

1735 North Rancho Drive, North Las Vegas, NV Case Study:

ProActive Realty Group - Revitalizing Dilapidated Properties into Thriving Communities



Executive Summary:

ProActive Realty Group, under the leadership of Dr. Canaan Van Williams, has a proven track record in transforming distressed properties into secure, vibrant communities. With over 25 years of real estate investment and management experience, Dr. Canaan Van Williams has repositioned & portfolio managed properties worth over \$34 million.

This case study highlights the redevelopment of 1735 North Rancho Drive, North Las Vegas, NV, where extensive efforts turned a run-down property into a flourishing residential area.

Profile:

Name: Dr. Canaan Van Williams, PhD, CPEP

Role: CEO / Founder, ProActive Realty Group

Credentials:

- PhD in Psychology, Madison University
- Certified Private Equity Professional (CPEP)

- Registered Property Manager, International Real Estate Institute
- Certified Business Mediator, National Association of Mediators
- Green Property Advisor Certification, Allied Business
- Professional Property Management Certificate

Additional certificates in Psychology, Social Work, and Hotel (Motel) Management

- Website: www.ProactiveFunds.com

Project Overview:

In September 2022, Dr. Williams acquired the property at 1735 North Rancho Drive, which was in a state of severe disrepair. The initial condition included dilapidated structures and a neglected environment.

Challenges:

Initial State: The property was in a run-down condition with old, uninhabitable RVs and poor infrastructure.

Community Needs: There was a pressing need for affordable housing solutions and community support services.

Actions Taken:

Community Engagement and Standards Implementation: Dr. Williams initiated a comprehensive cleanup and established new community standards to improve living conditions.

Infrastructure and Housing Development:

- **New Homes:** Introduced one new home initially, receiving positive reviews, which led to the construction of two more homes, followed by an additional six homes, bringing the total to nine new homes.
- **Road Paving:** Improved accessibility by paving the existing roads.

Landscaping: Enhanced aesthetic appeal and environmental quality through professional landscaping.

- **Support Initiatives:** Refurbished old RVs and gave them away to support low-income families.

Partnerships and Collaborations:

- **Section 8 Housing:** Collaborated to provide affordable housing options.
- **Clark County Housing:** Aligned redevelopment with local housing policies.
- **City of North Las Vegas:** Ensured compliance with city regulations.
- **Hope Link:** Partnered to provide social services and support to residents.
- **Veterans Administration:** Offered housing solutions and support to veterans.

Results:

By the end of the redevelopment, 1735 North Rancho Drive housed nine new homes with improved infrastructure and enhanced community services. The project received positive feedback and significantly improved the living conditions for residents.

Impact:

ProActive Realty Group's investment transformed a dilapidated property into a profitable, secure, and vibrant community. The redevelopment provided affordable, high-quality housing for low-income families and veterans, achieving both social impact and financial profitability.

Conclusion:

The transformation of 1735 North Rancho Drive is a testament to ProActive Realty Group's commitment to community revitalization through impactful real estate investment. Dr. Williams' proactive and hands-on approach demonstrates the potential of targeted investment in distressed properties to generate significant social and economic returns. This case study underscores the effectiveness of strategic redevelopment in creating thriving communities.

Before:



After:

