



**** LAS VEGAS, FASTEST GROWING CITY IN USA ****

THE BOOT GROUP

COMMERCIAL & RESIDENTIAL PROPERTIES

VENTURE CAPITAL REAL ESTATE ACQUISITIONS

702-610-7604 (CELL) BOOTGROUP@COX.NET

BOOMING LAS VEGAS.

THE Fastest Growing City in Western USA

BARGAIN SELLER RETIRING

HOMES FOR YOUTH

Needs to Sell Immediately to Savvy Investor

\$850K PRICE CASH OR SELLER

WILL CARRY 1ST T'D. AT 5%

WITH 25% DOWN PAYMENT.

CAP RATE

33.5 % ON

SALE PRICE

ONLY 1 MILE TO MAJOR LAS VEGAS STRIP RESORT \$850,000

CASINOS (ENCORE ETC) AND 10 MINUTES TO AIRPORT*

THIS IS A **LICENCED GROUP PROPERTY USED AS SUCH
FOR THE LAST 5 YEARS AS *HOMES FOR YOUTH* . WITH A
NET OPERATING INCOME OF CLOSE TO \$400K ANNUALLY**

**. IT IS ZONE R-4 (FOR COMMUNITY TRANSITIONAL
LIVING PURPOSES* AND ASSIGNABLE TO ANY NEW GROUP
OWNER 'S DIFFERENT GROUP NAME.**

CA BROKER 06715 MALCOLM BOOT NV 0055504

\$5 BILLION IN 4600 PROPERTIES PERSONALLY SOLD

Including 484 homes in Celebrity-Famous Las Vegas Country Club

AMERICAN REALTY PROPERTIES



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HEALTH CARE BUILDING

525 13th St. South



NEVADA HOMES FOR YOUTH

SALE PRICE \$850,000

DOWNPAYMENT \$200K

OWNER CARRY \$650K 1ST 5YEARS @ 5%

MASSIVE POTENTIAL CASH FLOW

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HOMES FOR YOUTH

Proforma Income 14 occupants

Gross dally income \$75x14 beds = \$ 1,050

Gross monthly \$1050 x 30 days = \$ 31,500

Gross annual \$31,500 x 12 = \$378,000

LESS vacancy factor 3% max = \$ 11,340

ADJUSTED GROSS INCOME = \$366,660

LESS EXPENSES :-

Property taxes per yr \$6,467

insurance premiums \$5,800

utilities and cable \$9,400

salaries (mngr) \$24,000

food & beverages \$36,000

TOTAL EXPENSES \$ 81,467

Net operating income \$285,193

= 33.5% cap rate on purchase price of \$850,000

**CAP RATE
33.5 % ON
SALE PRICE
\$850,000**

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525 SOUTH 13TH ST, LAS VEGAS, NV 90109

**TOTALLY UPGRADED & REMODELLED* BETTER
THAN NEW* APPX 5500 SQ FT DETACHED SOLID 1
STORY MASONARY & STUCCO* HI CEILINGS* FULLY
FURNISHED & EQUIPPED* 8 GIANT BEDROOMS (AVE
20X15* CAN SLEEP 24 GUESTS COMFORTABLY)* 8
FLAT SCREEN T.V.S* FITNESS CENTER* GAMES
ROOM* HGE REC/LEARNING HALL (40X25) *SPIFFY
MANAGERS OFFICE* MASSIVE GROUP KITCHEN
FEEDS 25* BIG SKYLIGHTS *SAUNA* HI- FENCED
SECURED 4/10 ACRE GROUNDS *IDEAL FOR BASKET
OR PICKLE-BALL COURT* 9 CAR PARKING***

**SHOWN STRICTLY BY APPOINTMENT
WITH PROOF OF FUNDS THROUGH**

LISTING AGENT:- 'Call text or e-mail

**** YOU MISS EVERY SHOT YOU DON'T TAKE ***

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**RARE R-4 ZONED FOR*COMMUNITY
TRANSITIONAL LIVING PURPOSES"**

**WITH PRESENT TRANSFERABLE LICENCE
AS "NEVADA HOME FOR YOUTH" *FULLY
ASSIGNABLE TO *ANY OTHER GROUP
ASSOCIATION'S NAME-NO PROBLEM*
SUCH AS:-**

A) HALF WAY HOUSE

B) ASSISTED LIVING*

C) VA INJURED VETERANS*

D) ALZHEIMERS & DEMENTIA GROUPS

E) NV HOMES FOR YOUTH (as per present)

F) POST SURGERY PATIENTS

And likely many other groups.

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**DETACHED 1 STORY MASONRY & STUCCO
APPX 5,500 SQ FT BUILDING WITH 16' HIGH
CEILINGS & HUGE SKYLIGHTS, 8 24X16'
BEDROOMS W QUEEN SIZE BEDS 7' TVS IN
ALL ROOMS*HUGE 50X20 CENTRAL MEETING /
COMMON ROOM* OWNERS SEP OFFICE *GIANT
KITCHEN FOR 20* GAMES / WORKOUT ROOM.
*NEW BATHROOMS 8 SAUNA*SMOOTH WALLS
&CEILINGS*BRAND NEW ROOF*GLEAMING
ENGINEERED WOOD FLOORS THROUGHOUT
*REMODELLED LIKE NEW AT GREAT EXPENSE
* BRAND NEW SPRINKLER SYTEM* NEW
INSULATED ROOF & FANTASTIC CEILING
LIGHTING* BEAUTIFUL FURNISHINGS &
EQUIPMENT* THE ALMOST ¼ ACRE FULLY
FENCED POOL-SIZE BACKYARD EZE TO
CREATE A ½ A BASKETBALL OR PICKLE-BALL
COURT AND LOADS OF PARKING FOR 12
CARS, OR TO DOUBLE THE SIZE OF THE
BUILDING IN THE FUTUE IF BUSINESS IS
GOOD.THE BUILDIN BEING CONCRETE COULD
ALSO SUPPORT A 2ND FLOOR.**

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