GLVAR **MULTIPLE DWELLING**

ML# Offc **TRLV** PubID **225192** Status **ER** Area **301** L/Price **$189,500**
Address StatusUpdate Zip
Virtual Tour
County **CLARK** Parcel# Twn Rg Sect Land Use
Legal Subdiv Subdiv#
YrBuilt **1963/RE** MetroMap

GENERAL INFORMATION

Bld Typ **FOURPLX** Appx Bldg Sqft **3336** # Acres +/- **0.160** Lot Dim +/- **70X100** Total Units **4**
Cost/Un **$47,375** Lot Sqft **7000** # Furnished Units
D:

R: **4 units are all rented out with $2515 rent roll. Owner previously renovated the property. Great investment!**

Ag-Ag Rem:

Way too low for annual maintenance

Typically washer/dryer which can also be a maintenance nightmare far exceeding the estimated incremental income of $500/yr.

INCOME/EXPENSES/FINANCIAL INFORMATION

INCOME INFORMATION

Yrly Operating Income **$30,180** + Yrly Oth Income **$500** - Vacancy **5.00%** = GOI **$29,171** -
Yrly Operating Expense **$800** = NOI **$28,371**
Cap Rate **14.97%**
Gross Rent Multiplier **6.28%**
Yrly Other Income Includes **LAUNDRY**

100% occupancy for all 12 months

OPERATING EXPENSE INFORMATION

RE Taxes **$1,876** Prop Ins **$800** Managmnt **$0** Maintenance **$300**
Utilities **$100** Utils Incl **WATER/SEWER** Trash **$50**
Contract Sv Incl Exp Sourc **OWNER** Package Available
Association Fee **N** Yrly Assoc Fee Assoc Incl
Earn Dep **$2,000** Cash Assm **$36,000** Assessed Lnd/Imprv **$49,000/$24,005**
Owner Will Carry Current Loan(s) Assumable? Other Encumbrance **NONE**
Finance Consid **CASH/CONV** Short Sale **N**

Studio #Units **0**	Rent/UN **$0**	#1 Bath **0**	#1.5 Bath **0**	#2 Bath **0**	Avg SF **0**
1 Bed #Units **0**	Rent/UN **$0**	#1 Bath **0**	#1.5 Bath **0**	#2 Bath **0**	Avg SF **0**
2 Bed #Units **3**	Rent/UN **$600**	#1 Bath **2**	#1.5 Bath **0**	#2 Bath **1**	Avg SF **800**
3 Bed #Units **1**	Rent/UN **$725**	#1 Bath **0**	#1.5 Bath **0**	#2 Bath **1**	Avg SF **0**

RENTAL INFORMATION

Ten Pays Restrictions
Rent Terms

BUILDING INFORMATION AND AMENITIES

Total #Bldgs **0** #Floors **0** Handicap Adapted **N** Roof **TILE**
Flooring **TILE** Constr **STUCCO**
Tot # of Parking Spaces **0.00** Parking
Appliances **DISHWSH/DISPOSL/REFRIG**
Unit Amens **CEILFAN/BLINDS**
Complex Amens **LAUNDAR/LANDSCP** Property Condition **GOOD**