

Shamrock Triplex

3485 Shamrock Avenue, Las Vegas NV 89120

Triplex with Pool & Jacuzzi / OWC 35% Down >>> Main House 4 Bedroom / Plus Two One Bedroom Casitas
Separate Entrances



OFFERING MEMORANDUM

Shamrock Triplex

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International Realty

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SHAMROCK TRIPLEX

Executive Summary

Investment Summary

Location Summary

01



OFFERING SUMMARY

ADDRESS	3485 Shamrock Avenue Las Vegas NV 89120
COUNTY	Clark
BUILDING SF	4,098 SF
LAND SF	18,731 SF
LAND ACRES	.0430
NUMBER OF UNITS	3
YEAR BUILT	1979
YEAR RENOVATED	2001
APN	161-30-204005

FINANCIAL SUMMARY

OFFERING PRICE	\$688,000
PRICE PSF	\$167.89
PRICE PER UNIT	\$229,333
OCCUPANCY	100.00 %
NOI (CURRENT)	\$44,866
NOI (Pro Forma)	\$50,518
CAP RATE (CURRENT)	6.52 %
CAP RATE (Pro Forma)	7.34 %
GRM (CURRENT)	12.17
GRM (Pro Forma)	11.07

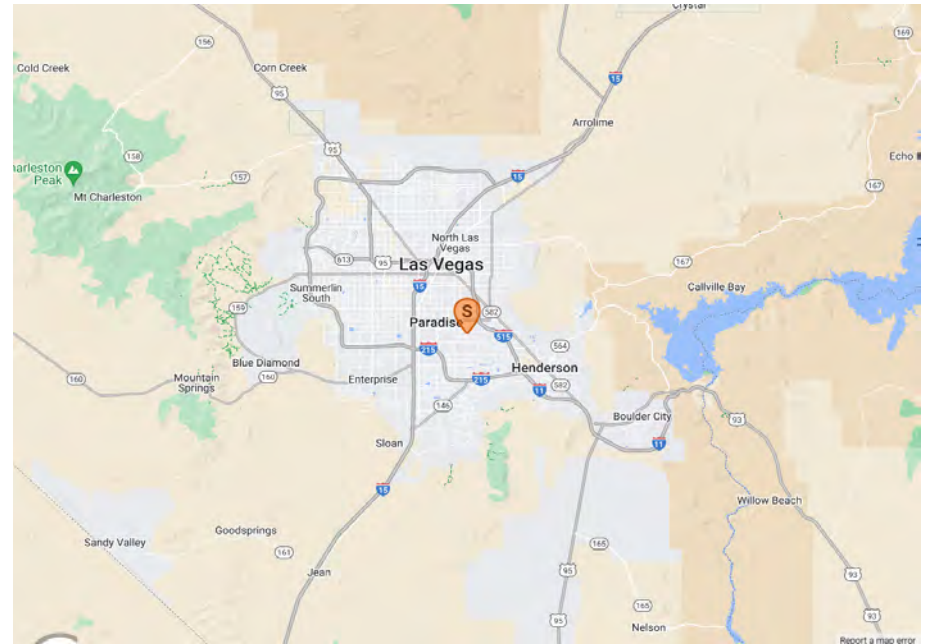
IMPORTANT COMMENTS:

- Owner Will Carry with 35% Down
- Great Opportunity for Investors! Unique and Fantastic, one of a kind home on very large lot with pool and Jacuzzi. The main house 4 bedrooms 2 full baths. Downstairs includes 2 one bed casitas with separate entrances. Can be used as a Triplex. Great opportunity for investors. There is plenty of off street parking. Property Being Sold "As-Is" "Where-Is".

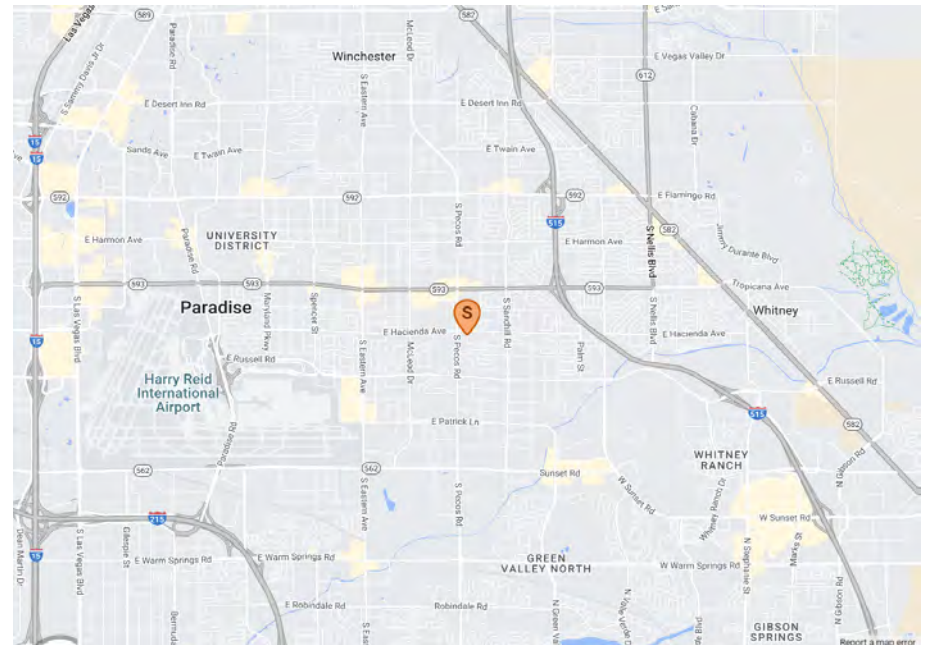
- Owner can live in the main house with 4 bedrooms and a pool. Downstairs has 2 one bedroom casitas with separate entrances.
- WHY NEVADA??
 - * No Rent Control
 - * No State Income Tax
 - * Highest Population Growth
 - * Diverse Employment Growth
 - * Favorable Landlord-Friendly Eviction Laws

- 6 Minutes from the Airport
- 15 Minutes from the Famous Las Vegas Strip
- 9 Minutes from University of Las Vegas (UNLV) Campus

Regional Map



Locator Map



SHAMROCK TRIPLEX

Property Description

Property Features

Aerial Map

Property Images

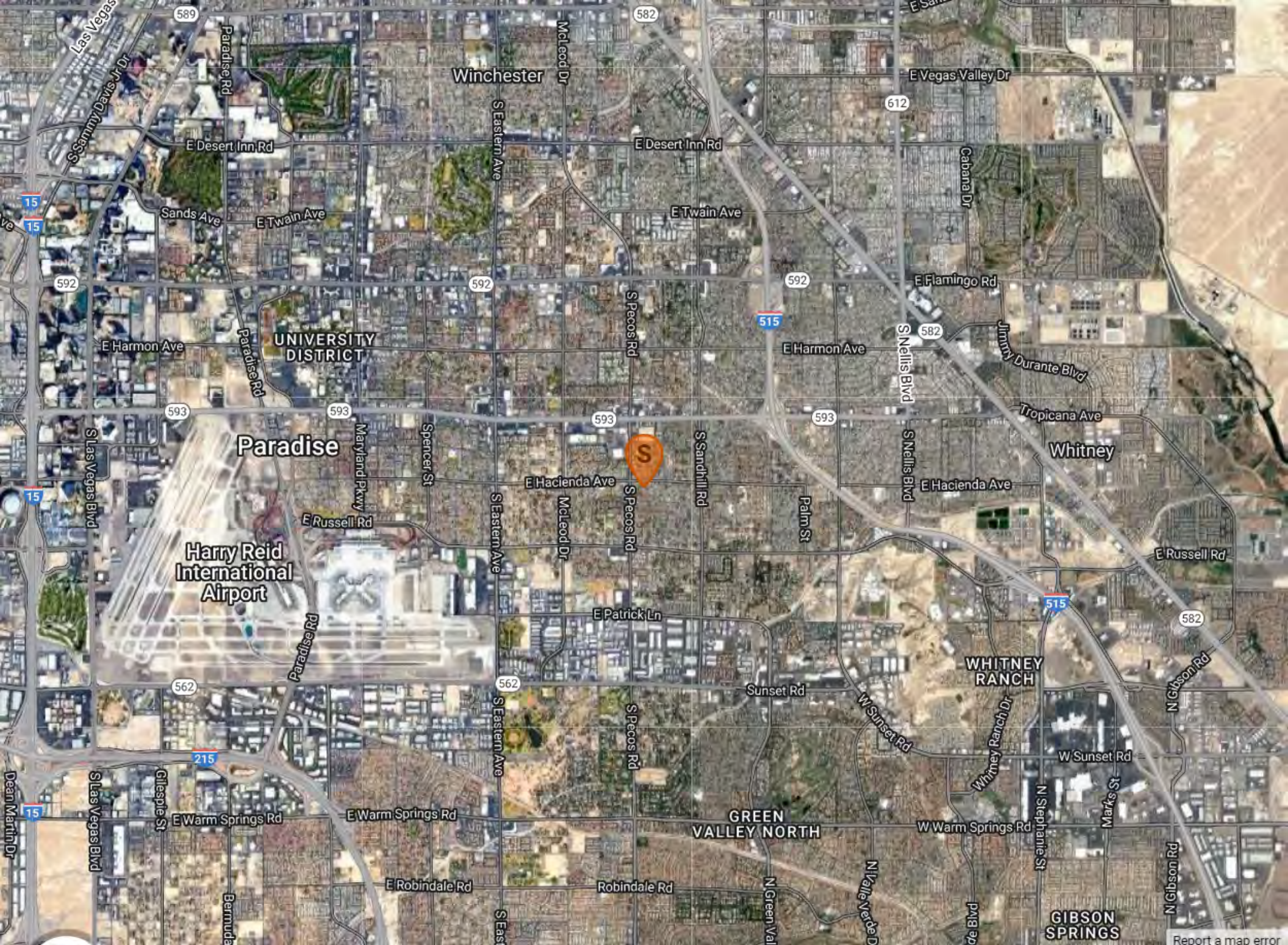
02

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	4,098
LAND SF	18,731
LAND ACRES	.0430
YEAR BUILT	1979
YEAR RENOVATED	2001
ZONING TYPE	R-D
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Circular Driveway
POOL / JACUZZI	Inground Pool & Jacuzzi
FIRE PLACE IN UNIT	1 Gas Fireplace

CONSTRUCTION

FOUNDATION	Concrete Slab
EXTERIOR	Stucco
ROOF	Composition Shingle
LANDSCAPING	Mature in Backyard



[Report a map error](#)



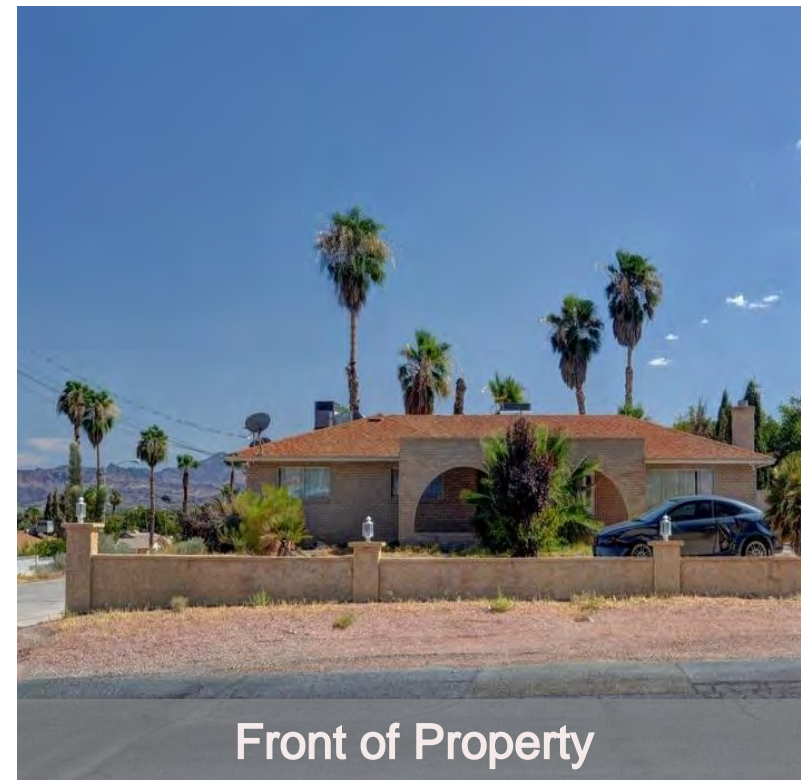
Circular Driveway



Backyard Pool



Backyard Pool & Covered Patio



Front of Property



Living Area with Fireplace



Dining Living Combo



Kitchen



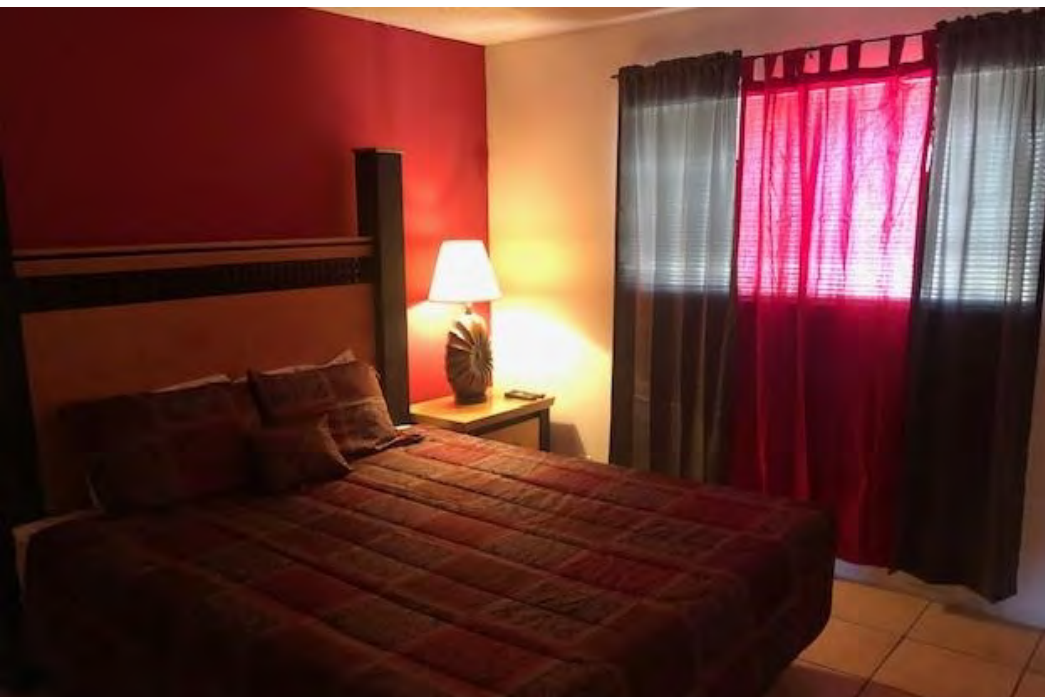
Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 3



Casita Entrance



Casita



Casita



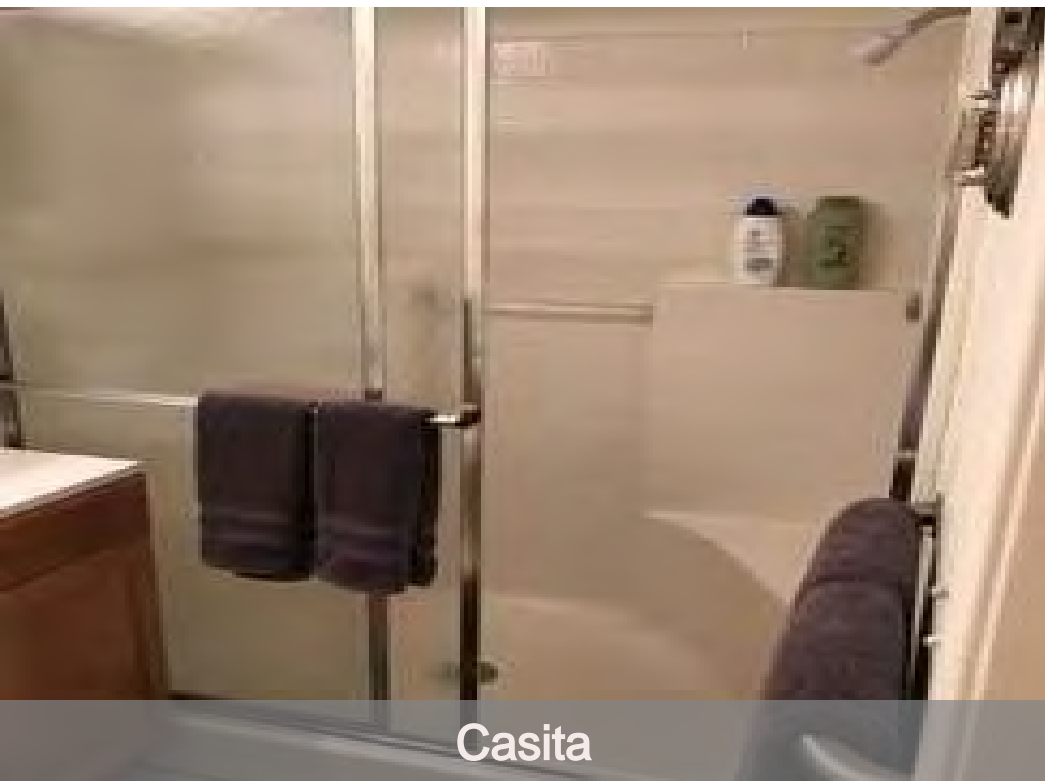
Casita



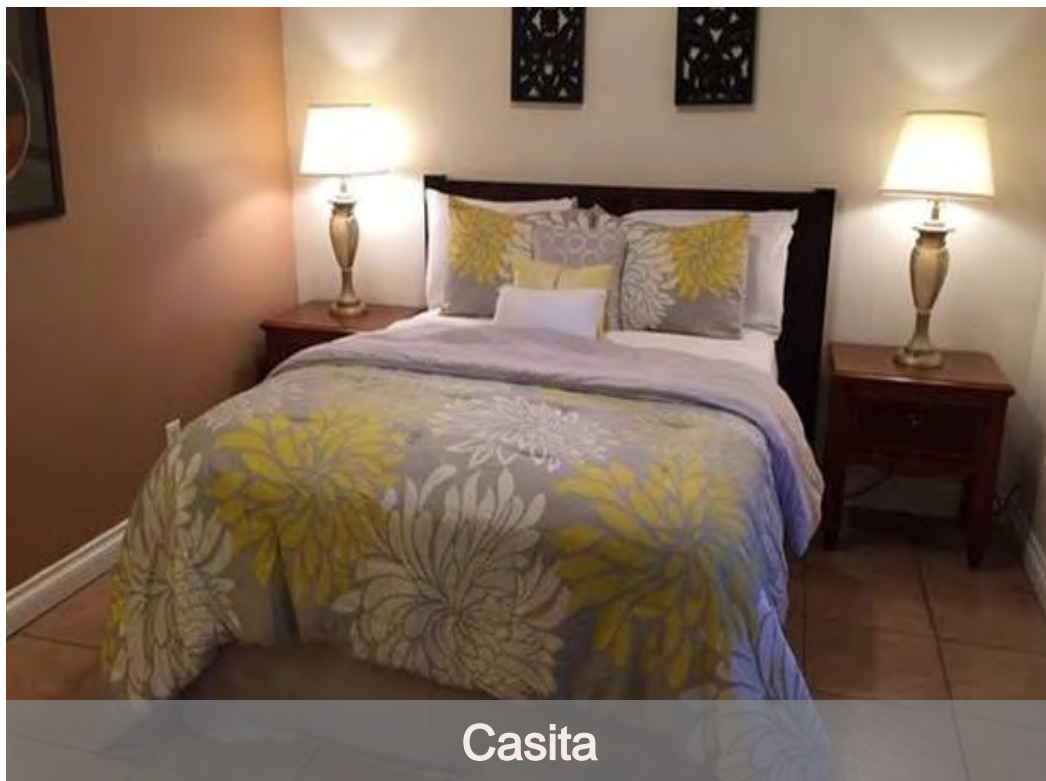
Casita



Casita



Casita



Casita



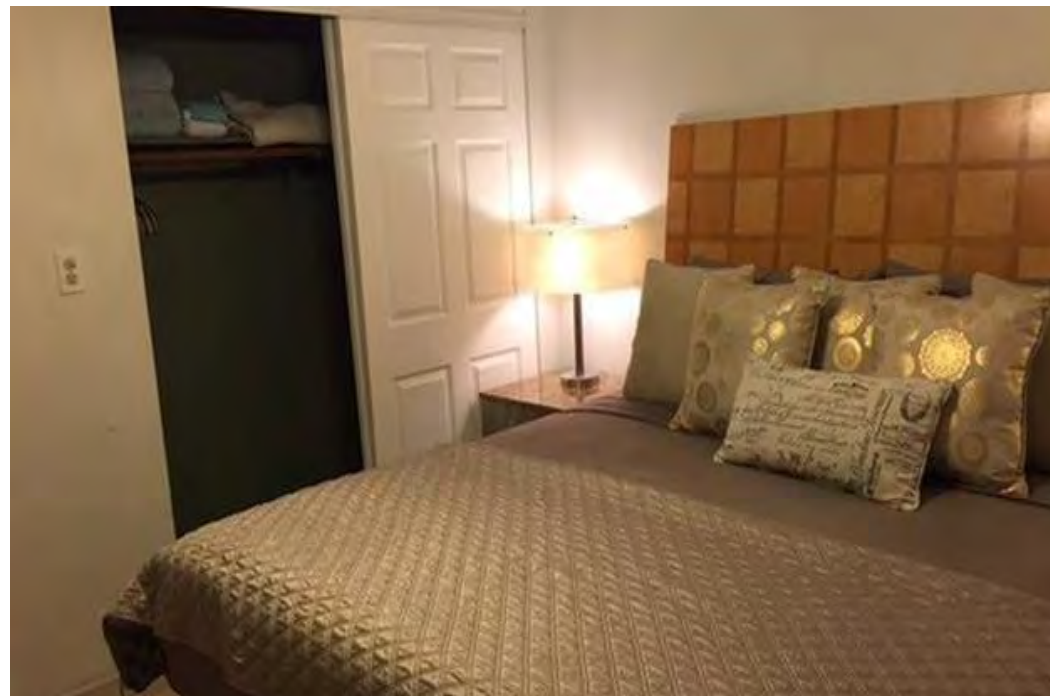
2nd Casita



2nd Casita



2nd Casita



2nd Casita

SHAMROCK TRIPLEX

Rent Roll

Rent Roll

03

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
Main House	4 bd + 2 ba	2,040	\$1.35	\$2,750.00	\$0.00	Month-To-Month
1st Casita	1 bd + 1 ba	1,029	\$0.95	\$980.00	\$0.00	Month-To-Month
2nd Casita	1 bd + 1 ba	1,029	\$0.95	\$980.00	\$0.00	Month-To-Month
Totals/Averages		4,098	\$1.08	\$4,710.00	\$0.00	

SHAMROCK TRIPLEX

04

Financial Analysis

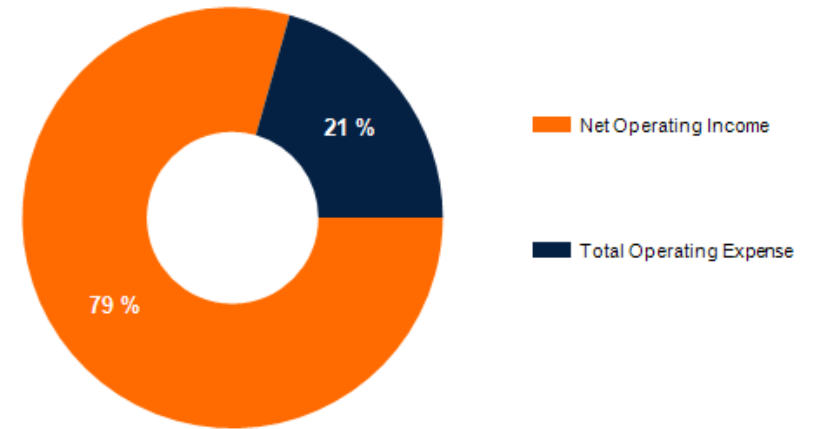
Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

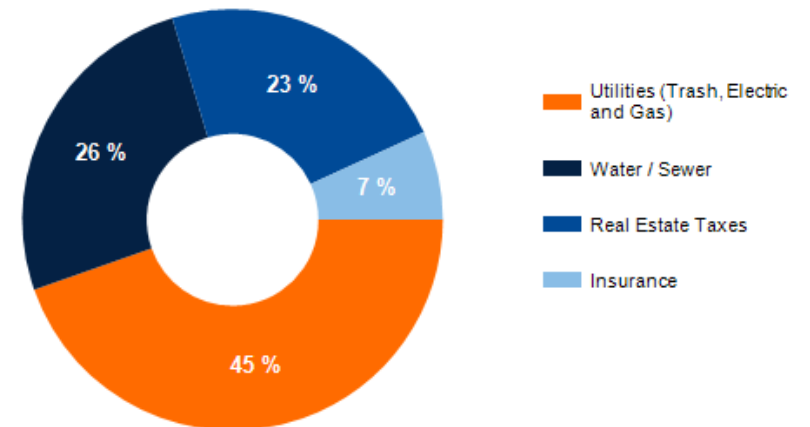
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$56,520		\$62,172	
Effective Gross Income	\$56,520		\$62,172	
Less Expenses	\$11,654	20.61 %	\$11,654	18.74 %
Net Operating Income	\$44,866		\$50,518	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$2,658	\$886	\$2,658	\$886
Insurance	\$796	\$265	\$796	\$265
Water / Sewer	\$3,000	\$1,000	\$3,000	\$1,000
Utilities (Trash, Electric and Gas)	\$5,200	\$1,733	\$5,200	\$1,733
Total Operating Expense	\$11,654	\$3,885	\$11,654	\$3,885
Expense / SF	\$2.84		\$2.84	
% of EGI	20.61 %		18.74 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

Offering Price	\$688,000
Analysis Period	10 year(s)

INCOME - Growth Rates

Gross Potential Rent	2.00 %
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Potential Revenue											
Gross Rental Income	\$56,520	\$62,172	\$63,415	\$64,684	\$65,977	\$67,297	\$68,643	\$70,016	\$71,416	\$72,844	\$74,301
Effective Gross Income	\$56,520	\$62,172	\$63,415	\$64,684	\$65,977	\$67,297	\$68,643	\$70,016	\$71,416	\$72,844	\$74,301
Operating Expenses											
Real Estate Taxes	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658	\$2,658
Insurance	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796
Water / Sewer	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Utilities (Trash, Electric and Gas)	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200
Total Operating Expense	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654	\$11,654
Net Operating Income	\$44,866	\$50,518	\$51,761	\$53,030	\$54,323	\$55,643	\$56,989	\$58,362	\$59,762	\$61,190	\$62,647

