

FOR SALE: wigwam frontage

wigwam/Conquistador,



BRIEF SUMMARY REPORT | Listing ID: #419620

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

\$1,210,000.00

CURRENT

Co-op Commission	2.50
Land SF/\$ Per	261360/\$4.63
Acres/\$ Per	6.00/\$201,666.67
Property Use	any
Zoning	RE
Parcel Number	17618301002
T, R, S	22, 60, 18
Land Size	6.00 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

Planned land use - Residential High (RH) - fron 8 - 18 du/ac. 300' West of Robert L Forbuss elementary school. Beautiful parcel with flat lying parcels and high view parcels. All buildable lots but with character. Owner priced for quick sale. Check comps - it is priced at foreclosure comps. Property was previously surveyed at 5.5 acres.



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: #419620

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Financial Overview

List Price	\$1,210,000
Per Month	-
Per Year	-
Co-op Commission	2.50%
Commission Comments	-
Down Payment	-
Cap Rate	-
Cash on Cash	--
Multiplier	-
Financial Terms	cash
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	261,360.00 sf
Land Acres	6.00 acres
Building SF	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Free Standing	N/A
Year Built	-
Built Yet	No
Building Class	-
Zoning	RE
Parcel Number	17618301002
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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