

Investment Opportunity in Las Vegas, Nevada

Gated Condominium Community—Located in the Northwest (I-215 & Cliff Shadows Parkway)

First class Clubhouse with library, fitness center, TV/theatre room, gorgeous resort-like pool and spa, waterfall, lushly landscaped grounds throughout community. Monthly owner's fee is \$152.

Property 1

Wonderful 3 bedroom, 2 bath, 2 car attached garage, Over 1,450 sq.ft. of living space, Second floor unit, Vaulted ceilings, Granite counters in kitchen, Built in computer niche, Excellent price at \$87,000.



Property 2

Ready to move in, Almost 1400 sq.ft. of living space, 3 bedrooms, 2 bath, Balcony off Master bedroom, First floor unit with granite countertops in kitchen, Value priced at \$79,999.

Property 3

Terrific second floor unit, 2 large bedrooms, 1 bathroom and a single car attached garage, Perfect for an investor – tenant is in place and pays \$1100 per month. This property is a steal for \$67,500.



Property 4

Like new 2 full bedrooms and 2 bathrooms, Over 1125 sq.ft. of living space, Second floor unit, Vaulted ceilings, Appliances included in sale – Refrigerator, Washer and Dryer, Rents for \$1050 per month, Priced at \$72,000

Property 5

Fresh and Clean, Second floor unit, 1210 square feet, 2 large bedrooms, 2 full bathrooms and a 2 car garage, Appliances included in sale, Granite countertops throughout, View of nearby mountains, Fantastic price at \$75,000



Property 6

Situated in the Southwest near Summerlin, the sister community to Chateau Versailles – Outstanding 2 bedroom, 2 full bathrooms, Over 1050 sq.ft. of living space, Granite countertops, Perfect investment opportunity with tenant in place and pays \$995 per month, Terrific value \$89,900

Property 7

Situated in the Southwest near Summerlin, the sister community to Chateau Versailles – Wonderful first floor unit, 1050 sq.ft. of living space, 2 large bedrooms, 2 bathrooms, Well maintained, Granite countertops, Neutral color scheme, Perfect investment – tenant in place and pays \$1100 per month, Terrific value \$89,900