

# FOR SALE

## MULTI-FAMILY PROJECT

917 Bridgewater St., Las Vegas, NV 89110



**ASKING \$165,000**

### Property Highlights

- 4 Unit Multi-Family Project
- Built in 1983
- Situated on ±0.16 Acres
- Near the Las Vegas Wash Trail



### Kevin Higgins

Executive Vice President  
Lic #B.0016109  
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# Voit

REAL ESTATE SERVICES

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118  
702.734.4500 Fax | 702.733.7690 Fax | Lic #01333376 | www.voitco.com

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Rental Proforma	Monthly Rent	Months Rented	Yearly Rental Income
4 Units (2 bedroom)	\$540.00	12	\$ 25,920.00
		TOTAL	<b>\$ 25,920.00</b>

### Current Rental Occupancy:

Building	Apartment Unit	Current Lease	Bedrooms	Square Footage	Monthly Rent
{B}	Apt 01 - Unit A	04/2012 - 04/2012	2	640	\$ 540
{B}	Apt 02 - Unit B	06/2012 - 06/2013	2	640	\$ 540
{B}	Apt 03 - Unit C	04/2012 - 04/2012	2	640	\$ 540
{B}	Apt 04 - Unit D	Vacant	2	640	\$ -

### Expenses Fiscal Year 07/01/2012 - 06/30/2013:

Building/Equipment/Insurance	\$ 2,893
Maintenance/Supplies	\$ 3,372
Electricity	\$ 689
Trash Removal	\$ 634
Water/Sewer	\$ 1,341
Maintenance Contracts	\$ 320
Real Estate Taxes*	\$ -
License/Permits	\$ -
Equipment Maintenance/Supplies	\$ 469
<b>Total Expenses</b>	<b>\$ 9,719</b>

\* The ownership of Catholic Charities of Southern Nevada is currently tax exempt

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