

NORTHCAP


MULTIFAMILY

2017 Las Vegas Multifamily Sales Comps

PROPERTY NAME	ADDRESS	YEAR BUILT	UNITS	SALES DATE	SALES PRICE	\$ / UNIT	\$ / SQFT	CLASS
Flamingo Chateau	6570 W Flamingo Rd	1992	136	5/22/17	\$16,600,000	\$122,059	\$141.18	B
Marina Bay	939 E Flamingo Rd	1973	192	5/4/17	\$17,425,000	\$90,755	\$88.98	C
Maravilla	853 N Nellis Blvd	1994	212	5/2/17	\$19,050,000	\$89,858	\$88.03	C
711 E Twain Ave	711 E Twain Ave	1972	42	4/28/17	\$2,775,000	\$66,071	\$107.08	D
Toscana Apartment Homes	4550 Karen Ave	1994	128	4/20/17	\$9,700,000	\$75,781	\$77.81	C
2539-2545 Valley St	2539-2545 Valley St	1942	8	4/18/17	\$310,000	\$38,750	\$65.18	D
Rebel Place	3896 Swenson St	2009	156	4/14/17	\$17,500,000	\$112,179	\$98.00	B
1316 Kari Lee Ct	1316 Kari Lee Ct	1987	5	4/10/17	\$350,000	\$70,000	\$83.65	D
Northwind Apartments	2504 Las Vegas Blvd N	1954	25	4/5/17	\$925,000	\$37,000	\$114.20	D
Haren Apartments	1901 Haren Dr	1991	28	3/31/17	\$2,850,000	\$101,786	\$97.87	C
Haren Apartments	1901 Haren Dr	1991	28	3/31/17	\$2,050,000	\$73,214	\$70.40	C
Brittnae Pines	2051 N Torrey Pines Dr	1998	208	3/28/17	\$19,600,000	\$94,231	\$106.64	B
Cabana on Dumont	1001 Dumont Blvd	1973	105	3/23/17	\$7,987,500	\$76,071	\$56.87	C
Prelude at the Park	501 E. Lake Mead Pkwy	1996	320	3/23/17	\$33,500,000	\$104,688	\$106.20	B
Sunset Circle	1937 Sunset Cir	1984	20	3/21/17	\$1,185,000	\$59,250	\$116.18	C
Shields	609 & 611 S 11th St	1954	16	3/17/17	\$930,000	\$58,125	\$92.08	C
1320 Kari Lee Ct	1320 Kari Lee Ct	1987	5	3/17/17	\$318,000	\$63,600	\$76.66	D
1638 Athol Ave	1638 Athol Ave	1954	28	3/16/17	\$1,376,000	\$49,143	\$83.90	C
406 E Naples Dr	406 E Naples Dr	1953	14	3/9/17	\$900,000	\$64,286	\$43.90	D
Emerald Bay Apartments	4701 E Sahara Ave	1989	337	3/8/17	\$23,750,000	\$70,475	\$74.40	B
Sierra Pointe	1005 Lisbon Ave	1963	152	3/6/17	\$13,453,834	\$88,512	\$111.26	D
308 W Cleveland Ave	308 W Cleveland Ave	1955	16	3/6/17	\$871,609	\$54,476	\$94.58	D
221 W New York Ave	221 W New York Ave	1956	10	3/2/17	\$435,000	\$43,500	\$92.55	D
St Tropez Villas	4151 Sirius Ave	1985	57	2/28/17	\$3,800,000	\$66,667	\$85.68	C
Orchard Club	1200 Tree Line Dr	2001	220	2/28/17	\$27,200,000	\$123,636	\$140.32	B
Conejo Villas	5060 W Hacienda Ave	1999	252	2/28/17	\$28,500,000	\$113,095	\$133.41	B
201 W St. Louis Ave	201 W St. Louis Ave	1954	12	2/17/17	\$200,000	\$16,667	\$37.04	D
Alicante	4370 S Grand Canyon Dr	2001	232	2/16/17	\$35,500,000	\$153,017	\$139.94	B
Newport Village	1827 W Gowan Rd	2000	336	2/3/17	\$31,510,000	\$93,780	\$87.95	B
Casitas on Cheyenne	5507 W Cheyenne Ave	1984	180	2/1/17	\$12,570,000	\$69,833	\$74.29	C
Portofino Villas	6300 W Lake Mead Blvd	1996	280	1/31/17	\$26,000,000	\$92,857	\$92.42	B
Hazelwood Villas	3851 Hazelwood St	1963	76	1/30/16	\$4,250,000	\$55,921	\$60.54	C
French Villa	140 Albert Ave	1961	96	1/27/17	\$10,950,000	\$114,063	\$238.79	D
Cha Cha Cha	640 E Horizon Dr	1994	124	1/19/17	\$14,010,000	\$112,984	\$121.63	B
Highland Village	301 Taylor St	1983	120	1/11/17	\$13,000,000	\$108,333	\$147.48	C
Sundance Village	6500 W Charleston Blvd	1981	532	1/5/17	\$34,000,000	\$63,910	\$76.72	C

NORTHCAP MULTIFAMILY TEAM	# Transactions	Units	Value		
	6	512	51,665,000	425,117	580

Market Total:	# Transactions	Units	Value		
	36	4,708	\$435,331,943	\$92,466	\$99.58

 Northcap Multifamily Team Transactions

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