



General Information

3 Bedroom
3 1/2 Baths
3 story
Loft
1686 sq.ft.
2 Car Garage

1280 Little Boy Blue Ave.
Las Vegas, NV 89183
Year Built: 2007
Lot Size: 2178 sq.ft.

Current List Price: \$120,000

Most Recent Sold Comps:

1268 Little Boy Blue Ave., **1404 sq ft.**, \$119,000., 2/16/11
1293 Sand Castle Ave., 1686 sq ft., \$120,000., 2/4/11

Last Sale: (\$315,994) 7/1/06

This home is located in Silverado Ranch. Very desirable modern 3 story floor plan. 1st floor has bedroom and private full bath. On the 2nd floor you'll find a large great room, half bath and a beautiful kitchen featuring upgraded granite counters and stainless steel appliances. Very nice porcelain tile runs throughout the 2nd floor and all bathrooms. The third floor consists of the master bedroom ensuite, 3rd bedroom, third full bath and a loft!!! Not much is needed for this stunning home, just interior painting, carpet on the 1st floor (the rest can be cleaned), a refrigerator, washer/dryer and general cleaning. See more photos at : www.picasaweb.google.com/glennmevans09, Property #065.



Estimated Financials:

	25% Down	Cash Buy
	4.875% Fix'd	
Loan Amount	\$ 90,000	
Principal & Interest	\$ 476	
Property Taxes	\$ 126	\$ 126
Insurance	\$ 42	\$ 42
HOA	\$ 50	\$ 50
Management Fee	\$ 91	\$ 91
Total Payment	\$ 785	\$ 309
Projections		
RENT RANGE	Cash Flow+	Cash Flow+
\$ 1,295	\$ 510	\$ 986
\$ 1,250	\$ 465	\$ 941

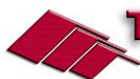
All information is deemed to be reliable, but is not guaranteed. Buyer must confirm all information to their satisfaction. Lender owned properties are sold in AS-IS condition with no warranties, no Seller's Real Property Disclosure Statement, and no Insurance Claim Report. Buyer is advised to have all inspections necessary to satisfy themselves as to the actual condition of the property. Most lender owned properties will require some repairs and cleaning. In some cases the buyer must pre-qualify with the seller's lender, but are not required to use that lender. All lenders require that their chosen Title Company be used to close escrow. The buyer must pre-qualify with a lender prior to submitting an offer to buy a lender owned property. Projected ROI values assume a 10% vacancy rate.

Repairs After Close: painting, carpeting/cleaning, refrigerator, washer/dryer and general cleaning
Some additional repairs may be required after the home inspection

All properties are subject to a Buyer's Broker Fee of \$1950. Buyer must sign a Buyer's Broker Agreement with any offer made. Buyer is aware that the Realtor may also receive compensation from the Seller.



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