

Las Vegas Property Listings October 2011

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**** Figures provided from Zillow are NOT to be used as literal determinations but a VERY ROUGH guide for interest and entertainment purposes only. Rental returns and actual valuations could and should be assumed to vary SIGNIFICANTLY from these figures. Actual sales and rental comparisons will be provided on specific property enquiries. THIS LIST IS STRICTLY CONFIDENTIAL AND DISTRIBUTION IS ILLEGAL**

- HUD - Where known, the below properties will reflect if Home Owners only may submit offers - in many instances we do not know until contact with the agent or in agent to agent notes -

10/24/11											
No. From List	MLS No.	Address	Zip	List Price	Zillow Est.**	Year	Sq Ft	Zillow Rent Est.**	Br/Ba	Brief Description	Status*
http://las.mlxchange.com/DotNet/Pub/EmailView.aspx?r=761299538&s=LAS&t=LAS											If known
48	1194418	1868 Fossil Butte Way	89032	69,900	84,100	1996	1,254	976 - 1130	3 br/2b	Good zip not bad location low 60's poss?	ER
49	1182332	1915 Double Delight	89032	70,600	76,600	1998	1,276	956-1107	3 br/2 ba	Good zip, close to amenities	ER
50	1166026	4514 Monitor Way	89031	73,200	80,000	1994	1,245	971 - 1175	3 br/2 ba	HATE pools (fill in?) has sat a while, lowball? GREAT for shops	ER
51	1175960	3921 Mineola Way	89032	74,900	67,800	1995	1,088	898 - 1153	3 br/2 ba	OVERPRICED. SMALL. But move in ready LOWBALL	ER
52	1183090	4538 Roper Ct	89081	74,900	90,600	1994	1,705	1030 - 1195	4 br/2 ba	Huge, not bad location - about 4 blocks to freeway/casino	ER
57	1160555	4526 Silversword	89032	79,900	88,800	1994	1,532	986 - 1137	3 br/2 ba	Good location, obviously out of escrow...poss lowball	ER
58	1164930	1919 Curio Dr	89031	79,900	97,400	1993	1,755	1043 - 1280	4 br/2.5 ba	Size Not stellar location - owner area vs rental but 4 bedder!	ER
60	1173090	3733 Hedge Grove	89032	79,900	91,800	1995	1,581	952-1192	3 br/2 ba	Might be noisy but good sold comps. Not bad location lowball	ER
64	1190080	4630 Possum Berry	89081	81,000	87,500	1996	1,555	996 - 1194	3 br/2.5 ba	Popular area not far from casino/freeway	ER
65	1184827	3806 Beals Dr	89032	81,888	85,000	1995	1,459	906 - 1096	3 br/2 ba	Oh this is overpriced. 2 streets from hedge grove (ref abv)	ER
67	1180699	3029 Fern Crest	89031	82,500	106,500	2001	1,823	1046 - 1273	4 br/2 ba	HUGE -again, not fave area for rent as OO area/good comps	ER
68	1194211	4645 Possum Berry	89081	83,900	93,900	1996	1,556	1006 - 1154	3 br/2 ba	If bidding, 4630 is better than this. Lowball.	ER
75	1188498	3542 Rose Canyon	89032	88,900	88,900	1996	1,340	988 - 1196	3 br/2 ba	3 car garage... Seriously overpriced - upper 60's maybe	ER
76	1193697	1320 Frost Flower Dr	89032	89,800	89,000	1995	1,727	1005 - 1248	4 br/2.5 ba	4 bedder with funky floor plan. LOW ball	ER
136	1195922	312 Lehman St	89110	41,000	86,100	1971	1,272	886 - 1164	3 br/1.5 ba	Poss mobile/lead paint but location is stellar.	ER
150	1181092	1409 Briarcreek Cr	89110	53,888	60,500	1984	1,526	866 - 1067	3 br/2 ba	Has about 7k of repairs but has sat a while. Single car gar	ER
156	1192087	4179 Pasternak Dr	89115	58,800	63,200	1986	1,496	895 - 1093	3 br/2.5 ba	Not good location for amenities but for right price a poss.	ER
158	1177802	1417 Smokey Glen Cr	89110	59,900	60,700	1984	1,526	865 - 1065	3 br/2 ba	Central location - ugly exterior etc but possibility	ER
162	1189767	4121 Park Point Ct	89110	59,900	58,700	1997	1,151	816 - 1044	3 br/2 ba	Overpriced and again smaller than ideal but for a steal?	ER
165	1196244	3852 Angel Flight Dr	89110	59,900	60,500	1993	1,269	856 - 1094	4 br/2 ba	Tiny 4 bedder! NOT near what it says but close to a school.	ER
166	1188235	810 Hyattsville	89110	61,000	74,700	2001	1,641	1006 - 1154	3 br/2.5 ba	HUD - good location, love price... needs about 7.5k work	ER
167	1195238	3834 Steinbeck	89115	62,000	82,000	1986	2,013	972 - 1262	4 br/2.5 ba	Not for location but HUGE thus will rent. A LOT of turnover here	ER

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*Status: C= Offer Accepted

Mult = multiple offers

S = Sold OO = Owner Occupier Only

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168	1195881	3523 Japan Way	89115	62,100	50,500	1996	1,089	789 - 1054	3 br/1.5 ba	If you can manage to get this for a steal, ie low 50's maybe?	ER
169	1191245	3910 Gulliver St	89115	63,800	81,700	1985	2,013	1006 - 1204	4 br/2.5 ba	Not near amenities but price and size are good. 4 bedder	ER
174	1195528	3950 Steinbeck	89110	64,900	81,400	1984	2,083	943 - 1298	4 br/2.5 ba	2nd Steinbeck. Not near amenities but large so will rent	ER
176	1184484	806 Hyattsville	89110	68,900	75,800	2001	1,335	855 - 1143	3 br/1.5 ba	Overpriced - next door also for sale but good location.	ER
182	1180240	4136 Tolkien	89115	75,000	69,300	1984	1,658	984 - 1464	4 br/2.5 ba	Not as large as the steinbeck props. Overpriced but 4 br	ER
194	1178571	2375 Sabroso St	89156	37,500	54,500	1984	1,272	794 - 1044	3 br/2 ba	This is a 2 br w/ illegal conv gar. Guesstimate 16k work	ER
197	1125802	2278 Sierra Sunrise St	89156	49,900	52,200	1986	1,112	804 - 996	3 br/2 ba	Rent est. \$825 n needs work but for right price, right yield	ER
198	1196295	5791 Quicksilver Cr	89110	51,000	72,900	1984	1,503	934 - 1170	3 br/2 ba	HUD In a renters market and large property for a 3 bedder.	ER
200	1183741	2719 Virgo Dr	89156	52,900	83,300	1994	1,627	948 - 1100	3 br/2 ba	Has about 9k of work and has sat a while.. Have to LOVE that!	ER

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