

## Portfolio Summary

### Casa De Alicia 1307 Darlene Way

Units	50
Rating	B
Built	1979
Square Footage	38,876
Net Site Size	2.74
County	Clark
Parcel Number(s)	18609402001

### Casa De Alicia West 891 Del Sol Dr & 874 Del Rey Dr

Units	56
Rating	B
Built	1981
Square Footage	43,068
Net Site Size	2.1 acres
County	Clark
Parcel Number(s)	18608702001 18608703001

Download operating statements at

[casadealicia.apartmentsales.vegas](https://casadealicia.apartmentsales.vegas)

EXCLUSIVE MULTIFAMILY OFFERING



Casa De Alicia & Casa De Alicia West

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**CUSHMAN &  
WAKEFIELD**  
Commerce

— 20 Minutes from **Las Vegas**

— Possible **Reposition Play**

— **High Return** - Low Risk

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Casa De Alicia and Casa De Alicia West are prime properties located in the historic town of Boulder City, only 20 minutes from Las Vegas, Nevada.



UNIT MIX

Units	Type	Square Footage	Total Rentable Square Footage	Market Rent
4	A1	617	2,468	\$650
4	A2	617	2,468	\$625
16	B1	750	12,000	\$720
16	B2	750	12,000	\$700
4	C1	994	3,976	\$1,035
2	C2	994	1,988	\$955
4	C3	994	3,976	\$945
12	A1 - West	617	7,404	\$680
12	A2 - West	617	7,404	\$660
16	B1 - West	750	12,000	\$770
16	B2 - West	750	12,000	\$750
106		733	77,684	\$736

COMMON AREA AMENITIES

- Kids Park
- Playground
- Covered Parking
- Laundry
- On Site Maintenance
- On Site Management
- Outdoor Entertaining Area
- Short Term Lease
- Swimming Pools

UNIT AMENITIES

- Wood Flooring
- Spacious Layouts
- Multiple Floorplans
- Balconies/Patios
- Additional Storage
- Carport
- Ceiling Fans
- Large Closets



&



1307 Darlene Way, 891 Del Sol Drive, and 874 Del Rey Drive  
Boulder City, Nevada 89005



106  
UNITS

5.4%  
VACANCY  
RATE



\$75.6K  
AVG. HOUSEHOLD  
INCOME



22%  
PROJECTED  
RETURN

PROFORMA

Income

RENTAL INCOME

Scheduled Market Rent		\$936,600
Loss to Lease	1.50%	(\$14,049)
Effective Rental Income		\$922,551
Less: Vacancy	5.00%	(\$46,830)
Less: Concessions	0.00%	\$0
Less: Non Revenue Units	0.53%	(\$5,000)
Less: Bad Debt	1.00%	(\$9,366)
Net Rental Income		\$861,355
Plus: Year-One Rent Growth	4.00%	\$37,464

OPERATIONAL INCOME

Fee Income	\$110,000
Laundry Income	\$25,000
Estimated Gross Income	\$1,033,819

Expenses

OPERATING EXPENSES

Administrative	\$189	\$20,000
Payroll	\$896	\$95,000
Advertising & Promotion	\$118	\$12,500
Contracted Services	\$236	\$25,000
R & M/Turnover	\$425	\$45,000
Management Fee	3.00%	\$28,098
Utilities	\$1,023	\$108,488
Real Estate Taxes	\$320	\$33,952
Insurance	\$150	\$15,900

Total Expenses	\$383,938
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Expense Summary	
Per Unit:	\$3,622
Per SF:	\$4.94

Projected Income to Expense Ratio - 2.419:1

Net Operating  
Income

EOY1 PRO FORMA

\$649,881

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