421	\$81.08	C
Sky Point Landing	5850 Sky Point Dr	1997	624	9/29/16	\$72,600,000	\$116,346	\$125.69	B
Augusta	10175 Spencer St	2000	272	9/29/16	\$37,500,000	\$137,868	\$153.80	B
Oakridge	325 Gayle Ave	1979	42	9/28/16	\$2,500,000	\$59,524	\$60.31	C
Evergreen	1101 E Clark Ave	1954	10	9/27/16	\$575,000	\$57,500	\$73.76	C
The Lofts at 7100	7100 Grand Montecito Pkwy	2008	373	9/22/16	\$48,000,000	\$128,686	\$98.88	A
Trellis Park Crossroads	3825 Craig Crossing Dr	2009	312	9/22/16	\$35,350,000	\$113,301	\$117.13	A
715 S 3rd St	715 S 3rd St	1946	12	9/21/16	\$695,000	\$57,917	\$210.10	C
Owens 16	4910 E Owens Ave	1981	16	9/20/16	\$640,000	\$40,000	\$53.33	D
Palm Gardens	505 S 13th St	1963	52	9/13/16	\$2,500,000	\$48,077	\$37.79	C
Santa Paula	1807 Santa Paula Dr	1954	12	9/9/16	\$540,000	\$45,000	\$82.59	D
The Wyatt	7017 S Buffalo Dr	2015	308	9/6/16	\$57,260,048	\$185,909	\$172.90	A
Reflections at the Lakes	2601 S Grand Canyon Dr	1989	326	9/1/16	\$37,500,000	\$115,031	\$135.67	B
Kaleidoscope	2500 N Rainbow Blvd	1989	208	9/1/16	\$21,300,000	\$102,404	\$111.45	B
Calypso	6501 Vegas Dr	1997	360	9/1/16	\$39,200,000	\$108,889	\$95.02	B
Somerset	3064 Kishner Dr	1961	40	9/1/16	\$6,000,000	\$150,000	\$173.38	D
Collage	6100 Carmen Blvd	1994	264	9/1/16	\$23,000,000	\$87,121	\$85.32	B
Park Forest	50 N 21st St	1979	204	8/22/16	\$6,600,000	\$32,353	\$87.53	D
Cordoba Arms	535 Sierra Vista Dr	1976	48	8/19/16	\$1,750,000	\$36,458	\$92.46	C
Highland Villas	501 Desert Lane	1963	44	8/11/16	\$2,650,000	\$60,227	\$84.23	C
4855 McLeod Dr	4855 McLeod Dr	1981	10	8/10/16	\$680,000	\$68,000	\$94.18	C
Sage Point	1400 E. Reno Ave	1982	128	8/10/16	\$7,000,000	\$54,688	\$72.92	C
Rose Garden Town Houses	1634 Stocker St.	1972	115	8/4/16	\$5,500,000	\$47,826	\$49.23	D
Majestic Heights	5325 E Tropicana Ave	1990	240	8/4/16	\$18,600,000	\$77,500	\$91.26	B
3017 E Carey Ave	3017 E Carey Ave	1978	12	8/3/16	\$134,123	\$11,177	\$26.78	D
La Ventana	2901 N. Rainbow Blvd	1989	256	8/2/16	\$19,500,000	\$76,172	\$85.64	B
2412 Clifford Ave	2412 Clifford Ave	1962	6	8/1/16	\$315,000	\$52,500	\$71.33	C
Van Patten Apartments	2565 Van Patten St.	1962	124	8/1/16	\$5,220,000	\$42,097	\$86.15	D
Greentree	517 N. 28th St.	1978	72	7/29/16	\$3,900,000	\$54,166	\$71.17	C
Tropicaire Apartments	93 E. Reno	1962	35	7/20/16	\$1,250,000	\$35,714	\$62.30	D
Catalina Gardens	100 N Wallace Dr	1985	176	7/14/16	\$10,960,725	\$62,277	\$77.35	C
1541 E. Harmon Ave	1541 E. Harmon Ave	1973	17	7/8/16	\$750,000	\$44,118	\$82.16	C
Avery Villas	8301 W. Charleston Blvd	1996	144	7/5/16	\$17,000,000	\$118,056	\$122.13	B
2300/2304 Sunrise Ave.	2300/2304 Sunrise Ave.	1957	20	7/5/16	\$1,100,000	\$55,000	\$105.77	D
4879 E Owens Ave	4879 E Owens	1985	21	7/5/16	\$600,000	\$38,095	\$126.90	D

Sunset Hills	2825 Bluegrass Ln	1988	120	6/29/16	\$12,500,000	\$104,167	\$100.74	B
Royal Crest Apartments	3790 Royal Crest St.	1973	18	6/27/16	\$875,000	\$48,611	\$53.75	D
Alterra	2701 N. Decatur Blvd	1996	192	6/24/16	\$17,700,000	\$92,188	\$101.77	B
1811 Santa Paula Dr.	1811 Santa Paula Dr.	1952	12	6/24/16	\$525,000	\$43,750	\$66.29	C
2321 Clifford Ave.	2321 Clifford Ave.	1980	6	6/24/16	\$270,000	\$45,000	\$80.36	C
Woodhaven	3650 Stober Blvd	1980	225	6/23/16	\$12,800,000	\$56,889	\$75.77	C
Saint Louis Court Apartments	539 E. St. Louis Ave.	1961	22	6/21/16	\$1,287,000	\$58,500	\$55.47	C
581 Northrop Ave.	581 Northrop Ave.	1963	8	6/21/16	\$440,000	\$55,000	\$62.22	C
2208 Sunrise Ave.	2208 Sunrise Ave.	1961	7	6/20/16	\$224,000	\$32,000	\$55.58	C
Ambassador Apartments	1720 Rexford Dr.	1963	40	6/17/16	\$2,093,000	\$52,325	\$67.10	C
Azure Villas II	675 E. Azure Ave.	2008	186	6/16/16	\$21,000,000	\$112,903	\$90.92	C
Spanish Oaks	2301 S. Valley View Blvd	1976	216	5/31/16	\$14,750,000	\$68,287	\$99.25	C
Pine Village	3011 Arville St.	1974	275	5/25/16	\$15,950,000	\$58,000	\$55.25	C
Hacienda Hills	2125 N Las Vegas Blvd	1997	252	5/19/16	\$11,580,000	\$45,952	\$54.94	C
2432 Ellis St.	3432 Ellis St.	1977	7	5/19/16	\$317,000	\$45,286	\$72.84	C
Tropicana Valley	5256 E Tropicana Ave	1962	48	5/6/16	\$2,200,000	\$45,833	\$52.38	C
420 S. Maryland Pkwy	420 S. Maryland Pkwy	1943	7	4/28/16	\$270,000	\$38,571	\$36.46	C
Torreyana	5155 S. Torrey Pines Dr	1997	316	4/27/16	\$43,400,300	\$137,343	\$140.31	C
Element	8450 W. Charleston Blvd	1995	200	4/27/16	\$29,000,000	\$145,000	\$152.02	C
Bella Solara	7101 Smoke Ranch Rd	1989	320	4/27/16	\$39,000,000	\$121,875	\$144.06	C
Fairways on Green Valley	1851 N. Green Valley Pkwy	1989	320	4/27/16	\$46,000,000	\$143,750	\$160.44	C
Blloom	7075 W. Gowan Rd	1995	528	4/27/16	\$59,500,000	\$112,689	\$120.33	C
Parkway Townhomes	2675 Windmill Pkwy	1995	235	4/27/16	\$42,870,000	\$182,426	\$154.34	C
The Avondale	9225 W. Charleston Blvd	1996	560	4/27/16	\$88,250,000	\$157,589	\$161.88	C
Napoli	4700 W. Rochelle Ave	1996	124	4/27/16	\$13,000,000	\$104,839	\$117.16	C
Solstice	2121 N. Jones Blvd	1991	184	4/27/16	\$13,000,000	\$70,652	\$152.75	C
Capri	3295 Casey Rd	1991	624	4/27/16	\$69,000,000	\$110,577	\$122.25	C
Mirasol	2180 Warm Springs Rd	1998	400	4/27/16	\$55,700,000	\$139,250	\$115.99	C
The lido	2501 Wigwam Pkwy	1994	113	4/27/16	\$12,750,000	\$112,832	\$142.46	C
The Avenue	4800 E. Tropicana Ave	1996	252	4/27/16	\$27,500,000	\$109,127	\$110.79	C
The Commons	6530 Annie Oakley Dr	1988	376	4/27/16	\$48,900,000	\$130,053	\$138.95	C
Vintage Pointe	6500 Vegas Dr	1993	368	4/27/16	\$39,982,500	\$108,648	\$111.09	C
3892 Palos Verdes St	3892 Palos Verdes St	1963	16	4/20/16	\$799,000	\$49,938	\$66.49	D
Rancho Mirada	1650 N. Pecos Rd	1996	160	4/19/16	\$10,000,000	\$62,500	\$69.54	C
Lyric	304 E. Silverado Ranch Blvd	2014	376	4/16/16	\$65,350,000	\$173,803	\$159.22	C
Sherwood Arms	2555 Sherwood St.	1960	10	4/14/16	\$490,000	\$49,000	\$61.43	C
Downtown Lofts	521 14th Street	1962	45	4/8/16	\$3,300,000	\$73,333	\$90.95	C
3802 Royal Crest St	3802 Royal Crest St	1962	7	3/24/16	\$360,000	\$51,429	\$53.73	D
3821 Royal Crest St	3821 Royal Crest St	1963	8	3/18/16	\$430,000	\$53,750	\$60.80	D
Boulders at Lone Mountain	3450 N. Hualapai Way	2000	388	3/9/16	\$55,400,000	\$142,784	\$145.19	C
Golden Pond Villas	1760 N Decatur Blvd	1978	100	3/8/16	\$5,450,000	\$54,500	\$57.36	C
Sonoma Pointe	4250 S. Jones Blvd	1990	196	3/4/16	\$20,800,000	\$106,122	\$102.26	C
180 W New York Ave	180 W New York Ave	1959	8	3/4/16	\$320,000	\$40,000	\$67.40	C
Bruce Rochelle Apartments	4265 S Bruce St	1983	60	2/29/16	\$3,400,000	\$56,667	\$63.53	C
Montego Bay	1050 Whitney Ranch Dr	1989	420	2/29/16	\$51,100,000	\$121,667	\$119.05	C
The Enclave	4801 Spencer St	1978	258	2/26/16	\$16,000,000	\$62,016	\$81.72	C
Sun Apartments	427 S 11th St	1972	8	2/26/16	\$420,000	\$52,500	\$73.53	C
Bacaro at South Shores	2200 Club Pacific Way	1990	212	2/25/16	\$25,000,000	\$117,925	\$110.24	C
Charleston Residential Care	2121 W. Charleston Blvd	1974	66	2/23/16	\$2,150,000	\$32,576	\$50.07	C
5655 Southbend St	5655 Southbend St	1981	6	2/23/16	\$400,000	\$66,667	\$55.56	C
Arcadia Palms	3655 E Sahara Ave	1996	268	2/10/16	\$15,600,000	\$58,209	\$72.46	C
Palm Hills	4770 E Owens Ave	1988	113	2/10/16	\$5,650,000	\$50,000	\$50.32	C
Domain Apartments	831 Coronado Center	2014	308	1/29/16	\$58,200,000	\$188,961	\$175.78	C
Sea Fox Apartments	4409 Spencer St.	1990	24	1/28/16	\$2,100,000	\$87,500	\$100.00	C
Olive Grove	4450 Karen Ave	2000	144	1/15/16	\$8,972,640	\$62,310	\$59.29	C
Black Mountain Villas	540 W Horizon Ridge Pkwy	2006	296	1/12/16	\$48,199,429	\$162,836	\$130.69	C
1114 E. Clark Ave	1114 E. Clark Ave	1954	12	1/8/16	\$565,000	\$47,083	\$71.02	C
Sonata Apartments	4201 E Craig Rd	2009	312	1/7/16	\$35,000,000	\$112,179	\$125.84	C

**NORTHCAP MULTIFAMILY TEAM**

# Transactions	Units	Value			
8	713	\$42,808,000	\$60,039	\$71.73	

**Market Total:**

# Transactions	Units	Value			
124	22,377	\$2,283,204,265	\$102,034	\$115.98	

Northcap Multifamily Team Transactions



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