

FOR SALE: Blue Diamond

Blue Diamond,



BRIEF SUMMARY REPORT | Listing ID: #333537

Prepared By: Ralph Orduno | Created On: February 22, 2012

\$400,000.00	CURRENT
Co-op Commission	2.50
Land SF/\$ Per	108900/\$3.67
Acres/\$ Per	2.50/\$160,000.00
Property Use	any
Zoning	h2
Parcel Number	175-24-501-002
T, R, S	22s, 59E, 24
Land Size	2.50 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

beautiful parcel overlooking las vegas valley zoned H-2 (general highway) with new developments in the area. property located west of hualapi fronting pebble and Blue Diamond Highway where they meet. Owner willing to carry paper and will discount for quick closing. Lowest price in the area, .



PROPERTY CONTACT:

Ralph Orduno
Commercial Professionals, Inc.
4431 S Eastern Ave #2
Las Vegas, NV 89119-7826
702-281-9699



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DETAILED SUMMARY REPORT | Listing ID: #333537

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Financial Overview

List Price	\$400,000
Per Month	-
Per Year	-
Co-op Commission	2.50%
Commission Comments	-
Down Payment	80,000
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	owc
Consider Exchange	No

Cash Flow

Cash Flow Type	-
Year	-
Scheduled Gross	-
Vacancy	-
Reimbursement	-
Effective Gross	-
Operating Expenses	-
Operating Income	-
Debt Service	-
Capital Costs	-
Cash Flow (pre-tax)	-

Debt Information

Debt Type	-
Debt Service	-
Principal	-
Interest Rate	-
Amortization	-
Due	-
Loan Description	-

General Property Information

Property Use	any
Land SF	108,900.00 sf
Land Acres	2.50 acres
Building SF	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Free Standing	N/A
Year Built	-
Built Yet	Yes
Building Class	-
Zoning	h2
Parcel Number	175-24-501-002
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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