

Client Brochure View

LVR **10/21/2024 6:13 PM**



ML#	2621180	Status	A-ER	L/Price	\$725,000
Offc	AREL	PubID	226240	List Agent a REALTOR?	Y
County	CLARK	Parcel#	138-12-811-018	VTour	Y
Twnshp	20	Range	60	Sect	12
Legal	L	Land Use		City/Town	Las Vegas
Subdiv	Mountain View Park	Subdiv#			
YrBuilt	1962/RE	Short Sale	N	ForeclosureCommenced	N
DOM	22	Repo/REON			

3225 /Arlene /Way

Zip **89108**

GENERAL INFORMATION

Bld Type	Fourplex	Apx Bldg SqFt	3,634	#Acres +/-	0.190	Lot Dim		Total Units	4
Cost/Un		Furniture Included?	No			Lot SqFt	8,276	# Furnished Units	

Dir **From 95 N Exit Cheyenne. Right on Cheyenne. Left on Michael Way. Right on Arlene.**

Remarks **CASH COW, AMAZING INCOME PRODUCING 4-PLEX BUILDING WITH 3634 SQUARE FEET IS A GREAT INVESTMENT OPPORTUNITY WELL KEPT BUILDING A GREAT ADDITION TO YOUR INVESTMENT PORTFOLIO**

INCOME/EXPENSES/FINANCIAL

INCOME INFORMATION

Yrly Oper Income		Yrly Oth Income		Vacancy		GOI	
Yrly Oper Expense		NOI					
Cap Rate							
Gross Rent Multiplier							
Yearly Other Income Includes	None						

OPERATING EXPENSE INFORMATION

RE Taxes	\$1,483	Prop Ins		Managmnt		Maintenance	
Utilities		Utils Incl				Trash	
Contract Sv Incl				Exp Sourc	Owner Provided		
Association Fee		AsscFee1		Assoc Incl			
TotMnthlyHOA	\$0			Packag Avl			
Earn Dep	\$7,500	Cash Assm		Assessed Lnd/Imprv			
Owner Will Carry		Current Loan(s) Assumable?					
Finance Consid	Cash, Conventional, FHA, VA						
1 Bedroom #Units	4- Fourplex	Rent/UN \$1,100	#1 Bath 1	#1.5 Bath 0	#2 Bath 0	Avg SF 700	
2 Bedroom #Units	4- Fourplex	Rent/UN \$1,425	#1 Bath 1	#1.5 Bath 0	#2 Bath 0	Avg SF 891	
2 Bedroom #Units	4- Fourplex	Rent/UN \$1,350	#1 Bath 1	#1.5 Bath 0	#2 Bath 0	Avg SF 891	
2 Bedroom #Units	4- Fourplex	Rent/UN \$1,375	#1 Bath 1	#1.5 Bath 0	#2 Bath 0	Avg SF 891	

RENTAL INFORMATION

Ten Pays		Restrictions	
Rent Terms			

BUILDING INFORMATION AND AMENITIES

Total #Bldgs	1	#Floors	2	Handicap Adapted	Y	Roof	Flat
Flooring	Ceramic					Constr	Block
Total # of Parking Spaces						Parking	
Appliances	Dishwasher, Dryer, Garbage Disposal						
Unit Amens	Blinds						
Complex Amens	Cable Tv					Prop Condition	Excellent

UTILITIES INFORMATION

Heat Sys	Central	Water	Public
Heat Fuel	Electric, Gas	Sewer	Public
	Central	Sep Meter	Electric

Presented by: Office Name

Advent Realty Elite

Agent Antonio Gastelum B.0146132

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.