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TOTAL UNIT INVENTORY

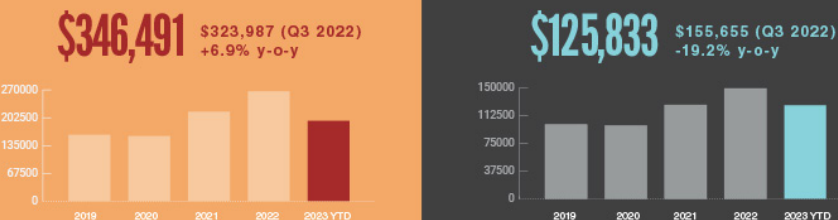
100+ UNIT PROPERTIES: **209,214**

10+ UNIT PROPERTIES: **233,169**

Q3 2023 Sales Stats



Avg Sales Price Per Unit



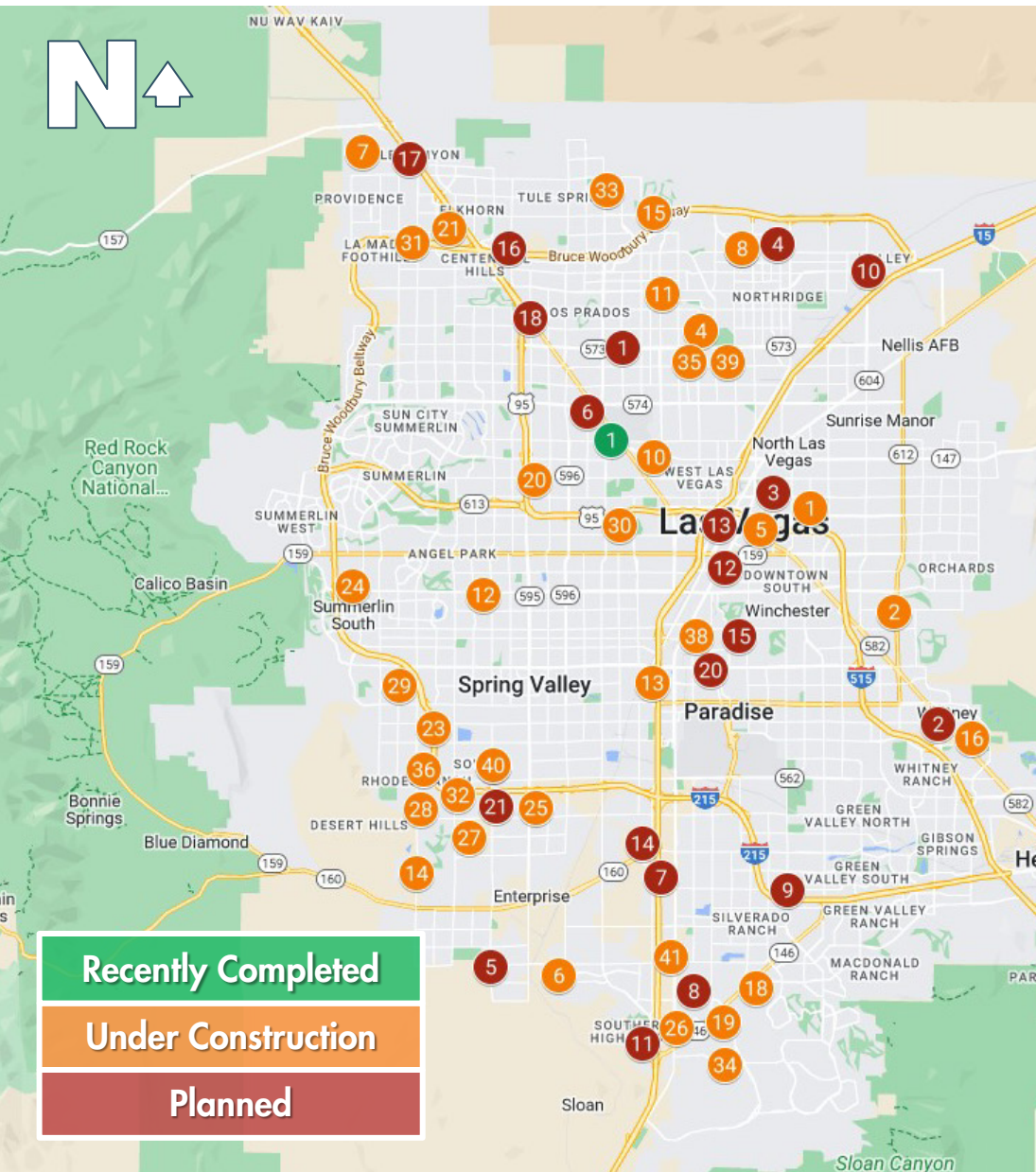
100+ UNIT PROPERTIES | Q3 2023 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$346K	\$247	1
2000-09	--	--	--
1990-99	--	--	--
1980-89	--	--	--
Pre-1980	--	--	--

10-99 UNIT PROPERTIES | Q3 2023 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$129K	\$180	1
Pre-1980	\$124K	\$178	2

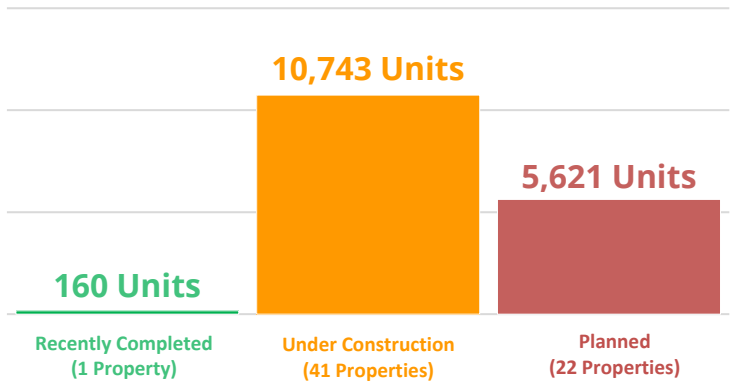
LAS VEGAS MSA CONSTRUCTION PIPELINE – Q3 2023



Recently Completed

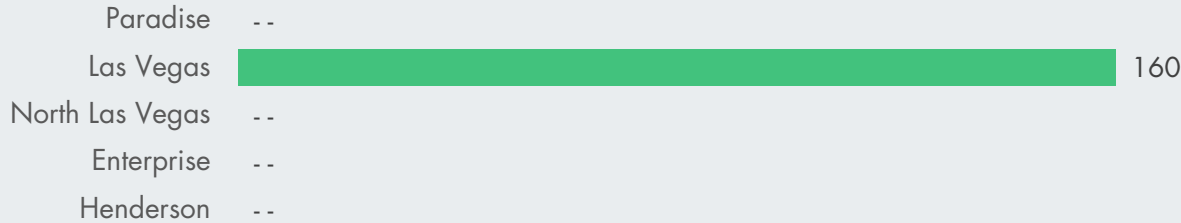
Under Construction

Planned

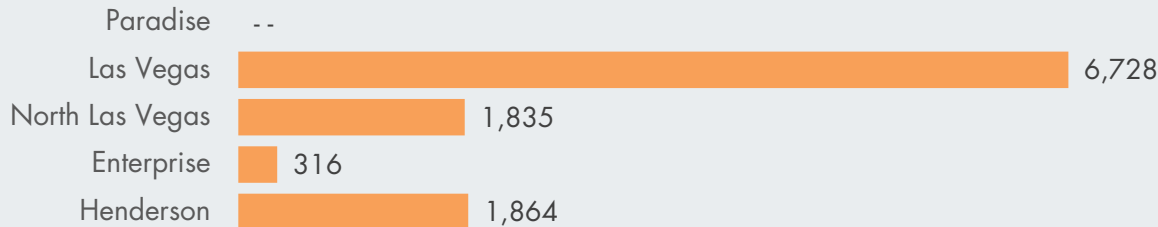


PER CITY ANALYSIS OF LAS VEGAS MSA

RECENTLY COMPLETED (BY # OF UNITS)(Q3)



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



TOTAL UNIT INVENTORY PER CITY

50+ Unit Properties

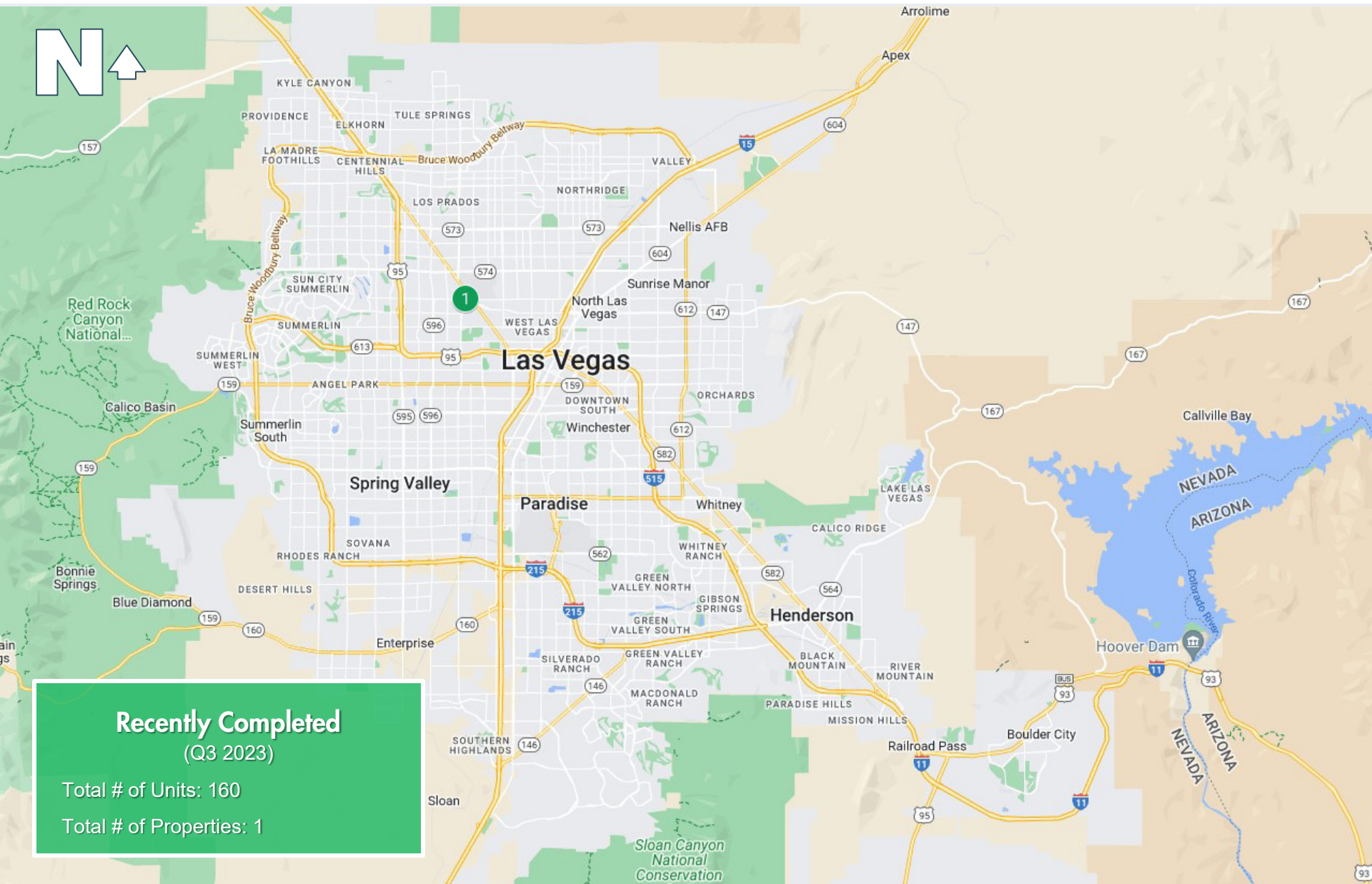
PARADISE
38,692

LAS VEGAS
175,300

NORTH LAS VEGAS
13,338

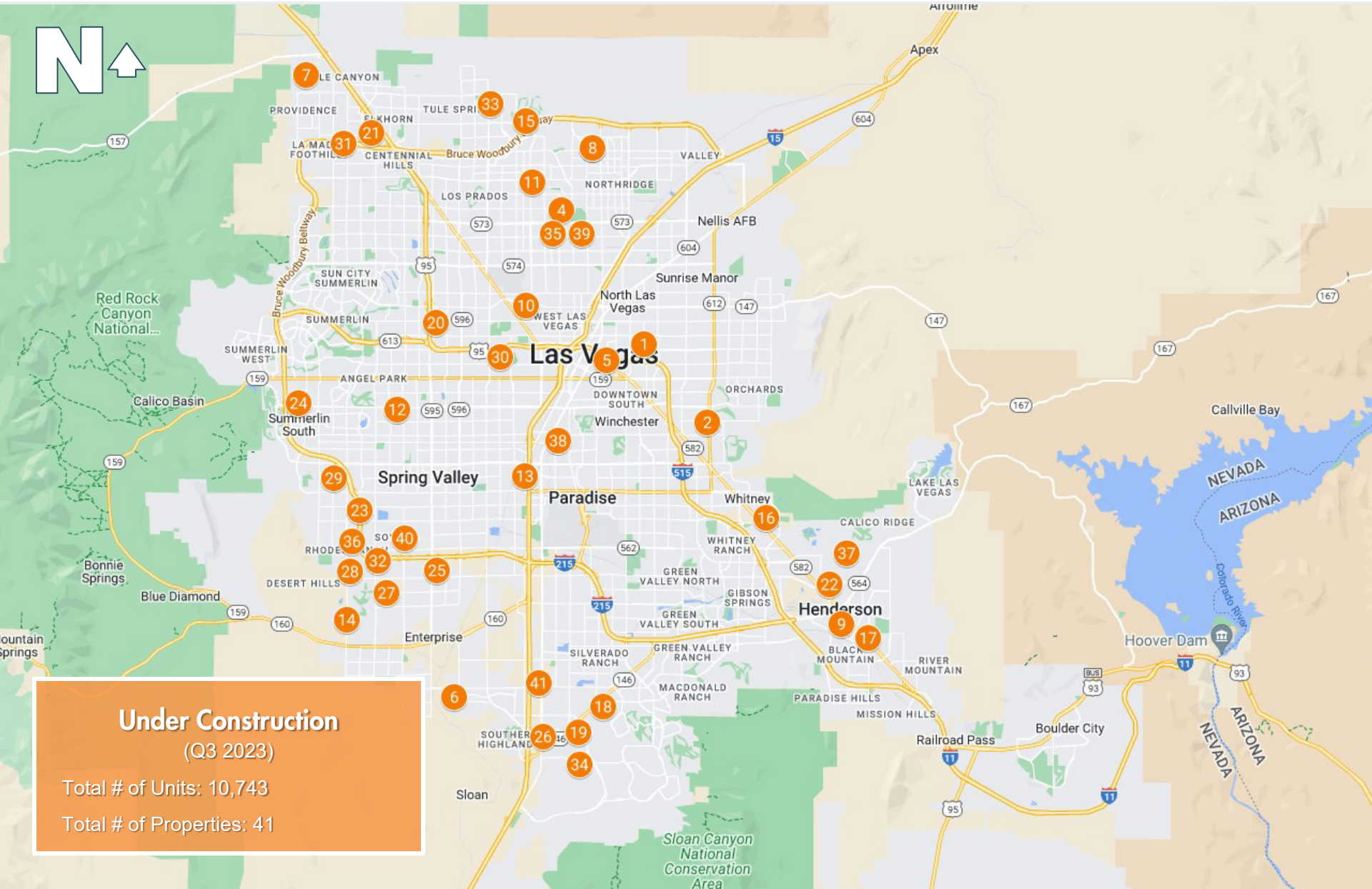
ENTERPRISE
8,639

HENDERSON
29,944



Recently Completed
(Q3 2023)

Total # of Units: 160
Total # of Properties: 1



Under Construction
(Q3 2023)
Total # of Units: 10,743
Total # of Properties: 41

RECENTLY COMPLETED (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Completion Date	Developer
1	Nola Sky	2705 North Rancho Dr	160	08/31/2023	Next Space Development
Total Completed (Q3 2023)			160		

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

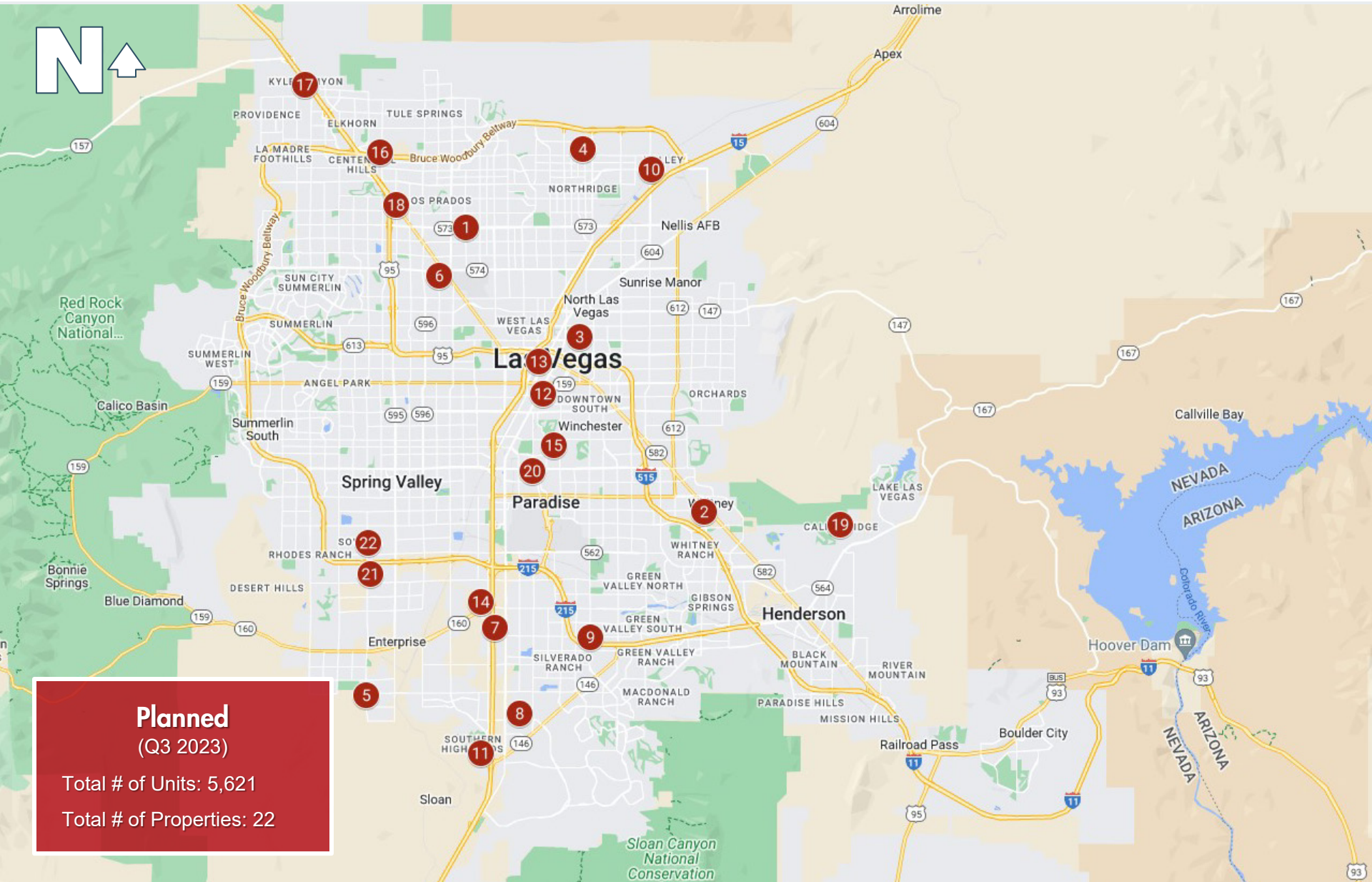
	Property Name	Address	Units	Permit Date	Developer
1	Golden Rule	820 North Eastern Ave	60	04/05/2022	NHSSN
2	Vista del Sol	4955 East Vegas Valley Dr	70	05/12/2023	Accessible Space
3	Rome South 2	353 East Rome Blvd	75	03/26/2023	Nevada H.A.N.D.
4	Kings Crossings in Craig Ranch	4728 Tree Swing St	81	01/11/2020	American Homes 4 Rent
5	shareDOWNTOWN @ Fremont East	231 North 11th St	84	04/30/2022	Cherry Development
6	Logan at El Camino, The	10750 El Camino Rd	89	08/18/2022	Edward Homes
7	Banyan Brighton	10500 Glenbrittle Ave	133	11/11/2021	Banyan Residential
8	Rome Pines Senior	353 East Rome Blvd	150	03/21/2022	Nevada H.A.N.D.
9	Watermark, The	215 South Water St	151	10/27/2021	Strada Development Group
10	Lake Mead West	3300 Coran Ln	156	03/21/2022	Foresight Companies
11	Quarter North	5500 Simmons St	165	06/04/2022	Avenue North / Harvard Investments
12	West Sahara	8007 West Sahara Ave	168	05/15/2023	George Gekakis
13	Print Shop, The	3250 West Harmon Ave	184	12/16/2022	Fore Property Company
14	Capriccio	9420 West Wigwam Ave	195	01/20/2022	Ovation Development
15	Sync	7089 Aliante Pkwy	203	06/04/2022	Warmington Companies

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Permit Date	Developer
16	Tempo Phase IV	5625 South Hollywood Blvd	207	05/05/2023	Ovation Development
17	Summit on Boulder	760 South Boulder Hwy	216	01/31/2022	RealSource
18	ILUMINA on Raiders Way	Raiders Way & St. Rose Pkwy	232	08/28/2022	Schulman Properties
19	Santé	175 East Bruner Ave	238	05/01/2022	Fore Property Company
20	Calm at Rainbow	1500 North Rainbow Blvd	240	10/17/2022	Ochoa Development
21	Marlowe Centennial Hills	8550 West Deer Springs Way	257	02/19/2023	Greystar
22	Element 12	100 East Warm Springs Rd	265	03/26/2022	AG Spanos Companies
23	Highline, The	9235 West Russell Rd	294	07/29/2022	Lyon Living
24	Tanager Echo	2255 South Spruce Goose St	295	10/18/2021	Howard Hughes Corporation, The
25	Rainbow & Arby	6755 West Arby Ave	302	09/07/2022	Ovation Development
26	LVB	Barbara Ln & South Las Vegas Blvd	316	07/29/2022	Wolff Company, The
27	Core	8341 West Warm Springs Rd	320	07/24/2022	Warmington Companies
28	Sunset Road	9171 West Sunset Rd	326	05/15/2023	Picerne
29	Flamingo Canyon	South Grand Canyon Dr & Peace Way	332	10/17/2022	Ovation Development
30	theAPEX @meadows	4480 Meadows Ln	334	12/31/2021	Silverstein Properties
31	Deer Springs	West Deer Springs Way & North Durango Dr	334	04/15/2022	Ovation Development
32	Vestra at UnCommons	6817 Helen Toland St	354	10/03/2022	Parallel Capital Partners
33	Ascend at Valley Vista	7618 North Decatur Blvd	364	05/01/2022	D.R. Horton
34	Society	3675 Volunteer Blvd	374	08/03/2021	Nevada West Development
35	North Park Living	4100 Scott Robinson Blvd	380	02/09/2023	Southwest Commercial Real Estate

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
36 Elysian at Post	9280 West Post Rd	384	07/29/2022	Rockpoint Group
37 Adler, The	155 East Galleria Dr	388	02/19/2023	Wolff Company, The
38 Ainsley @ Paradise	3900 Paradise Rd	400	07/19/2023	Calida Group, The
39 Parq at Camino	4555 North Camino Al Norte	417	05/05/2022	Morgan Stonehill
40 Evora	6111 South Buffalo Dr	456	02/16/2022	Sorge, Joseph A.
41 Ariva	11055 Las Vegas Blvd South	754	12/06/2020	Chang, Lumin
Total Under Construction		10,743		



Planned
(Q3 2023)

Total # of Units: 5,621

Total # of Properties: 22

PLANNED (50+ UNIT PROPERTIES)

	Property Name	Address	Units	City	Developer
1	Diamond Valley Senior Living	West Craig Rd & Valley Dr	59	North Las Vegas	Petersen, Darren
2	5380 Stephanie Street	5380 Stephanie St	60	Las Vegas	City of Tucson
3	Vision Park	1001 North Bruce St	100	Las Vegas	Blind Center of Nevada
4	Donna Street	6651 North Donna St	108	North Las Vegas	Hen, Shahar
5	Buffalo Drive Senior	10511 South Buffalo Dr	125	Las Vegas	Nevada H.A.N.D.
6	Crystal Park	3000 Michael Way	136	Las Vegas	Becker Enterprises
7	Prosper 150	8675 Ensworth St	150	Las Vegas	Edward Homes
8	Neal Avenue Lofts	Las Vegas Blvd South & West Neal Ave	193	Las Vegas	Transcontinental Realty Investors
9	Pebble Road and Eastern Avenue	South Eastern Ave & East Pebble Rd	195	Las Vegas	Ovation Development
10	Prosper 207	East Tropical Pkwy & North Lamb Blvd	207	North Las Vegas	Edward Homes
11	Ensworth Street	12085 Ensworth St	258	Las Vegas	Ovation Development
12	Gateway, The	1200 South Las Vegas Blvd	270	Las Vegas	I&L Investments and Management
13	Auric Symphony Park Phase II	250 Promenade Pl	275	Las Vegas	Southern Land Company, The
14	Silverton	8250 Dean Martin Dr	290	Las Vegas	Majestic Realty
15	Royal Crest	602 North Royal Crest Circle	300	Las Vegas	DG Development
16	7350 West Centennial Pkwy	7350 West Centennial Pkwy	314	Las Vegas	Blue Marble Development
17	Elysian at Skye Canyon	8888 North Grand Canyon Dr	315	Las Vegas	Century Communities
18	Rancho Rainbow	North Rainbow Blvd & North Rancho Dr	334	Las Vegas	Calida Group, The
19	APEX @ Galleria	55 East Galleria Dr	336	Henderson	TRU Development
20	ILUMINA on Flamingo	377 East Flamingo Rd	353	Las Vegas	Schulman Properties

PLANNED (50+ UNIT PROPERTIES)

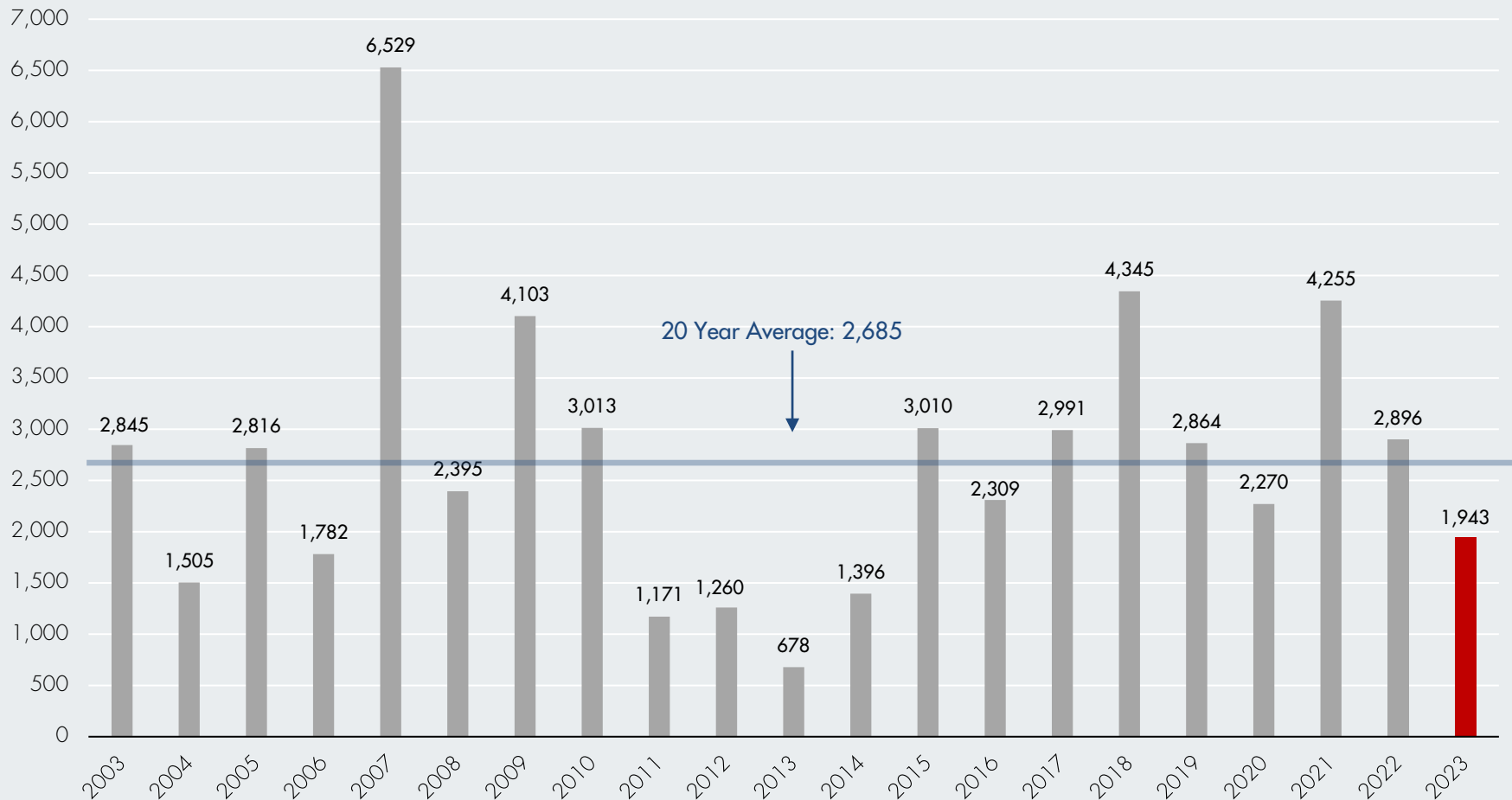
	Property Name	Address	Units	City	Developer
21	Arca	8030 West Maule Ave	356	Las Vegas	Midby Companies, The
22	Evora Phase II	6111 SE Buffalo Dr	887	Las Vegas	Sorge, Joseph A.
Total Planned			5,621		

TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **233,169**
 100+ UNIT PROPERTIES: **209,214**

PRE-LEASE ABSORPTION RATE

16
 Units/Property/Month
 (Q3 2023 Avg)



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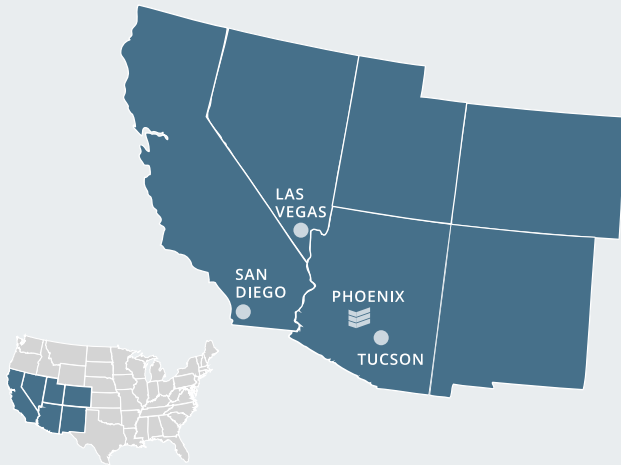
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COLLABORATION & COOPERATION

Apartment Brokerage & Advisory Firm

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