

**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/2.5 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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| 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 |