



Please See the below rent survey we completed so you have comps for your proforma.

As you can see there is a lot of great things happening in the area.

This also confirms the rents in the proforma

<http://www.fremont9.com>



901 Fremont St, Las Vegas, NV 89101



1005 S 3rd St Las Vegas,NV.89101

New construction 48 unit apartments with loft design features. This project is located in the heart of the arts district called 18b. It is within walking distance of various coffee shops, restaurants, gyms & yoga studios, local breweries and so much more.

[www.Apartments.com](http://wwwApartments.com)

Studio- \$1000

1 Bedroom- \$850

2 bedroom-\$1500

3 bedroom-\$2500

The Neon Apartments

[505 Desert Ln, Las Vegas, NV 89106](#)

\$1,200.00__2 bedroom 1 bathroom 715sft

Boutique & Unique, The Neon is a 44 unit sustainable community located in the heart of downtown Las Vegas, just steps away from vintage shopping, intimate gourmet restaurants, funky bars, and trendy nightlife. You'll love the amenities such as The Garden, a comfortable area to connect with your neighbors and the party-ready BBQ area for all your entertaining needs. Get your flow in one of our weekly yoga classes and enjoy living in a quiet sanctuary just minutes from the bustling nightlife of Vegas. Enjoy our beautiful courtyard designed by BunnyFish studios. There's no better place to have your morning coffee or evening cocktail. Have fun enjoying our community at The Neon and discover why Downtown Las Vegas is the place to be.

Canyon Club

[2665 South Bruce Street, Las Vegas, NV 89169](#)

[A lot](#) of our apartments include washer and dryer inside the apartments and stainless steel appliances. Included with all the apartments without extra expenses is the water, trash, and Cox cable. Has pool.

\$900.00__ 2 bed/ 1.5 bath 850sft

\$1,179.00__3 bed/ 2 bath 1100sft

[525 E St Louis Ave Las Vegas, NV.89104](#)

1 bedroom 1 bathroom

850sft \$1,000/month

- 92 Units/4 Stories
- Furnishe •Laundry Facilities
- Furnished Units Availabl •High Speed Internet Access
- Air Conditionin •Smoke Fre •Cable Read •Balcon •Pool

Solaire

[1750 Karen Ave, Las Vegas, NV 89169](#)

Live near it all! Welcome to Solaire, located just minutes from the famous Las Vegas Strip, Solaire offers comfortable and affordable living, all while being at heart of the city. Solaire features immaculately landscaped grounds, sparkling pools, a fully equipped fitness center, tennis and basketball courts, a clubhouse with business center and so much more. There is so much to do at Solaire!

With expertly designed one, two, and three bedroom floor plans, our apartments are all built with your convenience in mind! From the lush carpet to the cozy fireplace, you'll never want to call anywhere else home! Relax and enjoy the central air and heating. Each apartment offers plenty of cabinet space and has luxurious carpet and vinyl flooring!

\$ 870.00 __2 bed/2 bath 1000sft

\$950.00__3 bed/ 2 bath 1200sft

The Canvas

[1511 S Casino Center Blvd, Las Vegas, NV 89104](#)

\$815.00__1 bedroom 1 bathroom 450sft

Unique Features

- •All utilities are included (water/gas/trash removal, etc.)
- •Conveniently located to stores, dining, banking
- •Near Las Vegas Strip
- •Near major interstates
- •Newly renovated
- •Quick drive to McCarran International Airport
- •Short walk to monorail station
- •Utilities Included, Free Cable, Pool