

FOR SALE: Holt Ave

None, Las Vegas, NV 89115



BRIEF SUMMARY REPORT | Listing ID: #538038

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

\$480,000.00

CURRENT

Co-op Commission	3.00
Land SF/\$ Per	61419/\$7.82
Acres/\$ Per	1.41/\$340,425.53
Property Use	any
Zoning	C-2
Parcel Number	14020610086
T, R, S	20, 62, 20
Land Size	1.41 acres
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Cap Rate	-
Multiplier	-
Vacancy	-

Area Description

1.41 acres of vacant land adjacent to Walgreen's Pharmacy. Property to the West is available and listed for \$80,000. Great opportunity .



PROPERTY CONTACT:

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DETAILED SUMMARY REPORT | Listing ID: #538038

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Financial Overview

List Price	\$480,000
Per Month	-
Per Year	-
Co-op Commission	3.00%
Commission Comments	-
Down Payment	480,000
Cap Rate	-
Cash on Cash	\$480,000.0
Multiplier	-
Financial Terms	-
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	61,419.60 sf
Land Acres	1.41 acres
Building SF	-
Bld SF/\$ Per	- / -
No. of Buildings	1
No. of Units	-
No. of Stories	-
Free Standing	N/A
Year Built	-
Built Yet	-
Building Class	-
Zoning	C-2
Parcel Number	14020610086
# Grade Dock Doors	-
# Dock High Doors	-
Lighting	-
Power	-
Parking	-
Gas	No
Water	No
Electric	No

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