

Property Details

CONTROL: Exclusive VALUE: \$1,200,000
LOAN: \$0
EQUITY: \$1,200,000

TITLE: Vacant Land - Less than 1 Mile off Las Vegas Blvd South on East Sahara
TYPE: Land
HAVE: 0.81 Acres of Vacant Land - with utilities on site. Prime location within walking distance of S Las Vegas Blvd on East Sahara. Walking distance to Las Vegas Convention Center.
WEBSITE URL: <https://www.crexi.com/properties/953959/nevada-738-e-sahara-ave-las-vegas-nevada-89104>
ADDRESS: 738 E Sahara Avenue, Las Vegas, Nevada
BENEFITS TO NEW OWNER: East Sahara Avenue frontage. Entrance from side alley off of E Sahara. Utilities to site.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,651
NOI: \$-4,651
DEBT SERVICE: \$0
CASH FLOW: \$-4,651
CAP RATE: 0.00%

BENEFITS SOUGHT: Owner lives in Tennessee, possibly an exchange closer to home for him.

MOTIVATION: The seller doesn't want to lose from original price paid. Partners that are hard to get reimbursements from when expenses paid.

CAN ADD: Possibly cash.

REMARKS: Owner is open to hear opportunities.

OWNER: BODYFLYING US LLC

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