



JASON DITTENBER 702.820.5660
SENIOR VICE PRESIDENT
NV Lic # jason.dittenber@abimultifamily.com
B.0144976.LLC

ANTHONY MARINELLO 702.820.5586
ASSOCIATE
NV Lic # anthony.marinello@abimultifamily.com
S.0190476

JOSH MCDUGALL 702.820.5636
ASSOCIATE
NV Lic # josh.mcdougall@abimultifamily.com
S.0189840

TOTAL UNIT INVENTORY

100+ UNIT PROPERTIES: **204,821**

10+ UNIT PROPERTIES: **228,176**

YE 2022 Sales Stats

100+ Units

\$3.51B

\$4.70B (YE 2021)
-25.4% y-o-y

Q4 2022 \$769M

Transaction Volume

\$206M

\$362M (YE 2021)
-43.0% y-o-y

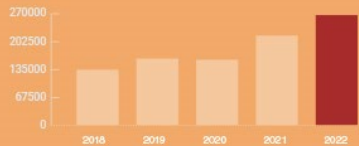
Q4 2022 \$15M

10-99 Units

100+ Units

\$265,965

\$216,623 (YE 2021)
+22.8% y-o-y

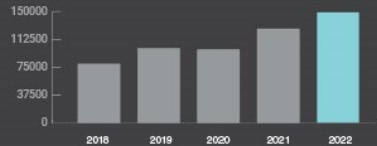


Avg Sales Price Per Unit

10-99 Units

\$148,279

\$126,070 (YE 2021)
+17.6% y-o-y



\$304.74

\$245.37 (YE 2021)
+24.2% y-o-y

Avg Price/SF

\$176.53

\$162.21 (YE 2021)
+8.8% y-o-y



Avg Year Built

1995

1992 (YE 2021)

1971

1972 (YE 2021)

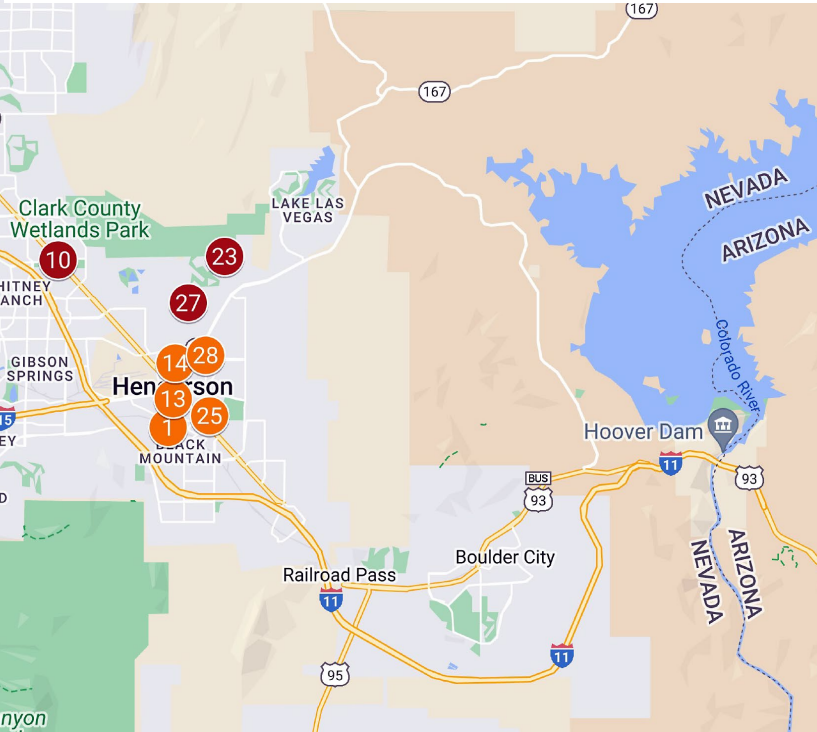
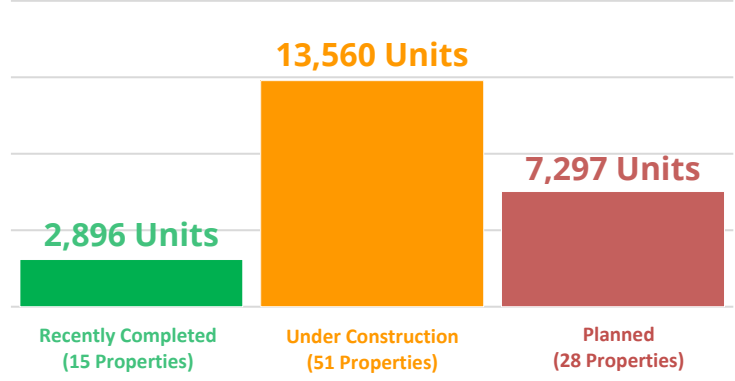
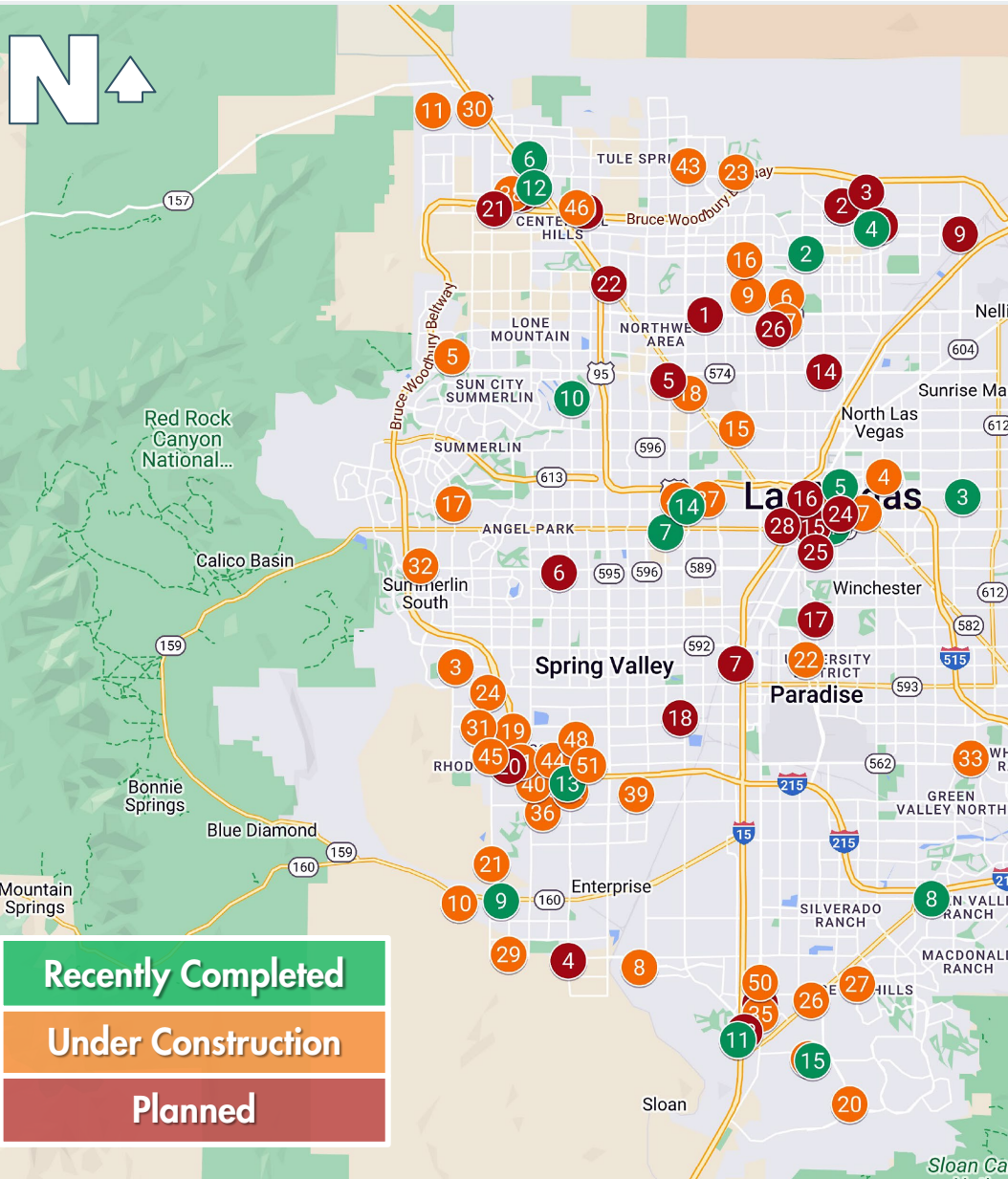
100+ UNIT PROPERTIES | YE 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$380K	\$372	11
2000-09	\$336K	\$359	7
1990-99	\$260K	\$291	14
1980-89	\$208K	\$274	11
Pre-1980	\$192K	\$238	10

10-99 UNIT PROPERTIES | YE 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$99K	\$70	2
2000-09	\$291K	\$321	1
1990-99	\$115K	\$152	3
1980-89	\$160K	\$186	4
Pre-1980	\$122K	\$184	31

LAS VEGAS MSA CONSTRUCTION PIPELINE – YE 2022

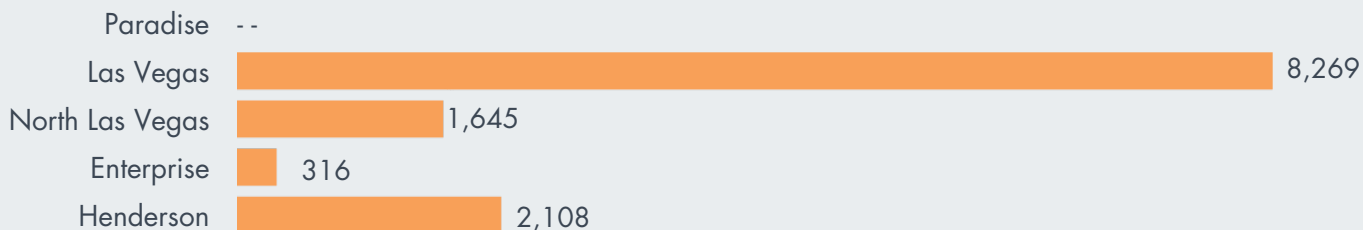


PER CITY ANALYSIS OF LAS VEGAS MSA

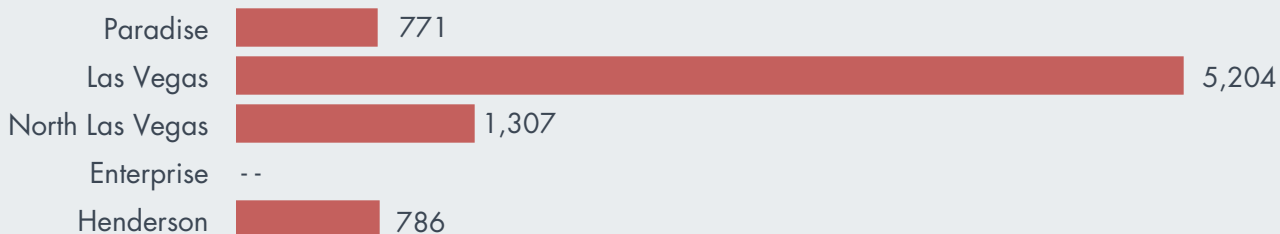
RECENTLY COMPLETED (BY # OF UNITS)(YE 2022)



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered

TOTAL UNIT INVENTORY PER CITY
10+ Unit Properties

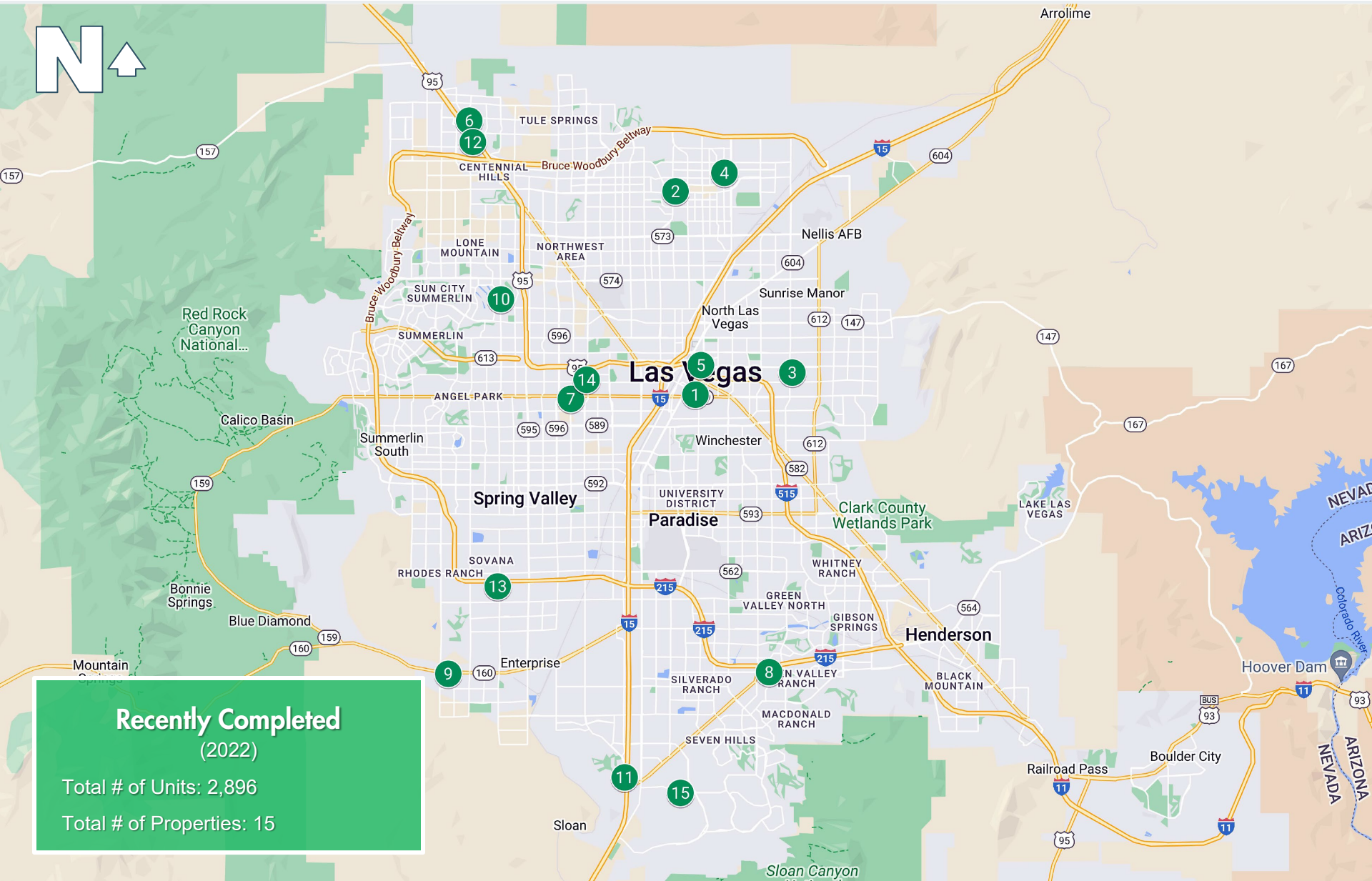
PARADISE
40,019

LAS VEGAS
200,119

NORTH LAS VEGAS
14,908

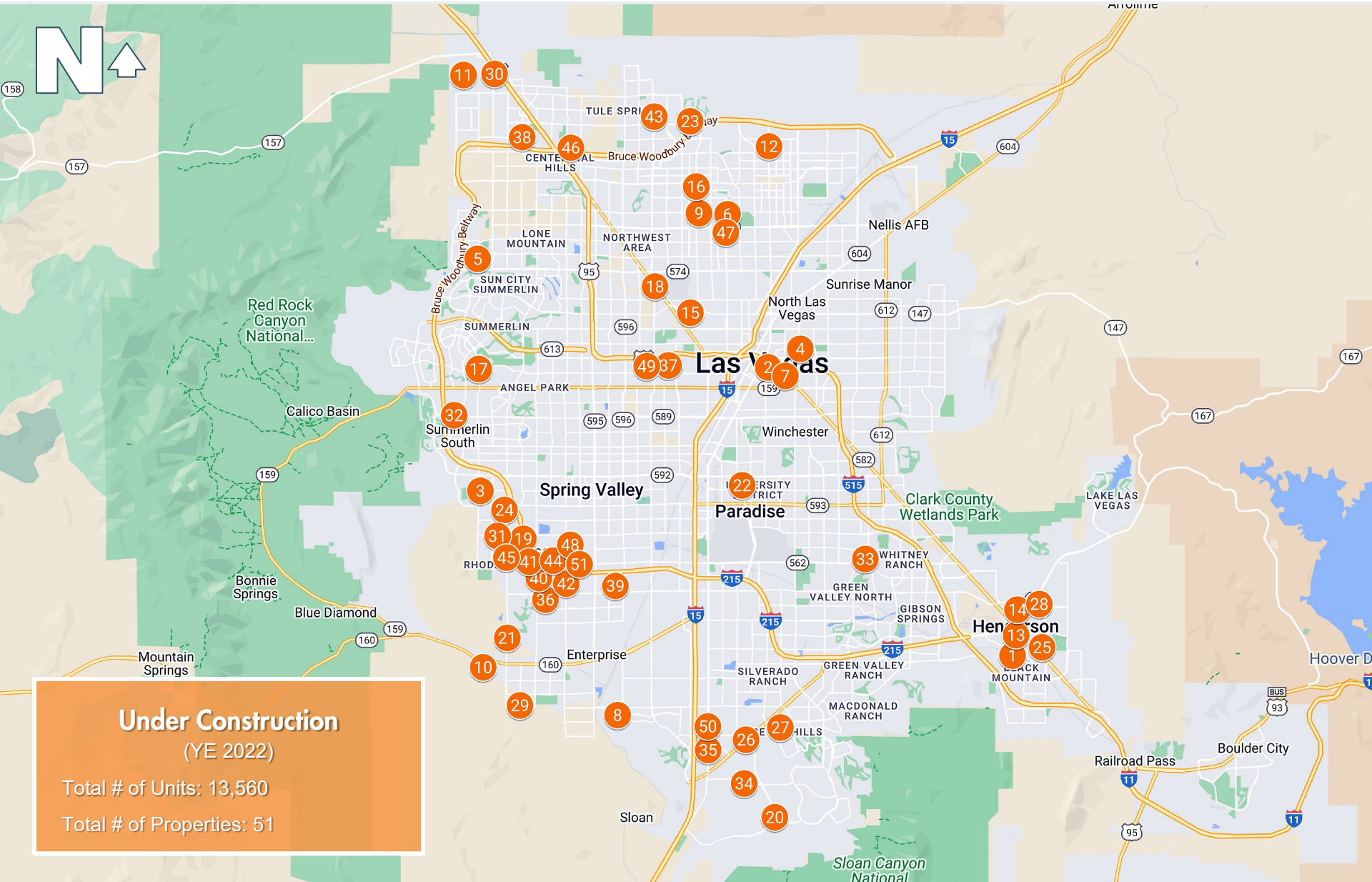
ENTERPRISE
1,451

HENDERSON
29,662



RECENTLY COMPLETED (10+ UNIT PROPERTIES)

Property Name	Property Address	Units	Completion Date	Developer Name
Lave Om	627 S 10th St	18	05/2022	Design Builders, Ltd
Revere Place	703 Terrain Star Ave	42	01/2022	-
Desert Oasis Phase II	4445 Diamond Head Drive	50	08/2022	Volunteers of America
Tropical Vista	6111 Schmidt St	88	09/2022	-
The Meadows	525 E Bonanza Rd	100	02/2022	-
Brownstone	7531 Tule Springs Road	143	09/2022	Fore Property Company
Lindell Living	1230 S Lindell Rd	144	12/2022	-
Life Time Living Green Valley	2460 E Serene Ave	148	09/2022	-
Arioso	9270 South Quarterhorse Lane	195	06/2022	Ovation Development
Ely at Buffalo	2660 North Buffalo Drive	216	02/2022	NexPoint Residential Trust
Alta Southern Highlands	3030 Robert Trent Jones Ln	228	05/2022	Wood Partners
Elysian at Centennial Hills	8360 Montecito Pointe Drive	306	07/2022	Calida Group, The
Maverick	7880 West Maule Avenue	344	10/2022	WestCorp Management Group
Decatur Commons	450 S Decatur Blvd	420	04/2022	George Gekakis, Inc.
Society	3675 Volunteer Blvd	454	09/2022	Pier Construction & Development LLC
Total Completed (2022)		2,896		



Under Construction
(YE 2022)
Total # of Units: 13,560
Total # of Properties: 51

UNDER CONSTRUCTION (10+ UNIT PROPERTIES)

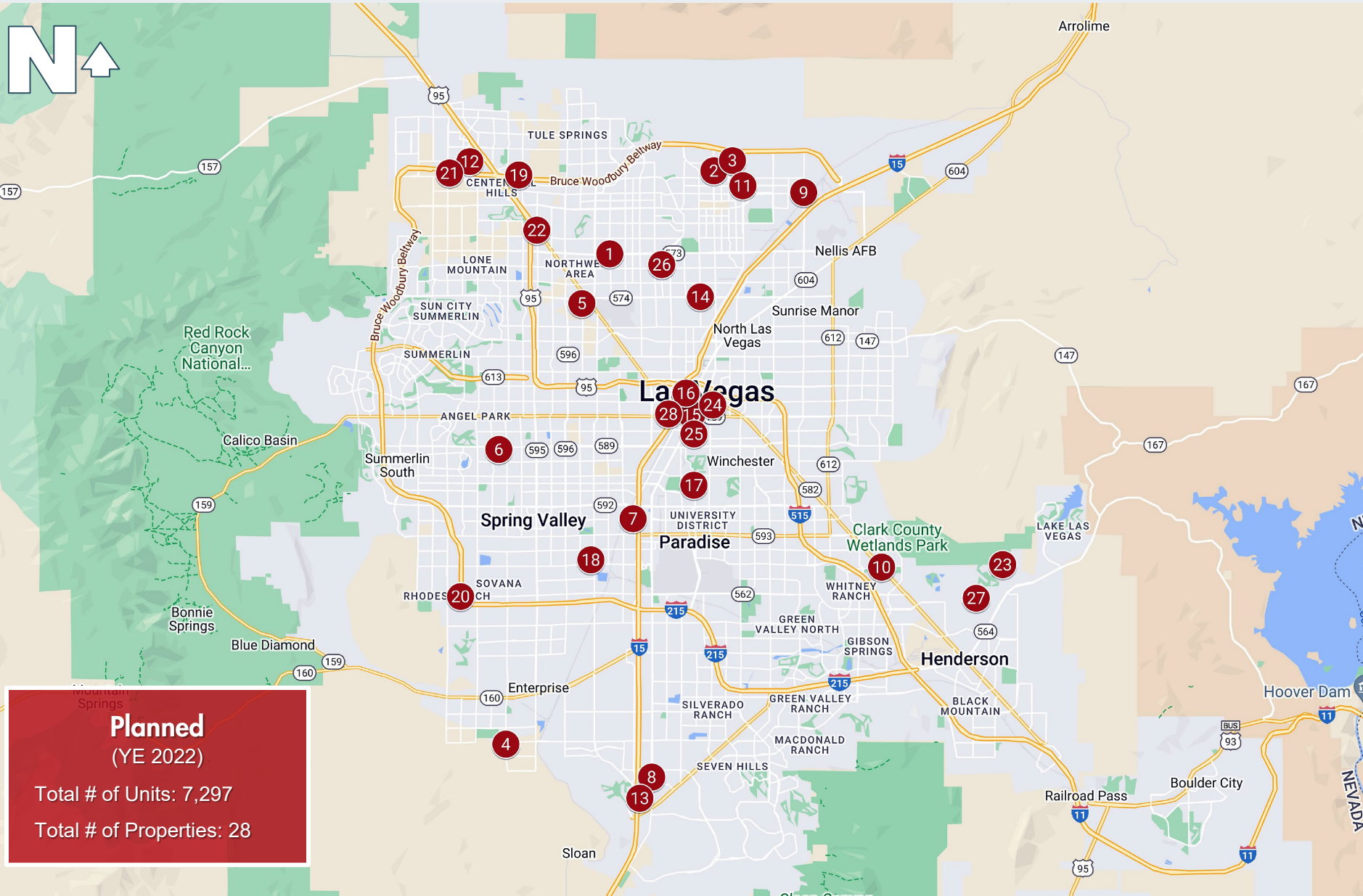
Property Name	Property Address	Units	City	Developer Name
The Movement	52 Lynn Ln	31	Henderson	Construction by Juan Cruz
DLUX Lofts	213 N 9th St	42	Las Vegas	-
Townes at Peace Way	10132 Serenity Star Way	60	Las Vegas	Haven Realty Capital
Golden Rule Senior, The	820 North Eastern Avenue	60	Las Vegas	NHSSN
Newton Heights	3499 N Hualapai Way	80	Las Vegas	AMH Properties
Kings Crossings in Craig Ranch	4728 Tree Swing Street	81	North Las Vegas	American Homes 4 Rent
shareDOWNTOWN @ Fremont East	231 North 11th Street	84	Las Vegas	Cherry Development
Turtle Bay Apartments Inc.	6255 W Levi Ave	89	Las Vegas	-
Bella Luna	2704 Old Town Dr	100	North Las Vegas	-
Shadow Bay	10013 Mollard Avenue	131	Las Vegas	D.R. Horton
Banyan Brighton at Skye Canyon	10500 Glenbrittle Avenue	133	Las Vegas	Banyan Residential
Rome South	353 East Rome Blvd	150	North Las Vegas	Nevada H.A.N.D.
Watermark, The	215 South Water Street	151	Henderson	Strada Development Group
Pine Landing in Cadence	71 Foxridge Swings Lane	155	Henderson	American Homes 4 Rent
Lake Mead West	3300 Coran Lane	156	Las Vegas	Foresight Companies
Quarter North	5500 Simmons St	165	North Las Vegas	Avenue North
MorningStar Senior Living at The Canyons	10088 Alta Dr	168	Las Vegas	-
Nola Sky	2705 North Rancho Drive	170	Las Vegas	Next Space Development
Mera Rhodes Ranch	9170 West Oquendo Road	173	Las Vegas	Sparrow Partners
Mera Henderson	2300 Via Inspirada	189	Henderson	Sparrow Partners
Wigwam and Fort Apache Senior	South Fort Apache Road & West Wigwam Avenue	195	Spring Valley	Ovation Development
Spectra Paradise	4350 Paradise Road	199	Las Vegas	Prism Multifamily Group
Sync Apartment Homes	SWC North Aliante Pkwy & Elkhorn Road	203	North Las Vegas	Warmington Companies
Ely at Fort Apache	5055 South Fort Apache Road	206	Las Vegas	Calida Group, The

UNDER CONSTRUCTION (10+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Summit on Boulder	760 South Boulder Hwy	216	Henderson	RealSource
ILUMINA on Raiders Way	Raiders Way & St. Rose Pkwy	232	Henderson	Schulman Properties
Aspire at Alper	1130 Alper Center Dr	257	Henderson	Ovation Property Management
Cadence, The	100 East Warm Springs Road	265	Henderson	AG Spanos Companies
Mojave Hills	10400 Raining Sky St	266	Las Vegas	-
Base Apartments	8600 N Grand Canyon Dr	282	Las Vegas	The Warmington Group Of Companies
Highline, The	9625 West Russell Road	294	Las Vegas	Lyon Living
Tanager	2375 Spruce Goose Street	295	Las Vegas	Howard Hughes Corporation, The
Alma	2030 Olympic Avenue	300	Henderson	Tradewind Properties
Amigo	Amigo Street & Volunteer Blvd	312	Henderson	Nevada West Development
LVB Neal	Barbara Lane & South Las Vegas Blvd	316	Enterprise	Wolff Company, The
Core	South Cimarron Road & West Warm Springs Road	320	Las Vegas	Warmington Companies
theAPEX @meadows	4490 Meadows Lane	334	Las Vegas	Silverstein Properties
Deer Springs	West Deer Springs Way & North Durango Drive	334	Las Vegas	Ovation Development
Elysian at Rainbow	6755 West Arby Avenue	336	Las Vegas	Ovation Development
The unCommons	6880 Helen Toland St	352	Las Vegas	Matter Real Estate Group
Vestra	SEC South Durango Drive & Roy Horn Way	352	Spring Valley	Parallel Capital Partners
KAKTUSlife @the curve	8030 West Maule Avenue	356	Las Vegas	TRU Development
Ascend at Valley Vista	7618 N Decatur Blvd	364	North Las Vegas	-
Elysian at Sunset	8150 Rafael Rivera Way	384	Las Vegas	Calida Group, The
Elysian @ Fort Apache and Post	South Fort Apache Road & West Post Road	384	Spring Valley	Rockpoint Group
7452 Darling Rd	7452 Darling Rd	388	Las Vegas	-
Parq at Camino	4555 N Camino Al Norte	417	North Las Vegas	-
Evora	South Buffalo Drive & West Patrick Lane	456	Spring Valley	Sorge, Joseph A.

UNDER CONSTRUCTION (10+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Decatur Commons	5151 West Meadows Lane	480	Las Vegas	Nevada H.A.N.D.
Ariva	11055 Las Vegas Blvd South	754	Las Vegas	Chang, Lumin
Evora Vegas	6111 S Buffalo Dr	1343	Las Vegas	-
Total Under Construction (YE 2022)		13,560		



Planned
(YE 2022)

Total # of Units: 7,297

Total # of Properties: 28

PLANNED (10+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Diamond Valley Senior Living	SWC West Craig Road & Valley Drive	59	North Las Vegas	Petersen, Darren
Rome South Phase II	353 East Rome Blvd	75	North Las Vegas	Nevada H.A.N.D.
Donna Street	6651 North Donna Street	108	North Las Vegas	Hen, Shahar
Buffalo Drive Senior	10511 South Buffalo Drive	125	Las Vegas	Nevada H.A.N.D.
Crystal Park	3000 Michael Way	136	Las Vegas	Becker Enterprises
West Sahara	8007 West Sahara Avenue	168	Las Vegas	George Gekakis
West Harmon Avenue	3250 West Harmon Avenue	184	Las Vegas	Fore Property Company
Neal Avenue Lofts	SWC Las Vegas Blvd South & West Neal Avenue	193	Las Vegas	Transcontinental Realty Investors
Prosper 207	East Tropical Pkwy & North Lamb Blvd	207	North Las Vegas	Edward Homes
Russell Seniors IV	East Russell Road & State Road 582	208	Las Vegas	Ovation Development
Regal living Losee Road	Losee and Azure Ave Rd	214	North Las Vegas	-
Marlowe Centennial Hills	8550 West Deer Springs Way	257	Las Vegas	Greystar
Ensworth Street	12085 Ensworth Street	258	Las Vegas	Ovation Development
Vegas Trade Village	3400 N Commerce St	264	North Las Vegas	Huanghai International Development
Gateway, The	1200 South Las Vegas Blvd	270	Las Vegas	I&L Investments and Management
Symphony Park II	255 Promenade Place	275	Las Vegas	Southern Land Company, The
Royal Crest Apartment Homes	602 N Royal Crest Cir	300	Las Vegas	DG Development
Otonomus Las Vegas	5025 W Diablo Dr	303	Las Vegas	Growth Luxury Homes
Vue at Centennial Phase III	7350 West Centennial Pkwy	314	Las Vegas	Blue Marble Development
Sunset Road	9171 West Sunset Road	326	Las Vegas	Picerne
Deer Springs Apartments	8850 Echelon Point Dr	334	Las Vegas	Ovation Property Management
Rancho Rainbow	North Rainbow Blvd & Rancho Drive	334	Las Vegas	Calida Group, The
APEX @ Galleria	55 East Galleria Drive	336	Henderson	TRU Development
The Charleston	923 E Charleston Blvd	343	Las Vegas	-

PLANNED (10+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Thunderbird Lofts	1213-1215 Las Vegas Blvd S	370	Las Vegas	-
Park Camino	Coralie Avenue & Scott Robinson Blvd	380	North Las Vegas	Southwest Commercial Real Estate
Calida Single Famiy Homes	213 Wrangler Bay Ave	450	Henderson	The Calida Group
330 E Charleston Blvd	330 E Charleston Blvd	506	Las Vegas	-
Total Planned (YE 2022)		7,297		

TOTAL UNIT INVENTORY

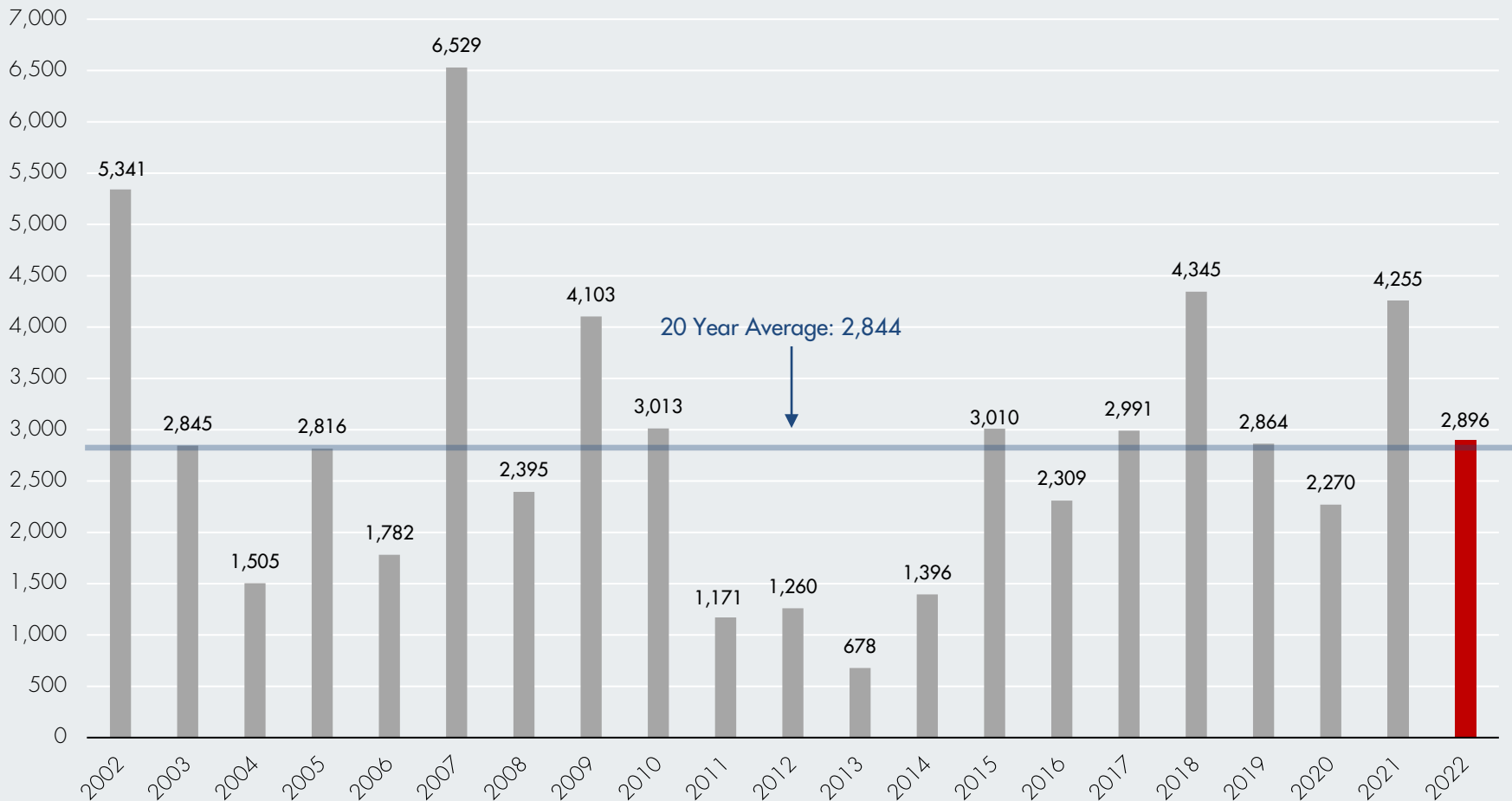
10+ UNIT PROPERTIES: **228,176**

100+ UNIT PROPERTIES: **204,821**

PRE-LEASE ABSORPTION RATE

12

Units/Property/Month
 (YE 2022 Avg)



Leading Multifamily Brokerage Team in the Western US

200+ YEARS OF COMBINED MULTIFAMILY BROKERAGE EXPERIENCE

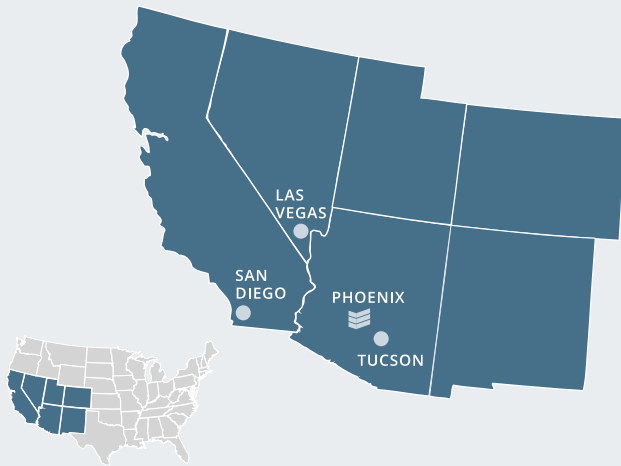
SEASONED ADVISORS WITH REGIONAL INSIGHT

COLLABORATION & COOPERATION

Apartment Brokerage & Advisory Firm

ABI Multifamily is a brokerage and advisory services firm that focuses exclusively on apartment investment transactions. The experienced advisors at ABI Multifamily have completed billions of dollars in sales and thousands of individual multifamily transactions.

ABI Multifamily incorporates a global approach with regional real estate expertise to successfully complete any multifamily transaction, regardless of size and complexity.



ABI Multifamily Offices

PHOENIX HQ

5227 N. 7th Street
Phoenix, AZ 85014

602.714.1400

LAS VEGAS OFFICE

5940 S. Rainbow Blvd.
Las Vegas, NV 89118

702.820.5660

SAN DIEGO OFFICE

1012 Second Street, Ste. 100
Encinitas, CA 92024

858.256.5454

TUCSON OFFICE

3360 N. Country Club Road
Tucson, AZ 85716

520.265.1993

DISCLAIMER © 2023 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau / YARDI Matrix / Vizzda / US Chamber of Commerce / RED Comps / ARMLS / CoStar Group