

(4)Pasadena の買取仲介的物件

※買取仲介的物件については 49 頁を参照のこと。

(リモデリング前)買取価格: 164,000ドル

STATUS: Sold	ADDRESS: 8728 Villa Dr , Whittier ,CA 90602	SP: \$164,000
---------------------	--	----------------------



[Add'l Photos](#)

CLICK HERE TO VIEW THE MAP IMAGE!

[Larger Map](#) [Aerial Map](#) [Flat Map](#)

RESIDENTIAL SINGLE FAMILY	AREA: (370) Whittier	MLS#: S693729SC
STYLE: Other	SUB: Other	PUD:
APN: 8166-009-030	ZONE:	HOD: \$0.00
ADP:	YU:	PL:
APX ACREAGE: N/A	GH: N/A	FP:
HORSE PROP:	LSE: No	LOP:
ELEM:	JRHS:	SRHS:
MAP: 707/C2	BR: 2	YB: 1947
STO:	BA: 1.00	APX SF: 700/PR
APX LDM: 63x61	APX LSZ: 3,839/PR	PKGT: 2
FUR:	PKGC:	

DIRECTIONS: Santa Fe Springs to Lambert, right on Villa

REMARKS: Great Corner lot. Two Bedrooms, one bath, one car detached garage. [Community Data](#) [Walk Score®](#)

ROOMS: EQUIP: AIR: None FLOOR: Carpet FIREPL: POOL: None PARK: Driveway, Garage Is Detached VIEW TYPE: None SEC: SEWER: In Connected and Paid, Paid DISC: Real Estate Owned OCC/SHOW: Other, Restricted Access	HEAT: Other LAUNDRY: ROOF: Other TENNIS: SPA: None WATERFRONT: FIN: Cash, Cash To New Loan POSS: Other SZONE: SALE TYPE: Real Estate Owned
---	---

LP: \$200,000	DOM: 32	LD: 04/05/2012	SP: \$164,000	SSP:	BLOG Y/N: Yes	LP/SF: \$285.71
OLP: \$200,000	CDOM: 32	CD: 05/07/2012	SD: 06/19/2012	WD:	AVM Y/N: Yes	SP/SF: \$234.29

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2013 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Alice Fujimoto DRE# 01704555

■リモデリング前の物件状況（外観、立木、居間、キッチン、ベッドルーム）

MLS # S10013263MR
8728 Villa Drive, Whittier 90602



(リモデリング後)売却価格: 259,000ドル

STATUS: Sold **ADDRESS:** 8728 Villa Drive , Whittier ,CA 90602 **SP:** \$265,000



[Add'l Photos](#)

CLICK HERE TO VIEW THE MAP IMAGE!

[Larger Map](#) [Aerial Map](#) [Plat Map](#)

RESIDENTIAL SINGLE FAMILY STYLE: APN: 8166-009-030 ADP: APX ACREAGE: 0.09 HORSE PROP: ELEM:	AREA: (370) Whittier SUB: ZONE: VU: GH: N/A LSE: No JRHS:	MLS#: K12109738MR PUD: HOD: \$0.00 PL: FP: LOP: SRHS:	MAP: YB: 1947 STO: APX LDM: FUR:	BR: 2 BA: 1.00 APX SF: 700/PR APX LSZ: 3,839/PR PKGT: PKGC:
--	--	--	---	--

DIRECTIONS:
REMARKS: Here it is!!! 2/1 in the front with a Studio Apartment in the back. Two Gas meters...to USPS Addresses, Two Separate Electric Meters. Perfect to rent the back or a mother in law's quarters. MUST SEE!!!! Fully renovated and ready to "move right in". This home has been redone with fresh new interior and exterior paint. New floors, brand new kitchen with gorgeous granite counter tops. New Carpet, redone baths. This is a must see standard sale that will not last long at this price. Hurry!!!! All offers get a fast response.

[Community Data](#) [Walk Score®](#)

ROOMS: EQUIP: Gas Dryer Hookup AIR: None FLOOR: Carpet,Laminate FIREPL: None POOL: None PARK: Garage Is Detached VIEW TYPE: None SEC: SEWER: DISC: Property Assessments Unknown OCC/SHOW: Go Direct,Supra Lock Bux	HEAT: Wall LAUNDRY: Laundry Area,Outside ROOF: Composition TENNIS: SPA: WATERFRONT: FIN: Cash,Cash To New Loan,Conventional,FHA,Submit,VA POSS: SZONE: SALE TYPE: Standard	
---	---	--

LP: \$259,999	DOM: 7	LD: 08/31/2012	SP: \$265,000	SSP:	BLOG Y/N: No	LP/SF: \$378.57
OLP: \$259,999	CDOM: 7	CD: 09/07/2012	SD: 10/19/2012	WD:	AVM Y/N: No	SP/SF:

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2013 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Alice Fujimoto DRE# 01704555

■ リモデリング後の物件状況（外観・立木・居間・キッチン等）

MLS # K12109738MR
8728 Villa Drive, Whittier 90602



(買取仲介の事業による収支表、業者情報)

Property Address:	8728 Villa Dr, Whittier, CA 90602		
Date	2/11/13		
Square Footage	700		
INPUTS			
After Repair Value	\$ 259,000.00	Marginal Tax Bracket:	28.00%
AS-IS MLS Value	\$ 164,000.00	Total Square Footage	700
Wholesale Investor Value	\$ -	# of Units	1
Estimated Rehab Cost (\$30psf)	\$ 29,000.00	Prepayment Penalties	\$ -
Purchase Price	\$ 164,000.00	Selling Recording Fees	\$ 125.00
Estimated Hold Time (months)	4	Is the Building Occupied (Y/N)	Y
First Mortgage or Private Mortgage (% PP)	0.00%	Insurance Annual Premium	\$ 975.00
Interest Rate On First Mortgage	0.00%	*Interest Rate On Internal Capital - has a premium over our cost of money in order to apply a weighted value to a cash heavy (or light) deal **Financing Origination Costs - for a mortgage approximately 1% of purchase price plus \$1,000	
Second Mortgage (%PP)	0.00%		
Interest Rate On Second Mortgage	0.00%		
Interest Rate On Internal Capital*	0.00%		
Financing Origination Costs**	0.00%		
Estimated Property Taxes	\$ 656.00		
PURCHASE ANALYSIS			
Purchase Price		\$	164,000.00
Escrow Fees*		\$	278.80
Financing Origination Costs		\$	-
Title Insurance**		\$	910.00
Recording Fees***		\$	50.00
Title Search		\$	25.00
Total Purchase Price		\$	165,263.80
First Mortgage	0.00%	\$	-
	1000.0%	\$	-
Down Payment		\$	165,263.80
*Escrow Fees - includes title insurance carry-over of approximately \$100 **Title Insurance - \$500 plus 1/4% of purchase price ***Recording Fees - if mortgage origination costs = 0, then recording fees = \$50, if mortgage origination costs >0, the recording fees = \$200			
REHAB ANALYSIS			
Estimated Rehab Cost		\$	29,000.00
ESTIMATED HOLDING COST ANALYSIS			
Insurance*		\$	292.95
Property Taxes		\$	656.00
Utility Costs** (Electricity, Gas, Water, Trash)		\$	800.00
Financing Costs***		\$	-
Total Holding Costs		\$	1,748.95
*Insurance - Occupied = \$1.77/\$1,000 + \$500 - Vacant = \$0/\$1,000 + \$500 **Utility Costs - are estimated at \$200/month ***Rehab Holding Costs - are assumed to be incurred for 1/2 of the overall holding period, and are assigned the interest rate on internal capital			
PROFIT ANALYSIS			
Estimated Gross Sales Price		\$	259,000.00
Escrow Fees	0.17%	\$	440.30
Realtor Fees	5%	\$	12,950.00
Conveyance Tax	0.12%	\$	310.80
Home Warranty		\$	350.00
Recording Fees		\$	200.00
Net Sales Price		\$	244,748.90
Total Purchase Price		\$	165,263.80
Estimated Rehab Costs		\$	29,000.00
Holding Costs		\$	1,748.95
Estimate Net Profit		\$	48,736.15
note: assumes sale on or before	6/11/13		24.86%
Purchase Internal Capital		\$	165,263.80
Rehab Committed Capital		\$	29,000.00
Total Committed Capital		\$	194,263.80
Cash on Cash Return			26.09%
Annualized Cash on Cash Return			75.26%

■ 8728 Villa Dr の MLS 情報(業者用シート1): 所有者名や課税評価額などが記載

8728 Villa Dr, Whittier, CA 90602-3446, Los Angeles County					
Owner Information					
Owner Name:	Rubio Mariano T	Tax Billing Zip:	90602		
Owner Name 2:	Rubio Maria E	Tax Billing Zip+4:	3446		
Tax Billing Address:	8728 Villa Dr	Owner Vesting:	Husband/Wife		
Tax Billing City & State:	Whittier, CA	Owner Occupied:	Yes		
Location Information					
Zoning:	WHR2YY	TGNO :	707-C2		
Waterfront Influence:	Corner	Census Tract:	5020.04		
Tract Number:	6240	Subdivision:	6240		
School District:	Whittier Un				
Tax Information					
APN:	8166-009-030	Tax Area:	3560		
% Improved:	20%	Lot #:	14		
Legal Description:	TRACT # 6240 SW 62.5 FT OF LOT 14				
Assessment & Tax					
Assessment Year	2012	2011	2010		
Assessed Value - Total	\$216,000	\$225,000	\$225,000		
Assessed Value - Land	\$172,800	\$180,000	\$180,000		
Assessed Value - Improved	\$43,200	\$45,000	\$45,000		
YOY Assessed Change (%)	-4%	0%			
YOY Assessed Change (\$)	-\$9,000	\$0			
Tax Year	Total Tax	YOY Tax Change (\$)	YOY Tax Change (%)		
2009	\$3,137				
2010	\$2,884	-\$253	-8.06%		
2011	\$2,894	\$10	0.33%		
Characteristics					
County Land Use:	Single Family Resid	Heat Type:	Heated		
Universal Land Use:	SFR	Cooling Type:	Yes		
Lot Frontage:	63	Parking Type:	On Site		
Lot Depth:	61	Garage Capacity:	Tax: 2 MLS: 1		
Lot Acres:	0.0881	Roof Material:	Roll Composition		
Lot Area:	3,839	Roof Shape:	Gable		
Style:	Conventional	Interior Wall:	Plaster		
Building Sq Ft:	700	Exterior:	Shingle Siding		
Stories:	1	Floor Cover:	Softwood		
Condition:	Average	Foundation:	Raised		
Quality:	Fair	Year Built:	1947		
Total Rooms:	4	Effective Year Built:	1947		
Bedrooms:	2	Other Impvs:	Fence		
Total Baths:	1	Other Rooms:	Living Room		
Full Baths:	1	# of Buildings:	1		
Estimated Value					
RealAVM™(1):	\$250,466	Confidence Score:	74		
RealAVM™ Range:	\$212,896 - \$288,036	Forecast Standard Deviation:	15		
Value As Of:	02/01/2013				
<small>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</small>					
Listing Information					
MLS Listing Number:	K12109738	MLS Orig. List Price:	\$259,999		
MLS Status:	Closed Sale	Closing Date:	10/19/2012		
MLS Status Change Date:	10/20/2012	Closing Price:	\$265,000		
MLS Listing Date:	08/31/2012	MLS Listing Agent:	Kborjos-Joseph Borish		
MLS Current List Price:	\$259,999	MLS Listing Broker :	Prudential California Realty		
MLS Listing #	S693729	S10013263	H09124437	Y802347	S257688
MLS Status	Closed Sale	Leased	Canceled	Canceled	Closed Sale
MLS Listing Date	04/05/2012	02/05/2010	11/23/2009	03/28/2008	08/24/2001
MLS Listing Price	\$200,000	\$1,375	\$1,425	\$229,000	\$177,500
MLS Orig Listing Price	\$200,000	\$1,375	\$1,600	\$229,000	\$177,500

■ 8728 Villa Dr の MLS 情報(業者用シート2): 物件の権原移転情報・価格・差押え情報などが記載

MLS Close Date	06/19/2012				10/26/2001
MLS Listing Close Price	\$164,000	\$1,375			\$146,000
MLS Listing Cancellation Date	05/09/2012	02/22/2010	02/04/2010	04/03/2008	

Last Market Sale & Sales History

Recording Date:	10/22/2012	Sale Type:	Full
Sale Date:	Tax: 09/13/2012 MLS: 10/19/2012	Deed Type:	Grant Deed
Sale Price:	\$265,000	Owner Name:	Rubio Mariano T
Price Per Square Feet:	\$378.57	Owner Name 2:	Rubio Maria E
Document Number:	1597549	Seller:	Pixel Investment Props Inc

Recording Date	10/22/2012	06/19/2012	06/14/2012	06/23/2008	03/25/2008
Sale Date	09/13/2012	06/15/2012	06/04/2012	06/17/2008	02/25/2008
Sale Price	\$265,000	\$164,000	\$450,000	\$396,346	
Nominal					Y
Buyer Name	Rubio Mariano T & Maria E	Pixel Investment Props Inc	Lawrence John III	Home Savings Of America	Rivera Heriberto
Seller Name	Pixel Investment Props Inc	Home Svgs Of America	Home Svgs Of America	Td Service Co	Rivera Carmen
Document Number	1597549	909754	887803	1110148	512108
Document Type	Grant Deed	Special Warranty Deed	Special Warranty Deed	Trustee's Deed	Quit Claim Deed

Recording Date	08/17/2007	01/12/2007	07/25/2006
Sale Date	02/16/2007	01/11/2007	07/20/2006
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Rivera Carmen	Rivera Heriberto	Rivera Carmen
Seller Name	Rivera Heriberto	Rivera Carmen	Rivera Heriberto
Document Number	1939157	74121	1641152
Document Type	Quit Claim Deed	Quit Claim Deed	Grant Deed

Mortgage History

Mortgage Date	10/22/2012	07/13/2007	06/29/2006	05/17/2005	03/16/2004
Mortgage Amt	\$198,750	\$127,109	\$356,000	\$305,660	\$233,740
Mortgage Lender	Monarch Fndg Corp	Bank Of America	Home Svgs/America	Washington Mutual Bk Fa	Washington Mutual Bk Fa
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	04/23/2002	10/26/2001	08/11/1997
Mortgage Amt	\$205,770	\$115,000	\$85,000
Mortgage Lender	Ez Fndg Corp	Private Individual	Lender Seller
Mortgage Code	Fha	Private Party Lender	Conventional

Foreclosure History

Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale	Notice Of Default
Default Date		02/18/2008		07/08/2003
Foreclosure Filing Date	05/21/2008	02/11/2008		
Recording Date	05/23/2008	02/14/2008	11/20/2003	07/09/2003
Document Number	915709	269491	3504033	1951367
Default Amount		\$5,422		\$19,463
Final Judgment Amount	\$394,781		\$226,791	
Original Doc Date	06/29/2006	06/29/2006	04/23/2002	04/23/2002
Original Document Number	1436779	1436779	943630	

Courtesy of Alice Fujimoto, COMBINED LA - WESTSIDE MLS - CLAW
 The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

■買取仲介のビジネスを行う仲介業者が工務店と共に作成したリモデリング費用概算見積もりシート

Property Repair Estimate Sheet

Street Address: _____ Date: ____/____/____ Inspected: _____
 City: _____ Bedrooms: _____ Bathrooms: _____ Sq.Ft: _____ Vacant: Y / N

*Give exact instructions for each room and area

Inspection Checklist	Yes	#	No	Repair Cost Calculations	Repair Cost
		Units			
1. Exterior					
1.a. Fence (Repair and/or Replace)				Fence: \$1000 - \$2500	
1.b. Yard Cleaned/Landscaped				Clean Yard (Easy): \$250 Clean Yard (Hard): \$750 Landscape (Easy): \$500 Landscape (Hard): \$1,000	
1.c. Need a roof, gutters?				(Single roof): \$ 6,000 Gutters \$1,500	
1.d. Exterior Paint / Siding / Stucco?				Paint: Sing. Fam. 1500 sq ft: \$3,000; Siding (Single 1500 sqft): \$7,000; Stucco: over existing-\$3,000/floor w/ minimal patch	
1.e. Termite damage?				Minimum \$1000 or 50% of quoted termite repair cost	
1.f. Is there a View?				(0-10 Rating, 0 = no view, 10 = panoramic views)	
2. Interior					
2.a. Front Door					
2.b. Interior Doors					
2.c. Windows				# of Window x \$250 (Standard installation – no exterior patch); Add \$50-\$75 per window depending on amount of exterior patch	
2.d. Sliding Doors					
2.e. Interior Paint				Interior Paint: \$1.5- 2 a sq. ft. as a general rule (minimal prep) Single Family: 1500 sq. ft \$2500 3 Family 3000 sq ft: \$4,500 Add \$500-\$1000 for additional prep if needed	
2.f. Vinyl Floor, Tile, and/or Carpet Replaced				Quick Rule: Single Family: \$1,300 Carpet Rule: Sq ft. / 9 x \$12-\$15=Cost Ceramic Tile: \$10 sq/ft material & labor Sheet Vinyl: \$2 sq/ft Hardwood Install = \$6.00 sq/ft Sand & Refinish= \$2.00sq/ft	
2.g. Drywall Replaced/Added				General Rule: \$3.00 a sq. ft for total gut job finished Single Fam Patch:\$500-1000 Rule of thumb: 4'x8' sheet is \$40 to rock, tape & prep for paint	
2.h. Baseboards/Molding					
2.i. Garage Needs Repair?				1 Garage Door: \$550 w/Opener Installed: \$950 1 Reframe Structure: \$1,500; 1 Car Paint: \$500 2 Car w/Paint:\$1000; Roof New: \$2,000 (Adjust up on for size)	
2.j. Heating/AC or furnaces need replacing?				Replace 1 Hot Air Furnace: \$ 2,000-\$2,500 depending on size; Replace 1 Wall Heater: \$ 500 AC and Heat \$6000	
3. Kitchen					
3.a. Kitchen Remodel				Single Family Rental: \$2,000 Single Family Owner: \$4,500 Single Family Nice: \$5,500 - \$6,500 Single Family – High End: \$8,000 - \$10,000	
3.a. Kitchens need appliances?				Low End \$1,500 Mid Range \$3,000 High End \$5,000+	
4. Bathrooms					
4.a. Bathroom Remodel				1 Unit Redone Completely Full Bath: \$ 2,000 - \$2,500 1 Unit Redone Completely Half Bath: \$ 1,500	
4.a. Bathroom Repair					
5. Plumbing					
5.a. Plumbing Repairs Needed				Plumbing: \$ 2,500 per floor (new bathroom & kitchen fixtures incl); Replace 1 H2O Heater: \$500 Tankless: \$1500	
5.b. Full Copper pipe replacement					
6. Electrical					
6.a. Repairs Needed				1 New Panel: \$1,000 - \$1,500 1 New Service, Panel, Rewire House: \$4,000 per floor	
6.b. Electrical Replaced					

■買取仲介的ビジネスを行う仲介業者が工務店と共に作成したリモデリング費用概算見積もりシート

(前頁から続く)

Property Repair Estimate Sheet				
Other				
7. Foundation need repair?			Reframe 1 Support Beam: \$300; Seal Basement: \$ 250 Pour Concrete Floor: \$800(5yrs) Replace Stairwell: \$1000 Jack 1 Support Beam: \$200	
8. Basement need repair?				
9. Dumpster needed?			Dumpsters: \$500-600 per dumpster - 30yards	
10. Decks?			Decks: 10x10 = \$2,000 15x15= \$3,000	
11. Miscellaneous				\$5,000.00
12. Other				
ARV:			Total	=

ARV Features:

Outside: Street: + - Curb Appeal: + - Neighbors: + - Backyard: + - Usable Lot: + - Garage: 0 1 2 + -

Inside: Layout: + - (Fixable Y N) Kitchen: + - Bedrooms: + - Bathrooms: + -

Utilities: City Water / Well Sewer / Septic Natural Gas / Propane

Notes: _____

(5)ラスベガスの視察物件

①KIMAT Investment, LLC 所有物件視察

■所在地区： Centenial ■コミュニティ名： ASTORIA TOWN

番号	住所	築年	価格		建物面積		賃料		賃借人
			ドル	円貨相当	平方フィート	坪相当	ドル	円相当	
1	Picturesque Ave. Las Vegas 89149	2005	117,500	9,517,500	1,285	36.1	915	9.30%	会社員
2	Floral Fabric Ct. Las Vegas 89149	2008	121,330	9,827,730	1,347	37.9	1,000	9.90%	弁護士
3	Floral Fabric Ct. Las Vegas 89149	2008	135,000	10,935,000	1,603	45.0	1,125	10.00%	大学教授
4	Silken Crest Ct. Las Vegas 89149	2009	138,350	11,206,350	1,561	43.9	1,100	9.52%	会社員
		合計	512,180	41,486,580	5,796	162.9	4,140	9.70%	

※1 物件 1,2,4 の間取りは 3 ベッドルーム+2・1/2 バスルーム、物件 3 は 2 オーナーズスイート+2・1/2 バスルーム

※2 円換算は 1 ドル 81 円。フィート換算は 1 フィート=0.0281 坪。

※3 LLC は有限責任会社の中で、投資用受皿会社としてパートナーシップ同様によく使われる。基本的に株式会社の一種。法務上は有限責任を負い、税務上はパートナーシップとして扱われる。パートナーシップの権利の委譲には他のパートナーの同意が必要だが、LLC では自己の権利分の委譲は簡単。



②8322 Jeeves Circle物件視察(戸建、4ベッドルーム)

■大型の戸建物件(正面エントランス)



■玄関ドア部分

■居間・暖炉



■キッチン



■プライベートなスイミング・プール



③8905Brentwood Grove CT (戸建て)

■正面から外観





■居間



■洗面・バスルーム



GLVAR	Single Family Residential	Ownership SFR	04/10/13 9:30 PM
--------------	----------------------------------	----------------------	-------------------------

[Click here for map view](#)

8905 / BRENTWOOD GROVE CT

Virtual Tour <http://www.PropertyPanorama.com/mls.asp?id=180952>

ML# 1238391	Status S	Area 405	L/Price \$129,900
Offc REOG02	PubID 205718	Listing Agent a Realtor? Y	
Bldr	Model	\$/SQFT \$ 73	
County Clark County	Parcel# 125-17-410-028	City Las Vegas	
Prop Desc	Condo Conversion		
Type DETACHED	Unit Desc	Studio	
Subdiv CENTENNIAL PARK UNIT 1	Subdiv#		
Community NONE	Short Sale Y	Foreclosure Commerc N	Repo/REO N
Assoc/Comm CCRS/ GATED/ PLAYGRD			
Zoning Single-Family	YrBuilt 2005 / Resale		
Elem K-2 THOP	Elem 3-5 THOP	Junior EDMU	HighSch ARBO
Unit	Bldg #	Zip 89149	

GENERAL INFORMATION

Bldg Desc 2STORY	#Bedrooms 4	#Baths 2	FB 3/4	HB 1	Tot 3
Garage 2 / Attached / Auto Door Opener(s) / Entry to House / Finish	Converted N	Carport 0			
AppxLivArea 1,783	AppxAddLivArea	AppxTotalLivArea	#Acres +/- 0.05	#Den/Oth 0	#Loft 0
Roof Tile Like	Lot SqFt 2,178	DenDim	LoftDim		
Private Spa N	Lot Descip Under 1/4 Acre				
Private Pool N	Pool Size +/-				

D: **95N EXIT TO DURANGO, WEST (L) ON DURANGO, WEST (R) ON ELKHORN, THEN EAST (R) INTO CENTENNIAL PARK, RIGHT ON DISCOVERY REEF, LEFT ON TIARA FALLS, RIGHT ON BRENTWOOD GROVE.**

R: **MOVE-IN READY, BEAUTIFUL 2 STORY WITH ALL APPLIANCES INCLUDING WASHER & DRYER! WALK TO SHOPPING & GREAT COMMUNITY PARK AROUND THE CORNER IN THIS GATED COMMUNITY. 4 BEDROOMS WITH 2 FULL BATHS & A HALF BATH. MOUNTAIN VIEWS OUTDOORS & WINDOW COVERINGS THROUGHOUT!**

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living 16X11 / Entry Foyer	2nd Bdrm 11X11	Telephone
Dining 12X11 / Dining Area / Living Room / Dining Combo	Jack / TV / Cable / Upstairs	
GreatRm N		
Kitchen Breakfast Bar / Counter / Pantry / Lighting Recessed / Tile Flooring / Lami	3rd Bdrm 9X12	Telephone
Family /None	Jack / TV / Cable / Upstairs	
MBR 13X14 / Mbr Walk-In Closet / Mbr Separate From Other / Master Bedroom	4th Bdrm 9X11	Telephone
MB Bath Double Sink / Tub / Shower Only	Jack / TV / Cable / Upstairs	
DryerUtil Gas	Location CLOSET / 2NDFLR	Washer Inc Y
	Dryer Inc Y	5th Bdrm
Refrig Y	Disposal Y	Dishwasher Y
	Bed Down N	Bath Down Y, 1/2
Oth Appliances Built-In Microwave / Water Conditioner-Owned	Oven Stove (G)	
Interior Ceiling Fan(s) / Blinds / Window Coverings Throughout	Construc Frame & Stucco	
Fireplace 0	Flooring Tile / Carpet / Linoleum / Vinyl	
Fence Backyard Full Fenced / Block / Wrought Iron	Equest None	
	Miscel None	

UTILITIES INFORMATION

Hse Faces East			
Exterior Back Yard Access			
Landscap Drip Irrigation / Bubblers / Mature Landscaping / Rock / Gravel Landscaping / Synthetic Grass / Sprinkler Timer			
Heat Sys Central / Programmable Thermostat	Heat Fuel Gas	Water Public	
Cool Sys 2 or More Central Units / Central / Programmat	Cool Fuel Electric	Ground Mounted Y	Sewer Public
Util Info Cable TV Wired / Cable Wired / Underground Utilities	Energy Dual Pane Windows		

FINANCIAL INFORMATION

Assoc Fee Y	Assoc Name CENTENNIAL PARKCAMCO	Assoc Ph 702-531-3382	MastrPlanFee \$ 0
Assoc Fee 1 \$ 30 / Monthly	Earnest Deposit \$1,500	Assessment N	Assessmt Amt
Assoc Fee 2	Ann Taxes \$1,166	SID/LID Total	SID/LID Annual
Financing Consid Cash, Conventional, FHA, VA	Existing Rent		
Sale Price \$122,000	Sale Date 01/11/13	Seller Contribution \$0	Days on Market 77
Type of Loan CONV			

Presented by: Centennial Real Estate Agent: Tomie Tajima

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED

④4650 Ranch House Road (Gated Community, タウンハウス)

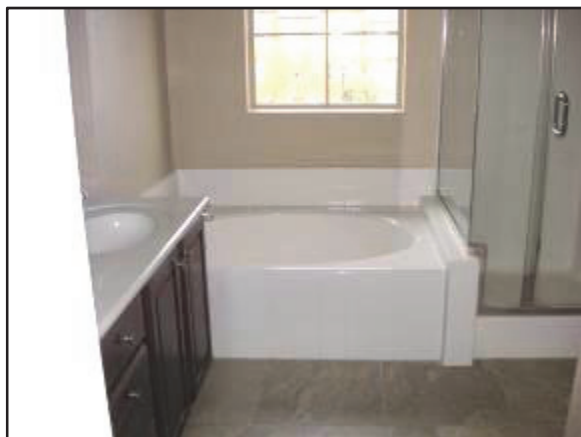
■タウンハウスの玄関入口部分



■ダイニングからキッチンを見る



■バスルーム



■ゲートド・コミュニティ内道路と駐車場




■コミュニティ共同スイミング・プール



■キッチン



GLVAR	Townhouse	Ownership	04/10/13 9:33 PM
--------------	------------------	------------------	-------------------------



1 / 25

[Click here for map view](#)

4650 / RANCH HOUSE RD

Virtual Tour

ML# 1312392	Status S	Area 103	L/Price \$139,990
Offc MOPO	PubID 092775	Listing Agent a Realtor? Y	
Bldr	Model	\$/SQFT \$ 78	
County Clark County	Parcel# 124-30-110-064	City North Las Vegas	
Prop Desc	Condo Conversion		
Type ATTACHED	Unit Desc 3LEVEL	Studio	
Subdiv MONTEVERDI	Subdiv#		
Community NONE	Short Sale N	Foreclosure Commenced N	Repa/REO N
Assoc/Comm GATED/ POOL			
Zoning Multi-Family	YrBuilt 2007 / Resale		
Elem K-2 CARL	Elem 3-5 CARL	Junior LIED	HighSch SHAD
		Unit 81	Bldg # na Zip 89031

GENERAL INFORMATION

Bldg Desc 3STORY	#Bedrooms 3	#Baths 2	FB 3/4	HB 1	Tot 3
Garage 2 /Finished Interior /Attached	Converted N	Carport 0			
AppxLivArea 1,788	AppxAddLivArea 0	AppxTotalLivArea 1,788	#Acres +/- 0.03	#Den/Oth 0	#Loft 0
Roof Tile Like	Lot SqFt 1,307	DenDim	LoftDim		
Private Spa N	Lot Descrip Under 1/4 Acre				
Private Pool N	Pool Size +/-				

D: FROM N215 AND N DECATUR, (S) ON DECATUR (E) ON RICE, FOLLOW AROUND TO THE NORTH THE GATE IN FRONT OF YOU IS THE ENTRANCE

R: Gorgeous Pulte 3story townhome w/modern look and feel. GORGEOUS Granite COUNTERTOPS with CUSTOM TRAVERTINE BACKSLASH! NEW TWO TONE PAINT. New TILE/CARPET. Attached 2 car garage Across from beautiful pool, clubhouse & exercise room. READY TO MOVE IN! THIS PROPERTY WILL MAKE A WONDERFUL HOME! DON'T WAIT! Easy access to freeway, shopping, casino/hotel, restaurants + more

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living 15x14 /Front	2nd Bdrm 11x11
Dining 11x11 /Dining Area	
GreatRm N	
Kitchen Breakfast Bar/Counter /Granite Countertops /Tile Flooring	3rd Bdrm 10x12
Family /None	
MBR 14x13 /Master Bedroom Upstairs	4th Bdrm
MB Bath Double Sink /Separate Shower /Separate Tub	
DryerUtil Gas Location CLOSET Washer Inc N Dryer Inc N	5th Bdrm
Refrig N Disposal Y Dishwasher Y Bed Down N Bath Down N	
Oth Appliances None	Oven Cooktop (G)
Interior None	Construc Frame & Stucco
Fireplace 0	Flooring Carpet /Tile
Fence None	Equest None
	Miscel None

UTILITIES INFORMATION

Hse Faces East	Heat Fuel Gas	Water Public
Exterior None	Cool Fuel Electric	Sewer Public
Landscap Desert Landscaping	Ground Mounted	
Heat Sys Central	Energy None	
Cool Sys Central		
Util Info Underground Utilities		

FINANCIAL INFORMATION

Assoc Fee Y Assoc Name Excellence Mgmt	Assoc Ph 702-638-7770	MastrPlanFee \$ 0
Assoc Fee 1 \$ 210/Monthly	Earnest Deposit \$1,500	Assessmt Amt
Assoc Fee 2	Ann Taxes \$938	SID/LID Annual
Financing Consid Cash, Conventional, VA, FHA		Existing Rent
Sale Price \$137,000	Sale Date 02/21/13	Seller Contribution \$0
	Days on Market 34	Type of Loan CASH

Presented by: Centennial Real Estate Agent: Tomie Tajima

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED