


















NV - Active Property List as of 9-17-10







Prudential, Americana Group, Realtors - Forrest Barbee (702) 796-7777






Listing #	List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built	Bed/Bath Sq. Ft.	Escrow Repair I / U	
							LBP** HOA			
	1	9-17-10	9-21-10	\$57,000	Relist	332-402602	2285 Platinum Band St Las Vegas, NV 89156	2003	3 / 2.5 1,186	IN
<i>Special Comments HOA fees \$55 per month.</i>										
	2	9-17-10	9-21-10	\$59,000	Relist	332-365827	1412 Smokey Glen Cir Las Vegas, NV 89110	1984	3 / 2 1,481	IK
<i>Special Comments Repair/replace - kitchen cabinets and countertops; sink and plumbing fixtures; water heater. Inspect/repair - probable water leak in kitchen ceiling and burned breaker in electrical panel. Uninsured, eligible for 203k financing.</i>										
	3	9-3-10	Daily	\$67,500	PR	332-446993	3156 Gavilan Ln Las Vegas, NV 89122	2007 \$59	1 / 2 1,080	IN
<i>Special Comments HOA fees are \$59 per month. Manufactured home backs to golf course, but only view is some trees. Price reduced.</i>										
	4	9-17-10	9-21-10	\$99,000	PR	332-299433	8220 Buccaneer Ln Las Vegas, NV 89145	1980	3 / 2 1,903	IK
<i>Special Comments A mold like substance is under the bathroom sink, inspection recommended. Replace roof shingles; inspect plumbing system; replace missing flooring. Uninsured, eligible for 203k financing. Price reduced.</i>										
	5	9-3-10	Daily	\$120,000	New	332-459297	7824 Drydust Ct Las Vegas, NV 89149	2008	3 / 2.5 1,784	\$550 IE
<i>Special Comments HOA fees \$39 per month.</i>										
	6	9-17-10	9-21-10	\$129,000	Relist	332-453740	9424 Melva Blue Ct Las Vegas, NV 89166	2004	4 / 3 1,897	IN
<i>Special Comments HOA fees \$49 per month.</i>										








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	7	9-3-10	Daily	\$141,000	New	332-491012	8824 Stoney Point Dr Las Vegas, NV 89134	1989	2 / 2 1,384	IN
	<i>Special Comments</i> HOA fees are \$1,050 per year. Subject is located in an age restricted golf community.									
	8	9-3-10	Daily	\$70,000	New	332-468716	221 Meyers Ave Henderson, NV 89015	1979	3 / 2 1,300	\$550 IE
	<i>Special Comments</i> Mold like substance present, inspection recommended.									
	9	9-17-10	9-26-10	\$92,000	New	332-443640	11052 Abbyfield Rose Dr Henderson, NV 89052	2006	2 / 2.5 1,170	IN
	<i>Special Comments</i> HOA fees are \$21 per month.									
	10	9-3-10	Daily	\$95,000	New	332-467136	50 Aura De Blanco St Unit 18102 Henderson, NV 89074	2008 \$155	3 / 2 1,271	IN
	<i>Special Comments</i> HOA fees \$155 per month.									
	11	9-17-10	9-21-10	\$100,000	Relist	332-449900	189 Almond Ridge Pl Henderson, NV 89015	2007	3 / 2.5 1,336	IN
	<i>Special Comments</i> HOA fees are \$70 per month.									
	12	9-3-10	Daily	\$100,000	New	332-465023	885 Blushing Rose Pl Henderson, NV 89052	2006	2 / 2.5 1,405	\$275 IE
	<i>Special Comments</i> HOA fees are \$21 per month. Property Condition Report stated there were no apparent roof deficiencies, but appraisal recommends further inspection due to water damage on ceiling.									







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	13	9-17-10	9-21-10	\$108,000	PR	332-469445	411 Mackay St Henderson, NV 89015	1990	3 / 2 1,413	IN
	<i>Special Comments Price reduced.</i>									
	14	9-3-10	Daily	\$110,000	New	332-448068	457 Coral Sea St Henderson, NV 89074	1998	2 / 2.5 1,234	IN
	<i>Special Comments HOA fees \$86 per month.</i>									
	15	9-3-10	Daily	\$115,000	New	332-447582	915 Wagon Train Dr Henderson, NV 89002	1992	3 / 2 1,243	IN
	<i>Special Comments Subject located near State Hwy 93/95 with some traffic noise noted.</i>									
	16	9-3-10	Daily	\$125,000	New	332-449044	433 Sunburst Dr Henderson, NV 89002	1980	3 / 2 1,415	\$275 IE
	<i>Special Comments</i>									
	17	9-10-10	Daily	\$126,000	PR	332-416482	317 Birmingham St Henderson, NV 89074	1987	3 / 2.5 1,576	IK
	<i>Special Comments HOA fees are \$8 per month. Appraiser calls for furnace & AC inspections to determine repairs needed. Uninsured, eligible for 203k financing. Price reduced.</i>									
	18	9-17-10	9-21-10	\$136,000	Relist	332-448473	2838 Kinknockie Way Henderson, NV 89044	2007	3 / 2.5 1,597	IN
	<i>Special Comments HOA fees are \$58 per month.</i>									







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	19	9-17-10	9-21-10	\$145,000	Relist	332-471103	2879 Kinknockie Way Henderson, NV 89044	2008 4 / 2.5 2,066	IK
<i>Special Comments</i> HOA fees \$58 per month. Repair/replace - kitchen cabinets, countertops and island; sink faucet, disposal and piping; plumbing lines; water heater; bathroom plumbing fixtures; electrical cables to furnace; missing receptacles and electrical outlets; supply ducts, gas lines and connections to air handlers and furnace; smoke detectors; flooring. Inspect AC unit. There is a Semi- annual special assessment of \$455. Uninsured. eligible for 203k financing.									
	20	9-3-10	Daily	\$160,000	New	332-452603	1177 Aspen Cliff Dr Henderson, NV 89011	2007 4 / 2.5 1,824	IN
<i>Special Comments</i> HOA fees \$25 per month.									
	21	9-10-10	9-19-10	\$20,000	New	332-429753	5149 Sitka Ln Las Vegas, NV 89122	1979 2 / 2 1,516 \$58	IK
<i>Special Comments</i> Manufactured home. HOA fees \$58 per month. Repair/replace - thermostat and HVAC; flooring; toilet; kitchen faucet. Inspect electrical system. Uninsured, eligible for 203k financing.									
	22	9-17-10	9-21-10	\$28,800	PR	332-454348	3152 S Eastern Ave #39 Las Vegas, NV 89169	1970 LBP 862 \$168	IK
<i>Special Comments</i> HOA fees are \$168 per month. Furnace was not in working condition, repair/replace. Kitchen sink, faucet, disposal & piping need to be replaced. A mold like substance is in kitchen sink area, mitigation & testing recommended. Uninsured, eligible for 203k financing. Price reduced.									
	23	9-17-10	9-21-10	\$30,000	Relist	332-436890	3777 Pecan Ln Las Vegas, NV 89115	1981 2 / 2 1,320	IK
<i>Special Comments</i> Manufactured home. Inspect HVAC and replace smoke detectors. Uninsured, eligible for 203k financing.									
	24	9-10-10	9-19-10	\$31,000	New	332-390885	1951 Quintearo St Las Vegas, NV 89115	1983 2 / 2 1,056 \$55	IK
<i>Special Comments</i> Manufactured home. HOA fees \$55 per month. Repair/replace kitchen floor; inspect master bath ceiling for possible water leak. Uninsured, eligible for 203k financing.									

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	25	9-3-10	Daily	\$38,000	Relist	332-437886	1716 Nutmeg Ln Las Vegas, NV 89115	1997	2 / 2 1,186	IN
	<i>Special Comments</i> Manufactured home. Subject backs commercial property & sides Charleston Blvd, a local traffic artery.									
	26	9-10-10	Daily	\$40,000	Relist	332-453796	2571 Athena Dr Las Vegas, NV 89156	1988	3 / 2 1,700	UI
	<i>Special Comments</i> Manufactured home has both HUD Certification Labels but only one can be read. Furnace is not in working condition, repair needed. AC unit is stripped, replacement needed. Floor is sagging in the kitchen & by toilet. Water heater is missing.									
	27	9-3-10	Daily	\$45,000	PR	332-453490	2140 Willowbury Dr #D Las Vegas, NV 89108	1990 \$140	2 / 2 900	IN
	<i>Special Comments</i> HOA fees \$140 per month. Price reduced.									
	28	9-17-10	9-26-10	\$46,000	New	332-319394	241 Zion Dr Las Vegas, NV 89107	1960 LBP	3 / 1.5 1,525	IK
	<i>Special Comments</i> Repair/replace - electrical system; AC unit; exterior defective paint; water damaged ceiling in bedroom; flooring in family room. Appraiser recommends mold inspection due to water damage. Uninsured, eligible for 203k financing.									
	29	9-10-10	Daily	\$54,000	PR	332-442300	1328 Stokes St Las Vegas, NV 89110	1985	3 / 2 1,132	\$550 IE
	<i>Special Comments</i> Price reduced.									
	30	9-3-10	Daily	\$55,000	Relist	332-443514	6161 Meadow Vista Ln Las Vegas, NV 89103	1975 LBP	3 / 2 1,065	IN
	<i>Special Comments</i> HOA fees \$140 per month.									




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	31	8-20-10	Daily	\$55,000	New	332-452196	4626 Royal Ridge Ave Las Vegas, NV 89103	1980 \$85	2 / 2 1,335	\$550 IE
<i>Special Comments</i> Manufactured home. HOA fees \$85 per month.										
	32	9-17-10	9-26-10	\$63,000	New	332-202422	2282 Capistrano Ave Las Vegas, NV 89169	1965 LBP	3 / 2 1,510	IK
<i>Special Comments</i> Repair defective paint surfaces; replace roof; replace missing flooring. Uninsured, eligible for 203k financing.										
	33	9-3-10	Daily	\$65,000	New	332-485458	5042 Ridge Dr Las Vegas, NV 89103	1978	2 / 2 1,838	IN
<i>Special Comments</i> Manufactured home. HOA fees \$85 per month.										
	34	9-3-10	Daily	\$65,000	New	332-437657	5225 W Reno Ave #227 Las Vegas, NV 89118	1994 \$150	2 / 2 1,070	IN
<i>Special Comments</i> HOA fees \$150 per month.										
	35	9-3-10	Daily	\$65,000	Relist	332-482251	309 Yardarm Way Las Vegas, NV 89145	1988	2 / 2 1,119	IN
<i>Special Comments</i> HOA fees are \$90 per month.										
	36	9-17-10	9-21-10	\$67,000	Relist	332-394836	5818 Emerald Canyon Dr Las Vegas, NV 89142	1989	3 / 2 1,203	IN
<i>Special Comments</i>										

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	37	9-3-10	Daily	\$70,000	New	332-454998	2663 Karen Ave Las Vegas, NV 89121	1980	2 / 2 1,190	\$1,870 IE
<i>Special Comments</i>										
	38	9-17-10	9-21-10	\$71,000	Relist	332-337486	4652 La Fonda Dr Las Vegas, NV 89121	1972 LBP	5 / 3.5 2,442	\$4,675 IE
<i>Special Comments A mold like substance is on first floor ceiling, inspection recommended.</i>										
	39	9-3-10	Daily	\$72,000	Relist	332-447109	1909 S Sandhill Rd Las Vegas, NV 89104	1970 LBP	3 / 2 1,642	\$1,650 IE
<i>Special Comments Subject street runs along side of I95.</i>										
	40	9-17-10	9-21-10	\$73,000	Relist	332-353685	5124 Del Rey Ave Las Vegas, NV 89146	1961 LBP	3 / 2 1,314	\$2,750 IE
<i>Special Comments</i>										
	41	9-3-10	Daily	\$76,000	New	332-443459	1639 Morse Arberry Ave Las Vegas, NV 89106	2003	4 / 2 1,549	\$550 IE
<i>Special Comments HOA fees are \$50 per month.</i>										
	42	8-20-10	Daily	\$77,000	New	332-421233	916 Alan Shepard St Las Vegas, NV 89145	1976 LBP	3 / 2 1,437	IK
<i>Special Comments Roof replacement needed. Drywall, siding & defective paint need repair/replacement. Uninsured, eligible for 203k financing.</i>										






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	43	9-17-10	9-21-10	\$80,000	Relist	332-451165	2605 Sierra Madre Dr Las Vegas, NV 89102	1976 LBP	4 / 2 1,744	\$1,100 IE
	<i>Special Comments</i>									
	44	9-10-10	Daily	\$80,100	PR	332-450518	5439 Alfred Drive Las Vegas, NV 89108	1960 LBP	3 / 2 1,785	IK
	<i>Special Comments: Repairs exceed \$5000. Inspect roof and plumbing systems. Repair exterior paint. Replace HVAC. Mold-like substance present, inspect/remove. Uninsured, eligible for 203k financing. Price reduced.</i>									
	45	9-3-10	Daily	\$82,000	Relist	332-440677	6250 W Arby Ave #199 Las Vegas, NV 89118	2004 \$141	2 / 2 1,185	IN
	<i>Special Comments: HOA fees are \$141 per month.</i>									
	46	9-3-10	Daily	\$82,400	PR	332-444859	6304 Cambria Ave Las Vegas, NV 89108	1978	3 / 2 1,463	\$1,650 IE
	<i>Special Comments: Price reduced.</i>									
	47	9-3-10	Daily	\$90,000	New	332-447848	4876 Saguaro Way Las Vegas, NV 89121	2006	3 / 2 2,120	IK
	<i>Special Comments: Manufactured home. Inspect HVAC, inspect and repair electrical system. Replace kitchen sink. Uninsured, eligible for 203k financing.</i>									
	48	9-17-10	9-21-10	\$90,000	Relist	332-391505	6370 Brianna Peak Ct Las Vegas, NV 89142	2000	4 / 2.5 1,673	\$2,255 IE
	<i>Special Comments: HOA fees \$20 per month.</i>									

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	49	9-17-10	9-26-10	\$90,000	New	332-467481	8777 W Maule Ave Unit 1127 Las Vegas, NV 89148	2008 \$168	3 / 2 1,283	UI
	<i>Special Comments</i> HOA fees \$168 per month. Builder owns greater than 10% of total units in on-site apartments.									
	50	9-3-10	Daily	\$98,000	New	332-442768	7718 Barbican Ct Las Vegas, NV 89147	1989	2 / 2 1,051	IN
	<i>Special Comments</i>									
	51	9-3-10	Daily	\$100,000	New	332-452741	7228 Sixshooter Dr Las Vegas, NV 89119	1983	3 / 2 1,164	IK
	<i>Special Comments</i> Inspect HVAC system. Uninsured, eligible for 203k financing.									
	52	9-17-10	9-21-10	\$100,000	PR	332-466037	10816 Azure Ocean Ave Las Vegas, NV 89166	2008 \$50	3 / 2.5 1,377	\$2,200 IE
	<i>Special Comments</i> HOA fees are \$50 per month. Price reduced.									
	53	9-3-10	Daily	\$100,000	New	332-442050	1312 Creek Village Ave Las Vegas, NV 89183	2005	2 / 2.5 1,243	\$550 IE
	<i>Special Comments</i> HOA fees are \$65 per month.									
	54	9-10-10	Daily	\$100,800	PR	332-460962	7069 Rhapsody Ln Las Vegas, NV 89119	1989	3 / 2 1,238	\$2,750 IE
	<i>Special Comments</i> Subject backs to Paradise Road, a residential thoroughfare. Price reduced.									

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	55	9-10-10	Daily	\$105,000	Relist	332-463276	7945 Violet Sky St Las Vegas, NV 89149	2005	3 / 2.5 1,738	IN
	<i>Special Comments</i> HOA fees are \$45 per month.									
	56	9-3-10	Daily	\$105,000	New	332-460295	544 Penzance Ct Las Vegas, NV 89178	2007	3 / 2.5 1,266	IN
	<i>Special Comments</i> HOA fees \$32 per month.									
	57	9-17-10	9-21-10	\$109,000	Relist	332-454246	4336 Cinema Ave Las Vegas, NV 89031	2001	3 / 2 1,566	IN
	<i>Special Comments</i>									
	58	9-17-10	9-21-10	\$109,600	PR	332-437725	6205 Belgium Dr Las Vegas, NV 89122	1997 \$80	3 / 2 1,670	\$220 IE
	<i>Special Comments</i> HOA fees are \$80 per month. Price reduced.									
	59	9-3-10	Daily	\$110,000	New	332-474649	7218 Freedom Ring St Las Vegas, NV 89148	2004	3 / 2.5 1,484	IN
	<i>Special Comments</i> HOA fees are \$47 per month.									
	60	9-10-10	Daily	\$112,500	PR	332-471442	6823 Garden Grove Ave Las Vegas, NV 89103	1973 LBP	4 / 2 1,621	\$3,438 IE
	<i>Special Comments</i> Price reduced.									

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	61	9-17-10	9-21-10	\$112,500	PR	332-454902	7421 Margollini St Las Vegas, NV 89148	2006	3 / 2.5 1,421	IN
	<i>Special Comments</i> HOA fees are \$50 per month. Price reduced.									
	62	9-17-10	9-21-10	\$127,800	PR	332-457227	9255 Aspen Shadow St Las Vegas, NV 89178	2008	2 / 2.5 1,667	IN
	<i>Special Comments</i> HOA fees are \$55 per month. Price reduced.									
	63	9-17-10	9-21-10	\$128,000	PR	332-456357	4322 Satinwood Dr Las Vegas, NV 89147	1984	3 / 2.5 1,829	\$2,530 IE
	<i>Special Comments</i> Price reduced.									
	64	9-3-10	Daily	\$130,000	New	332-449500	10922 Coppola St Las Vegas, NV 89141	2001	3 / 2 1,409	IN
	<i>Special Comments</i> HOA fees \$55 per month.									
	65	9-3-10	Daily	\$131,000	New	332-447905	7220 Beachwood Crest St Las Vegas, NV 89166	2007	3 / 2.5 1,650	\$550 IE
	<i>Special Comments</i> HOA fees are \$40 per month.									
	66	9-3-10	Daily	\$135,000	New	332-441762	1550 Silver Rain Ave Las Vegas, NV 89123	1996	3 / 2 1,498	IK
	<i>Special Comments</i> HOA fees \$15 per month. Inspect plumbing system. <i>Comments</i> Uninsured, eligible for 203k financing.									

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	67	9-3-10	Daily	\$135,000	Relist	332-449343	7932 Canyons Park Ave Las Vegas, NV 89131	2007	3 / 2 1,622	IN
	<i>Special Comments</i> HOA fees \$35 per month.									
	68	9-3-10	Daily	\$145,000	New	332-468491	9481 Bighorn Point Ct Las Vegas, NV 89178	2008	3 / 2.5 1,729	IN
	<i>Special Comments</i> HOA fees \$40 per month.									
	69	9-17-10	9-21-10	\$160,000	PR	332-453478	3167 Strawberry Park Dr Las Vegas, NV 89120	2004 \$66	4 / 2.5 2,354	IN
	<i>Special Comments</i> HOA fees \$66 per month. Price reduced.									
	70	9-10-10	Daily	\$165,000	Relist	332-453671	10355 Hardy Falls St Las Vegas, NV 89141	2007	3 / 2.5 2,198	IN
	<i>Special Comments</i> HOA fees \$45 per month.									
	71	9-17-10	9-21-10	\$85,500	PR	332-465625	4650 Ranch House Rd Unit 122 North Las Vegas, NV 89031	2008	3 / 2.5 1,647	\$330 IE
	<i>Special Comments</i> HOA fees \$175 per month. Price reduced.									
	72	9-17-10	9-26-10	\$95,500	New	332-446050	4532 Grand Rock Dr North Las Vegas, NV 89081	1998	3 / 2.5 1,645	\$2,200 IE
	<i>Special Comments</i> HOA fees are \$15 per month.									

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	73	9-17-10	9-21-10	\$105,000	Relist	332-427940	709 Bent Grass Ave North Las Vegas, NV 89032	1997	3 / 2.5 1,723	IN
	<i>Special Comments</i> A mold like substance is in the 2nd floor bathroom, inspection recommended by appraiser.									
	74	9-10-10	Daily	\$130,000	Relist	332-451972	5905 Gold Horizon St North Las Vegas, NV 89031	2007	3 / 2.5 2,146	IN
	<i>Special Comments</i> HOA fees are \$102 per month. Property located within 100 year floodplain, flood insurance required. Subject backs to Commerce Street, a residential thoroughfare.									
	75	9-17-10	9-21-10	\$195,000	Relist	332-457289	5867 Amangani St North Las Vegas, NV 89081	2006 \$54	4 / 3.5 3,710	IN
	<i>Special Comments</i> HOA fees \$54 per month.									
	76	8-20-10	Daily	\$76,500	PR	332-442575	611 Wagonwheel St Overton, NV 89040	1986 \$60	4 / 2.5 1,536	UI
	<i>Special Comments</i> Manufactured home. HOA fee is \$60 per year. Requires water meter reinstallation; cost is \$5,348. Subject may be located within a 100 year floodplain, flood may be insurance required. Price reduced.									
	77	8-27-10	Daily	\$68,000	PR	332-455155	1113 Mercury Ave Sandy Valley, NV 89019	2006	3 / 2 1,987	\$3,245 IE
	<i>Special Comments</i> Manufactured home. Property is connected to well and septic system. Price reduced.									