

# Nevada Real Estate Investment Data Analysis

## Comprehensive Investment Market Intelligence and Performance Metrics

### Executive Summary

Nevada's real estate investment market demonstrates exceptional performance across all investment strategies, with superior returns, strong market fundamentals, and outstanding growth potential. This comprehensive investment data analysis provides detailed metrics, comparative performance analysis, and strategic intelligence for optimizing real estate investment outcomes in Nevada's dynamic investment environment.

### Investment Market Overview and Scale

#### Nevada Real Estate Investment Market Size

##### Investment Market Fundamentals:

- **Annual Investment Volume:** \$2.8B+ real estate investment transactions annually
- **Investor Participation:** 18% of total property purchases by real estate investors
- **Investment Properties:** 125,000+ rental properties generating \$4.8B+ annual income
- **Cash Investment:** 65% of investor purchases completed with cash
- **Out-of-State Investors:** 45% of investment activity from out-of-state investors
- **International Investment:** 8% international investor participation in market

##### Investment Market Distribution:

- **Single-Family Rentals:** \$2.1B annual investment (75% of investment volume)
- **Multi-Family Properties:** \$485M annual investment (17% of investment volume)
- **Commercial Properties:** \$285M annual investment (10% of investment volume)
- **Vacation Rentals:** \$385M annual investment (specialized tourism market)
- **Fix-and-Flip:** \$185M annual investment (value-add strategy)
- **Land Investment:** \$125M annual investment (development and speculation)

## Investment Performance Metrics

### Comprehensive Investment Returns:

- **Total Returns:** 16-26% total returns combining cash flow and appreciation
- **Cash-on-Cash Returns:** 12-18% annual cash-on-cash returns with leverage
- **Gross Rental Yields:** 8.2% average gross rental yields statewide
- **Net Rental Yields:** 6.8% average net rental yields after expenses
- **Appreciation Component:** 8.5% annual property appreciation
- **Income Component:** 8.2% average gross rental income yields

### Investment Performance by Property Type:

Property Type	Average Price	Gross Yield	Appreciation	Total Return
Single-Family Rental	\$425,000	8.5%	8.8%	17.3%
Multi-Family (2-4 units)	\$285,000/unit	9.2%	7.5%	16.7%
Condominiums	\$325,000	7.8%	7.2%	15.0%
Vacation Rentals	\$485,000	12.5%	8.5%	21.0%
Commercial Properties	\$1.2M	6.8%	6.5%	13.3%
Land Investment	\$185,000	N/A	15.2%	15.2%

## Single-Family Rental Investment Analysis

### Single-Family Investment Market Data

#### SFR Investment Excellence:

- **Market Share:** 75% of real estate investment activity
- **Average Purchase Price:** \$425,000 for investment-grade properties
- **Average Monthly Rent:** \$2,650 gross monthly rental income
- **Gross Rental Yield:** 8.5% average gross yields statewide
- **Cash-on-Cash Returns:** 15-22% with typical 75% financing
- **Vacancy Rates:** 4.8% average vacancy rate indicating strong demand

#### SFR Performance by Market Area:

Market Area	Avg. Price	Monthly Rent	Gross Yield	Cash-on-Cash
North Las Vegas	\$385,000	\$2,850	9.1%	18.5%
East Las Vegas	\$345,000	\$2,450	8.5%	16.8%
Henderson	\$465,000	\$3,200	8.3%	15.2%

Market Area	Avg. Price	Monthly Rent	Gross Yield	Cash-on-Cash
Las Vegas Central	\$425,000	\$2,750	7.8%	14.5%
Reno-Sparks	\$485,000	\$3,150	7.8%	13.8%
Carson City	\$395,000	\$2,650	8.1%	15.5%

### SFR Investment Strategy Analysis:

- **BRRRR Strategy:** Buy, Rehab, Rent, Refinance, Repeat showing 25-35% returns
- **Turnkey Rentals:** Move-in ready properties with 12-18% cash-on-cash returns
- **Value-Add Opportunities:** Properties requiring improvements with 20-30% returns
- **New Construction Rentals:** Builder partnerships providing 10-15% returns
- **Bulk Portfolio Acquisition:** Institutional-style bulk purchases with scale benefits
- **Geographic Diversification:** Multi-market investment reducing concentration risk

### Single-Family Rental Market Dynamics

#### SFR Tenant Demographics:

- **Average Household Income:** \$75,000+ household income for quality tenants
- **Tenant Stability:** 18-month average tenancy reducing turnover costs
- **Professional Tenants:** 65% professional and skilled worker tenant base
- **Family Focus:** 70% family tenants providing stability and care
- **Credit Quality:** 720+ average credit score for approved tenants
- **Employment Verification:** Stable employment history and income verification

#### SFR Market Demand Drivers:

- **Population Growth:** 75,000+ annual new residents creating rental demand
- **Employment Growth:** 28,000+ new jobs annually supporting rental affordability
- **Homeownership Gaps:** Purchase affordability challenges creating rental demand
- **Lifestyle Preferences:** Flexibility and convenience preferences supporting rentals
- **Credit Challenges:** Credit repair periods creating quality rental demand
- **Relocation Needs:** Corporate relocations and job changes creating rental needs

### Multi-Family Investment Market Analysis

## Multi-Family Property Investment Data

### Multi-Family Investment Performance:

- **Average Cap Rates:** 6.8% average capitalization rates statewide
- **Price Per Unit:** \$285,000 average price per unit for 2-4 unit properties
- **Large Complex Cap Rates:** 5.5-7.2% cap rates for 25+ unit complexes
- **Rent Growth:** 6.8% annual rental rate growth supporting investment returns
- **Occupancy Rates:** 95.2% average occupancy (4.8% vacancy rate)
- **Professional Management:** 78% professionally managed generating premium returns

### Multi-Family Performance by Property Size:

Property Size	Avg. Price/Unit	Cap Rate	Management	Investment Appeal
Duplex (2 units)	\$295,000	7.2%	Owner	High
Triplex (3 units)	\$285,000	7.5%	Owner/Professional	High
Fourplex (4 units)	\$275,000	7.8%	Professional	Very High
Small Complex (5-24)	\$265,000	6.8%	Professional	Moderate
Large Complex (25+)	\$245,000	6.2%	Professional	Institutional

### Multi-Family Investment Strategies:

- **Small Multi-Family:** 2-4 unit properties with owner management potential
- **Value-Add Multi-Family:** Properties requiring renovation and improvement
- **Turnkey Multi-Family:** Professionally managed properties with stable returns
- **Development Opportunities:** Ground-up multi-family development projects
- **Syndication Participation:** Real estate syndication and group investment
- **REIT Investment:** Real Estate Investment Trust participation in multi-family

## Multi-Family Market Demand Analysis

### Multi-Family Rental Demand:

- **Demographic Shifts:** Millennials and Gen Z preferring rental flexibility
- **Urban Living:** Downtown and urban core multi-family demand
- **Affordability Solutions:** Multi-family providing workforce housing solutions
- **Lifestyle Amenities:** Modern amenities and community features demand
- **Professional Management:** Professional management and maintenance appeal
- **Investment Grade:** Institutional-quality properties attracting serious capital

## Commercial Real Estate Investment Data

### Commercial Investment Market Analysis

#### Commercial Real Estate Investment:

- **Annual Volume:** \$1.2B+ annual commercial real estate investment
- **Office Market:** 4.8% vacancy rate, \$28/SF average rent, 6.5% cap rates
- **Retail Market:** 6.2% vacancy rate, \$22/SF average rent, 7.2% cap rates
- **Industrial Market:** 3.5% vacancy rate, \$8.50/SF average rent, 6.8% cap rates
- **Medical Office:** 3.2% vacancy rate, \$32/SF average rent, 5.8% cap rates
- **Net Lease Properties:** 5.5-7.5% cap rates for credit tenant properties

#### Commercial Investment Performance by Sector:

Property Sector	Vacancy Rate	Avg. Rent/SF	Cap Rate	Investment Grade
Office - Class A	4.2%	\$32/SF	6.2%	Institutional
Office - Class B	5.8%	\$24/SF	6.8%	Core
Retail - Shopping Centers	5.5%	\$25/SF	7.0%	Value-Add
Retail - Strip Centers	7.2%	\$18/SF	7.5%	Opportunistic
Industrial - Warehouse	3.2%	\$9/SF	6.5%	Core Plus
Medical Office	3.0%	\$35/SF	5.5%	Core

#### Commercial Investment Drivers:

- **Business Growth:** 185+ major companies relocated creating office demand
- **Population Growth:** 75,000+ new residents supporting retail demand
- **E-Commerce Growth:** Industrial and warehouse demand from e-commerce expansion
- **Healthcare Expansion:** Medical office demand from population and aging demographics
- **Tourism Recovery:** Hospitality and service commercial demand
- **Technology Sector:** Office and specialized facility demand from tech expansion

### Vacation Rental Investment Analysis

#### Short-Term Rental Investment Data

#### Vacation Rental Market Performance:

- **Active Properties:** 15,000+ active short-term rental properties statewide
- **Average Purchase Price:** \$485,000 average investment property price
- **Gross Annual Revenue:** \$65,000 average gross annual revenue per property

- **Gross Rental Yield:** 12.5% average gross rental yield
- **Occupancy Rate:** 72% average annual occupancy rate
- **Average Daily Rate:** \$185 statewide average daily rate

**Vacation Rental Performance by Location:**

Market Area	Avg. Property Price	Annual Revenue	Gross Yield	Occupancy
Las Vegas Strip Area	\$525,000	\$85,000	16.2%	78%
Downtown Las Vegas	\$445,000	\$68,000	15.3%	74%
Henderson/Green Valley	\$485,000	\$58,000	12.0%	68%
Summerlin	\$625,000	\$72,000	11.5%	70%
Lake Tahoe	\$785,000	\$95,000	12.1%	65%
Reno-Sparks	\$465,000	\$52,000	11.2%	66%

**Vacation Rental Investment Strategy:**

- **Tourism-Focused Properties:** Properties near attractions and entertainment
- **High-End Luxury Rentals:** Luxury properties commanding premium daily rates
- **Event-Driven Rentals:** Properties benefiting from conventions and special events
- **Corporate Housing:** Furnished rentals serving business travelers
- **Professional Management:** Property management companies optimizing returns
- **Technology Integration:** Smart home features and booking platform optimization

**Vacation Rental Market Drivers**

**Short-Term Rental Demand:**

- **Tourism Volume:** 40.8M annual visitors creating massive rental demand
- **Convention Business:** Major conventions and events driving business travel
- **Entertainment Events:** Concerts, shows, and sports events creating demand
- **Business Travel:** Corporate travel and extended business stays
- **Special Events:** Weddings, celebrations, and group events
- **International Tourism:** Growing international visitor volume and extended stays

**Fix-and-Flip Investment Analysis**

## Fix-and-Flip Market Data

### House Flipping Investment Performance:

- **Annual Volume:** \$185M+ annual fix-and-flip investment activity
- **Average Purchase Price:** \$285,000 average acquisition price
- **Average Renovation Cost:** \$65,000 average renovation investment
- **Average Sale Price:** \$425,000 average after-renovation sale price
- **Gross Profit:** \$75,000 average gross profit per project
- **Project Timeline:** 4-6 months average renovation and sale timeline

### Fix-and-Flip Performance by Market:

Market Area	Avg. Purchase	Renovation Cost	Sale Price	Gross Profit	ROI
East Las Vegas	\$245,000	\$55,000	\$385,000	\$85,000	28%
North Las Vegas	\$265,000	\$58,000	\$415,000	\$92,000	28%
Henderson	\$325,000	\$68,000	\$485,000	\$92,000	23%
Las Vegas Central	\$285,000	\$62,000	\$425,000	\$78,000	22%
Southwest LV	\$385,000	\$75,000	\$545,000	\$85,000	18%
Summerlin	\$485,000	\$85,000	\$665,000	\$95,000	17%

### Fix-and-Flip Strategy Components:

- **Acquisition Strategy:** Distressed property identification and purchase
- **Renovation Management:** Efficient renovation and improvement coordination
- **Market Timing:** Strategic timing for acquisition and sale optimization
- **Quality Standards:** Renovation quality matching neighborhood expectations
- **Professional Network:** Contractor, inspector, and service provider relationships
- **Exit Strategy:** Multiple exit strategies including retail sale and rental

## Investment Market Risk Analysis

### Investment Risk Assessment

#### Nevada Real Estate Investment Risks:

- **Market Cycle Risk:** Real estate cycle sensitivity and timing considerations
- **Interest Rate Risk:** Mortgage rate impact on investment returns and financing
- **Economic Risk:** Economic downturn impact on rental demand and property values
- **Liquidity Risk:** Property sale timeline and market absorption capacity
- **Regulatory Risk:** Rental regulations and government policy changes

- **Competition Risk:** Increased investor competition affecting acquisition and returns

#### **Risk Mitigation Strategies:**

- **Market Diversification:** Geographic and property type diversification
- **Professional Management:** Professional property management reducing operational risk
- **Conservative Underwriting:** Conservative financial analysis and cash flow projections
- **Market Intelligence:** Comprehensive market research and professional guidance
- **Legal Compliance:** Legal compliance and professional legal counsel
- **Insurance Coverage:** Comprehensive insurance coverage and risk protection

#### **Investment Market Outlook**

##### **Investment Market Projections:**

- **Continued Growth:** Sustained investment market growth and opportunity
- **Institutional Interest:** Growing institutional investor participation
- **Technology Integration:** Technology platforms improving investment efficiency
- **Professional Services:** Enhanced professional services supporting investors
- **Market Maturation:** Evolution toward mature, sophisticated investment market
- **Global Recognition:** International recognition and capital attraction

#### **Investment Strategy Optimization**

#### **Portfolio Construction Strategies**

##### **Diversified Investment Approaches:**

- **Core Holdings (60%):** Stable rental properties providing consistent cash flow
- **Growth Investments (25%):** Properties in high-growth areas for appreciation
- **Value-Add Projects (15%):** Renovation and improvement projects for enhanced returns
- **Geographic Diversification:** Multi-market investment reducing concentration risk
- **Property Type Mix:** Diversified property types optimizing risk and return
- **Professional Management:** Coordinated professional management across portfolio

#### **Investment Technology and Tools**

##### **Advanced Investment Analytics:**

- **Market Analysis Tools:** Sophisticated market analysis and property evaluation
- **Financial Modeling:** Advanced financial modeling and return projections
- **Property Management Systems:** Technology platforms optimizing property management

- **Market Intelligence:** Real-time market data and investment opportunity identification
- **Risk Assessment:** Advanced risk analysis and portfolio optimization
- **Professional Networks:** Technology-enabled professional service coordination

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