

**** 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

525 SOUTH 13TH ST, LAS VEGAS, NV 90109

1 MILE TO *LAS VEGAS STRIP*, 10 MINS AIRPORT

\$950,000 JUST LISTED
SELLER JUST RETIRED

***A VERY RARE OPPORTUNITY**
FOR SAVVY INVESTOR*

****LICENSED GROUP PROPERTY****

ZONED R-4 AS :- *COMMUNITY TRANSITIONAL LIVING PURPOSES*

LICENSED AS*NEVADA HOME FOR YOUTH**

ASSIGNABLE TO ANY NEW OWNER'S DIFFERENT GROUP NAME*

PHENOMENAL INCOME POTENTIAL

CAP RATE 42% PER YEAR ON \$950,000 SALE PRICE
Property was Totally Upgraded at Massive Expense 2025

****BUYERS TO ELECT WHATEVER USE OF THE PROPERTY THEY DECIDE**

AND MAKE THEIR OWN PROFORMAS OF REVENUE TO THEIR OWN PROPOSED USE**

CA BROKER 06715 MALCOLM BOOT NV 0055504

\$5 BILLION IN 4600 PROPERTIES PERSONALLY SOLD
Including 484 homes in Celebrity-Famous Las Vegas Country Club



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PROFORMA INCOME WITH 16 CLIENTS

Each occupant \$100 per day 30 days monthly many staying several months , mostly no vacancy

GROSS DAILY INCOME \$100 x16 = \$ 1,600

GROSS MONTHLY \$1,600 X 30 DAYS \$ 48,000

GROSS ANNUAL \$48,000 X 12 \$586,000

LESS vacancy factor 10% max \$ 58,600

Adjusted Gross \$ 527,400

TOTAL ESTIMATED EXPENSES

Property taxes 2026 \$ 6,487

Insurance (est) \$ 9,000

Utilities & Cable \$10,000

***Staff salaries (variable \$60,000**

Food & beverages est \$40,000

**** Capital expenses **\$00.000**

TOTAL est EXPENSES \$126,000

Net Operating income \$400,000

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AMERICAN REALTY PROPERTIES

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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 & DIMENTIA GROUPS

E) NV HOMES FOR YOUTH (as present)

F) POST SURGERY PATIENTS

And likely many other groups.

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**TOTALLY UPGRADED & REMODELLED* BETTER
THAN NEW* APPX 5500 SQ FT DETACHED SOLID 1
STORY MASONARY & STUCCO* HI CEILINGS* FULLY
FURNISHED & EQUIPPED* 8 GIANT BEROOMS (AVE
20X15* CAN SLEEP 24 GUESTS COMFORTABLY)* 8
FLAT SCREEN T.VS* FITNESS CENTER* GAMES
ROOM* HGE REC/LEARNING HALL (40X25) *SPIFFY
MANGERS 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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