

Rental Income 2019/2020

	Net	Agmt Fee (100.00)	Property Tax	Property Insur + HOA	Net
July 19	1250.00	(100.00)			1150.00
Aug 19	1250.00	(100.00)	(1360.69)		(210.69)
Sept 19	1250.00	(100.00)			1150.00
Oct 19	1250.00	(100.00)	(592.00)		558.00
Nov 19	1250.00	(100.00)	(592.00)		558.00
Dec 19	1250.00	(100.00)			1150.00
Jan 20	1250.00	(100.00)		(504.00)	646.00
Feb 20	1250.00	(100.00)			1150.00
Mar 20	1250.00	(100.00)			1150.00
Apr 20	1250.00	(100.00)			1150.00
May 20	1250.00	(100.00)			1150.00
June 20	1250.00	(100.00)			1150.00
	15000.00		(1360.69)	(1184.00)	10751.31
			adj chgs 20 bank A/c	592.00	592.00
				(592.00)	11343.31
				(504.00)	(16492.16)

GT106 30.6.2020

Exchange rate .6878

\$21808.67  
4-3100

6.2320  
1.2360

(1744.69) (\$1978.32)

(860.72) (\$732.77)

(504.00)

10751.31  
592.00  
11343.31

## John Kelly

**From:** 88 Realty <88realtypm@gmail.com>  
**Sent:** Tuesday, 23 June 2020 3:08 AM  
**To:** John Kelly; Ahmad Sharif-Yazdi  
**Subject:** Fwd: Garbage disposal (553268 | Yellow Mandarin 3933 - 1)

Hello John  
Hope all is well with you. Please read the message below from tenant at your property. I will be sending the handyman to take care of it.  
Thank you  
Silvia Kapushy

----- Forwarded message -----

**From:** <[donotreply@managebuilding.com](mailto:donotreply@managebuilding.com)>  
**Date:** Fri, Jun 19, 2020 at 5:33 PM  
**Subject:** Garbage disposal (553268 | Yellow Mandarin 3933 - 1)  
**To:** <[88realtypm@gmail.com](mailto:88realtypm@gmail.com)>

This message was sent from an email address that cannot accept email.

You can process the request online.

553268 | Resident request | Yellow Mandarin 3933 - 1

## Garbage disposal


**New**

created by Emily Erickson at 6/19/2020 5:33 PM

It's clogged and won't drain. Draino is not working

Shared with

**Emily Erickson, Tenant**

 [emilyroseerickson@gmail.com](mailto:emilyroseerickson@gmail.com)

Process request

88 Realty  
Getting too many notifications? [Change notification settings](#)

--  
88 Realty  
5580 W. Flamingo Rd. Suite 108  
Las Vegas, NV 89103  
**Fax:** 1-888-622-8151  
**Office:** 702-383-7030  
[88realtyPM@gmail.com](mailto:88realtyPM@gmail.com)

5580 West Flamingo Road, Suite 108  
Las Vegas, NV 89103

Owner Statement



**New World 2010 Property, LLC**  
P O Box 652  
Broadway, NSW 2007  
AUSTRALIA



**Properties**  
**Yellow Mandarin 3933 -**  
3933 Yellow Mandarin Ave  
N Las Vegas, NV 89081

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 03/01/2020			0.00
03/04/2020	Emily Erickson	Receipt	19074167778	Rent Income - March 2020	1,250.00		1,250.00
03/05/2020	88 Realty	Check	17149	Management Fees - Management Fees for 03/2020		100.00	1,150.00
03/13/2020	New World 2010 Property, LLC	Check	17199	Owner Distribution - Owner payment for 03/2020		1,150.00	0.00
04/02/2020	Emily Erickson	Receipt	ach	Rent Income - April 2020	1,250.00		1,250.00
04/08/2020	88 Realty	Check	17296	Management Fees - Management Fees for 04/2020		100.00	1,150.00
04/08/2020	New World 2010 Property, LLC	Check	17305	Owner Distribution - Owner payment for 04/2020		1,150.00	0.00
				Ending Cash Balance			0.00
<b>Total</b>					<b>2,500.00</b>	<b>2,500.00</b>	

*MR*

*APR*

Property Cash Summary

Required Reserves	0.00
Prepayments	0.00
Work Order Estimates	0.00

**Cash Flow - 12 Month**

**88 Realty**

**Properties: Yellow Mandarin 3933 - 3933 Yellow Mandarin Ave N Las Vegas, NV 89081**

**Owned By: New World 2010 Property, LLC**

**Period Range: Jan 2020 to Apr 2020**

Account Name	Jan 2020	Feb 2020	Mar 2020	Apr 2020	Total
<b>Operating Income &amp; Expense</b>					
<b>Income</b>					
Rent Income	1,250.00	1,250.00	1,250.00	1,250.00	5,000.00
<b>Total Operating Income</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>5,000.00</b>
<b>Expense</b>					
HOA	504.00	0.00	0.00	0.00	504.00
Management Fees	100.00	100.00	100.00	100.00	400.00
<b>Total Operating Expense</b>	<b>604.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>904.00</b>
<b>NOI - Net Operating Income</b>	<b>646.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>4,096.00</b>
<b>Total Income</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>5,000.00</b>
<b>Total Expense</b>	<b>604.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>904.00</b>
<b>Net Income</b>	<b>646.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>4,096.00</b>
<b>Cash Flow</b>	<b>646.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>4,096.00</b>
<b>Beginning Cash</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>646.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>4,096.00</b>
<b>Actual Ending Cash</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

5580 West Flamingo Road, Suite 108  
Las Vegas, NV 89103

Owner Statement



**New World 2010 Property, LLC**  
P O Box 652  
Broadway, NSW 2007  
AUSTRALIA



Properties

**Yellow Mandarin 3933 -**  
3933 Yellow Mandarin Ave  
N Las Vegas, NV 89081

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 01/01/2020			0.00
01/02/2020	Emily Erickson	Receipt	19046817153	Rent Income - January 2020	1,250.00		1,250.00
01/08/2020	88 Realty	Check	16806	Management Fees - Management Fees for 01/2020		100.00	1,150.00
01/13/2020	New World 2010 Property, LLC	Check	16854	Owner Distribution - Owner payment for 01/2020		646.00	504.00
01/14/2020	Laurel Canyon HOA	Check	16920	HOA - yearly HOA dues - January 2020 - yearly HOA dues		504.00	0.00
02/04/2020	Emily Erickson	Receipt	19063242452	Rent Income - February 2020	1,250.00		1,250.00
02/05/2020	88 Realty	Check	17009	Management Fees - Management Fees for 02/2020		100.00	1,150.00
02/13/2020	New World 2010 Property, LLC	Check	17045	Owner Distribution - Owner payment for 02/2020		1,150.00	0.00
				Ending Cash Balance			0.00
<b>Total</b>					<b>2,500.00</b>	<b>2,500.00</b>	

JAN

FEB

Property Cash Summary

Required Reserves	0.00
Prepayments	0.00
Work Order Estimates	0.00

**Cash Flow - 12 Month**

**88 Realty**

**Properties: Yellow Mandarin 3933 - 3933 Yellow Mandarin Ave N Las Vegas, NV 89081**

**Owned By: New World 2010 Property, LLC**

**Period Range: Jan 2020 to Feb 2020**

<b>Account Name</b>	<b>Jan 2020</b>	<b>Feb 2020</b>	<b>Total</b>
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
Rent Income	1,250.00	1,250.00	2,500.00
<b>Total Operating Income</b>	<u>1,250.00</u>	<u>1,250.00</u>	<u>2,500.00</u>
<b>Expense</b>			
HOA	504.00	0.00	504.00
Management Fees	100.00	100.00	200.00
<b>Total Operating Expense</b>	<u>604.00</u>	<u>100.00</u>	<u>704.00</u>
<b>NOI - Net Operating Income</b>	<b>646.00</b>	<b>1,150.00</b>	<b>1,796.00</b>
<b>Total Income</b>	<b>1,250.00</b>	<b>1,250.00</b>	<b>2,500.00</b>
<b>Total Expense</b>	<b>604.00</b>	<b>100.00</b>	<b>704.00</b>
<b>Net Income</b>	<u>646.00</u>	<u>1,150.00</u>	<u>1,796.00</u>
<b>Cash Flow</b>	<u>646.00</u>	<u>1,150.00</u>	<u>1,796.00</u>
<b>Beginning Cash</b>	0.00	0.00	0.00
<b>Beginning Cash + Cash Flow</b>	646.00	1,150.00	1,796.00
<b>Actual Ending Cash</b>	0.00	0.00	0.00

88 Realty

Period: 01 Jan 2020-31 Jan 2020

5580 West Flamingo Road, Suite 108  
Las Vegas, NV 89103

Owner Statement



New World 2010 Property, LLC  
P O Box 652  
Broadway, NSW 2007  
AUSTRALIA



Properties

Yellow Mandarin 3933 -  
3933 Yellow Mandarin Ave  
N Las Vegas, NV 89081

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 01/01/2020			0.00
01/02/2020	Emily Erickson	Receipt	19046817153	Rent Income - January 2020	1,250.00		1,250.00
01/08/2020	88 Realty	Check	16806	Management Fees - Management Fees for 01/2020		100.00	1,150.00
01/13/2020	New World 2010 Property, LLC	Check	16854	Owner Distribution - Owner payment for 01/2020		646.00	504.00
01/14/2020	Laurel Canyon HOA	Check	16920	HOA - yearly HOA dues - January 2020 - yearly HOA dues		504.00	0.00
				Ending Cash Balance			0.00
<b>Total</b>					<b>1,250.00</b>	<b>1,250.00</b>	

Property Cash Summary

Required Reserves	0.00
Prepayments	0.00
Work Order Estimates	0.00



**Cash Flow - 12 Month**

**88 Realty**

**Properties: Yellow Mandarin 3933 - 3933 Yellow Mandarin Ave N Las Vegas, NV 89081**

**Owned By: New World 2010 Property, LLC**

**Period Range: Jan 2020 to Jan 2020**

<b>Account Name</b>	<b>Jan 2020</b>	<b>Total</b>
<b>Operating Income &amp; Expense</b>		
Income		
Rent Income	1,250.00	1,250.00
<b>Total Operating Income</b>	<b>1,250.00</b>	<b>1,250.00</b>
Expense		
HOA	504.00	504.00
Management Fees	100.00	100.00
<b>Total Operating Expense</b>	<b>604.00</b>	<b>604.00</b>
<b>NOI - Net Operating Income</b>	<b>646.00</b>	<b>646.00</b>
Total Income	1,250.00	1,250.00
Total Expense	604.00	604.00
<b>Net Income</b>	<b>646.00</b>	<b>646.00</b>
<b>Cash Flow</b>	<b>646.00</b>	<b>646.00</b>
Beginning Cash	0.00	0.00
Beginning Cash + Cash Flow	646.00	646.00
Actual Ending Cash	0.00	0.00

## Cash Flow (Consolidated)

88 Realty

Active Properties Owned By: New World 2010 Property, LLC

Date Range: 01/01/2019 to 12/31/2019

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Rent Income	14,700.00	100.00	14,700.00	100.00
<b>Total Operating Income</b>	<b>14,700.00</b>	<b>100.00</b>	<b>14,700.00</b>	<b>100.00</b>
<b>Expense</b>				
HOA	504.00	3.43	504.00	3.43
Management Fees	1,176.00	8.00	1,176.00	8.00
Insurance - Property	1,184.00	8.05	1,184.00	8.05
Property Tax	2,009.03	13.67	2,009.03	13.67
<b>Total Operating Expense</b>	<b>4,873.03</b>	<b>33.15</b>	<b>4,873.03</b>	<b>33.15</b>
<b>NOI - Net Operating Income</b>	<b>9,826.97</b>	<b>66.85</b>	<b>9,826.97</b>	<b>66.85</b>
Total Income	14,700.00	100.00	14,700.00	100.00
Total Expense	4,873.03	33.15	4,873.03	33.15
<b>Net Income</b>	<b>9,826.97</b>	<b>66.85</b>	<b>9,826.97</b>	<b>66.85</b>
<b>Other Items</b>				
Prepaid Rent	-1,200.00		-1,200.00	
<b>Net Other Items</b>	<b>-1,200.00</b>		<b>-1,200.00</b>	
<b>Cash Flow</b>	<b>8,626.97</b>		<b>8,626.97</b>	
Beginning Cash	1,200.00		1,200.00	
Beginning Cash + Cash Flow	9,826.97		9,826.97	
Actual Ending Cash	0.00		0.00	

5580 West Flamingo Road, Suite 108  
Las Vegas, NV 89103

Owner Statement



New World 2010 Property, LLC  
P O Box 652  
Broadway, NSW 2007  
AUSTRALIA



Properties  
**Yellow Mandarin 3933 -**  
3933 Yellow Mandarin Ave  
N Las Vegas, NV 89081

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 01/01/2019			1,200.00
01/02/2019	Clark County Treasurer	Check	15566	Property Tax - property tax 2 q		648.34	551.66
01/03/2019	88 Realty	Check	15570	Management Fees - Management Fees for 01/2019		96.00	455.66
01/14/2019	Laurel Canyon HOA	Check	15691	HOA - yearly HOA dues - January 2019		504.00	-48.34
02/01/2019	Christopher Erickson	eCheck receipt	53A9-16CC	Rent Income - February 2019	300.00		251.66
02/01/2019	Christopher Erickson	eCheck receipt	6059-ED7E	Rent Income - February 2019	900.00		1,151.66
02/06/2019	88 Realty	Check	15734	Management Fees - Management Fees for 02/2019		96.00	1,055.66
02/13/2019	New World 2010 Property, LLC	Check	15776	Owner Distribution - Owner payment for 02/2019		1,055.66	0.00
03/02/2019	Christopher Erickson	eCheck receipt	91A9-9F6E	Rent Income - March 2019	250.00		250.00
03/02/2019	Christopher Erickson	eCheck receipt	9EF7-E16C	Rent Income - March 2019	950.00		1,200.00
03/05/2019	88 Realty	Check	15830	Management Fees - Management Fees for 03/2019		96.00	1,104.00
03/08/2019	New World 2010 Property, LLC	Check	15862	Owner Distribution - Owner payment for 03/2019		1,104.00	0.00
04/02/2019	Christopher Erickson	eCheck receipt	EA89-87FC	Rent Income - April 2019	1,050.00		1,050.00
04/02/2019	Christopher Erickson	eCheck receipt	1020-ED56	Rent Income - April 2019	150.00		1,200.00
04/02/2019	88 Realty	Check	15913	Management Fees - Management Fees for 04/2019		96.00	1,104.00
04/10/2019	New World 2010 Property, LLC	Check	15948	Owner Distribution - Owner payment for 04/2019		1,104.00	0.00
05/01/2019	Christopher Erickson	eCheck receipt	E6E6-93F6	Rent Income - May 2019	1,200.00		1,200.00
05/07/2019	88 Realty	Check	16024	Management Fees - Management Fees for 05/2019		96.00	1,104.00

JAN 19

FEB 19

MAR 19

APR 19

MAY 19

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
05/14/2019	New World 2010 Property, LLC	Check	16065	Owner Distribution - Owner payment for 05/2019		1,104.00	0.00
06/01/2019	Christopher Erickson	eCheck receipt	6529-13E2	Rent Income - June 2019	1,200.00		1,200.00
06/04/2019	88 Realty	Check	16104	Management Fees - Management Fees for 06/2019		96.00	1,104.00
06/13/2019	New World 2010 Property, LLC	Check	16147	Owner Distribution - Owner payment for 06/2019		1,104.00	0.00
07/01/2019	Christopher Erickson	eCheck receipt	6D32-6898	Rent Income - July 2019	1,250.00		1,250.00
07/01/2019	88 Realty	Check	16208	Management Fees - Management Fees for 07/2019		100.00	1,150.00
07/12/2019	New World 2010 Property, LLC	Check	16273	Owner Distribution - Owner payment for 07/2019		1,150.00	0.00
08/01/2019	Christopher Erickson	eCheck receipt	22D5-BCD4	Rent Income - August 2019	950.00		950.00
08/03/2019	Christopher Erickson	eCheck receipt	902A-C47C	Rent Income - August 2019	300.00		1,250.00
08/06/2019	88 Realty	Check	16356	Management Fees - Management Fees for 08/2019		100.00	1,150.00
08/21/2019	Clark County Treasurer	Check	16411	Property Tax - annual property tax - annual property tax		1,360.69	-210.69
09/01/2019	Christopher Erickson	eCheck receipt	6CE1-94CD	Rent Income - September 2019	1,000.00		789.31
09/01/2019	Christopher Erickson	eCheck receipt	233C-B96A	Rent Income - September 2019	250.00		1,039.31
09/05/2019	88 Realty	Check	16438	Management Fees - Management Fees for 09/2019		100.00	939.31
09/11/2019	New World 2010 Property, LLC	Check	16469	Owner Distribution - Owner payment for 09/2019		939.31	0.00
10/01/2019	Christopher Erickson	eCheck receipt	D4A9-33AE	Rent Income - October 2019	1,000.00		1,000.00
10/01/2019	Christopher Erickson	eCheck receipt	3E9A-24EE	Rent Income - October 2019	250.00		1,250.00
10/14/2019	New World 2010 Property, LLC	Check	16576	Owner Distribution - Owner payment for 10/2019		515.00	735.00
10/14/2019	88 Realty	Check	16594	Management Fees - Management Fees for 10/2019		100.00	635.00
10/31/2019	88 Realty	Check	16623	Insurance - Property - Policy #OA4585887		592.00	43.00
11/01/2019	Christopher Erickson	eCheck receipt	E4E1-79F8	Rent Income - November 2019	1,000.00		1,043.00
11/01/2019	Christopher Erickson	eCheck receipt	71A3-558C	Rent Income - November 2019	250.00		1,293.00
11/01/2019	88 Realty	Check	16626	Management Fees - Management Fees for 11/2019		100.00	1,193.00
11/12/2019	New World 2010 Property, LLC	Check	16655	Owner Distribution - Owner payment for 11/2019		601.00	592.00
11/30/2019	88 Realty	Check	16713	Insurance - Property - Paid insurance policy		592.00	0.00
12/01/2019	Christopher Erickson	eCheck receipt	2120-E872	Rent Income - December 2019	950.00		950.00
12/01/2019	Christopher Erickson	eCheck receipt	4B3F-8DE8	Rent Income - December 2019	300.00		1,250.00
12/12/2019	88 Realty	Check	16743	Management Fees - Management Fees for 12/2019		100.00	1,150.00

*Jun 19*

*July 19*

*Aug 19*

*Sept 19*

*Oct 19*

*Nov 19*

*Dec 19*

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
12/12/2019	New World 2010 Property, LLC	Check	16751	Owner Distribution - Owner payment for 12/ 2019		1,150.00	0.00
				Ending Cash Balance			0.00
<b>Total</b>					<b>13,500.00</b>	<b>14,700.00</b>	

### Property Cash Summary

Required Reserves	0.00
Prepayments	0.00
Work Order Estimates	0.00

**Cash Flow - 12 Month**

88 Realty

Properties: Yellow Mandarin 3933 - 3933 Yellow Mandarin Ave N Las Vegas, NV 89081

Owned By: New World 2010 Property, LLC

Period Range: Jan 2019 to Dec 2019

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Rent Income	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	14,700.00
<b>Total Operating Income</b>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>1,250.00</u>	<u>14,700.00</u>
<b>Expense</b>													
HOA	504.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	504.00
Management Fees	96.00	96.00	96.00	96.00	96.00	96.00	100.00	100.00	100.00	100.00	100.00	100.00	1,176.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	592.00	592.00	0.00	1,184.00
Property Tax	648.34	0.00	0.00	0.00	0.00	0.00	0.00	1,360.69	0.00	0.00	0.00	0.00	2,009.03
<b>Total Operating Expense</b>	<u>1,248.34</u>	<u>96.00</u>	<u>96.00</u>	<u>96.00</u>	<u>96.00</u>	<u>96.00</u>	<u>100.00</u>	<u>1,460.69</u>	<u>100.00</u>	<u>692.00</u>	<u>692.00</u>	<u>100.00</u>	<u>4,873.03</u>
<b>NOI - Net Operating Income</b>	<u>-48.34</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,150.00</u>	<u>-210.69</u>	<u>1,150.00</u>	<u>558.00</u>	<u>558.00</u>	<u>1,150.00</u>	<u>9,826.97</u>
<b>Total Income</b>	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	14,700.00
<b>Total Expense</b>	1,248.34	96.00	96.00	96.00	96.00	96.00	100.00	1,460.69	100.00	692.00	692.00	100.00	4,873.03
<b>Net Income</b>	<u>-48.34</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,104.00</u>	<u>1,150.00</u>	<u>-210.69</u>	<u>1,150.00</u>	<u>558.00</u>	<u>558.00</u>	<u>1,150.00</u>	<u>9,826.97</u>

**Cash Flow - 12 Month**

Account Name	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
<b>Other Items</b>													
Prepaid Rent	-1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,200.00
<b>Net Other Items</b>	<b>-1,200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-1,200.00</b>
<b>Cash Flow</b>	<b>-1,248.34</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,150.00</b>	<b>-210.69</b>	<b>1,150.00</b>	<b>558.00</b>	<b>558.00</b>	<b>1,150.00</b>	<b>8,626.97</b>
<b>Beginning Cash</b>	<b>1,200.00</b>	<b>-48.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-210.69</b>	<b>0.00</b>	<b>43.00</b>	<b>0.00</b>	<b>1,200.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>-48.34</b>	<b>1,055.66</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,104.00</b>	<b>1,150.00</b>	<b>-210.69</b>	<b>939.31</b>	<b>558.00</b>	<b>601.00</b>	<b>1,150.00</b>	<b>9,826.97</b>
<b>Actual Ending Cash</b>	<b>-48.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-210.69</b>	<b>0.00</b>	<b>43.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

# Property Account Inquiry - Summary Screen

New Search
Recorder
Treasurer
Assessor
Clark County Home

Parcel ID: 123-31-511-071      Tax Year: 2019      District: 254      Rate: 3.3544

Situs Address: 3933 YELLOW MANDARIN AVE NORTH LAS VEGAS

Legal Description: ASSESSOR DESCRIPTION: LAUREL CANYON UNIT 3A PLAT BOOK 123 PAGE 53 LOT 367 BLOCK 13  
 GEOID: PT N2 NE4 SEC 31 19 62

Status:	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct. 4.2	Land 19250	2011090203505 9/2/2011
Taxable	Tax Cap Limit Amount 1295.11	Improvements 45129	2006012404509 1/24/2006
	Tax Cap Reduction 862.84	Total Assessed Value 64379	2004043005026 4/30/2004
	Land Use 1-10 Single Family Residential	Net Assessed Value 64379	
	Cap Type OTHER	New Improvements 47	
	Acreage 0.1100	Exemption Value New Construction 0	
	Exemption Amount 0.00	New Construction - Supp Value 0	

Role	Name	Address	Since	To
Owner	NEW WORLD 2010 PROPERTY L L C	%88 REALTY 5580 W FLAMINGO #108 , LAS VEGAS, NV 89103-0165 UNITED STATES	9/24/2011	Current

Summary	
Item	Amount
Taxes as Assessed	\$2,159.53
Less Cap Reduction	\$862.84
Net Taxes	\$1,296.69

**PAST AND CURRENT CHARGES DUE TODAY**

Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 1/1/2019		\$0.00

**NEXT INSTALLMENT AMOUNTS**

Tax Year	Charge Category	Installment Amount Due
2019	Property Tax Principal	\$324.17
NEXT INSTALLMENT DUE AMOUNT due on 1/7/2019		\$324.17

**TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR**

Tax Year	Charge Category	Remaining Balance Due
2019	Property Tax Principal	\$648.34
2019	Las Vegas Artesian Basin	\$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 1/1/2019		\$648.34

**PAYMENT HISTORY**

Last Payment Amount	\$650.13
Last Payment Date	8/21/2018
Fiscal Tax Year Payments	\$350.13
Prior Calendar Year Payments	\$1,271.59
Current Calendar Year Payments	\$0.00





**OFFICE OF THE COUNTY TREASURER**  
**LAURA B. FITZPATRICK, TREASURER**  
 500 S GRAND CENTRAL PKWY, 1<sup>ST</sup> FLOOR  
 PO BOX 551220  
 LAS VEGAS NV 89155-1220  
 (702) 455-4323 www.clarkcounty.nv.gov/treasurer

0166928 01 AV D 380 \*\*AUTC 14 00513 99103016533 420111214  
 123-31-511-071  
 NEW WORLD 2010 PROPERTY L L C  
 C/O 88 REALTY  
 5580 W FLAMINGO #108  
 LAS VEGAS NV 89103-0165



PARCEL NUMBER 123-31-511-071 NEW WORLD 2010 PROPERTY L L C

DUE DATE JANUARY 6, 2020

Pay within 10 days after the due date to avoid penalties.

Make checks payable to

AMOUNT DUE \$339.73



CLARK COUNTY TREASURER  
 500 S Grand Central Pkwy 1<sup>st</sup> Floor  
 PO Box 551220  
 Las Vegas NV 89155-1220

12333151107120300000339734

Installment 3

1360.69

PARCEL NUMBER 123-31-511-071 NEW WORLD 2010 PROPERTY L L C

DUE DATE AUGUST 19, 2019

Pay within 10 days after the due date to avoid penalties.

Make checks payable to

AMOUNT DUE \$341.50



CLARK COUNTY TREASURER  
 500 S Grand Central Pkwy 1<sup>st</sup> Floor  
 PO Box 551220  
 Las Vegas NV 89155-1220

12333151107120100000341502

Installment 1

**Real Property and Special Taxes**  
 Fiscal Year 2019-2020 (July 1, 2019 - June 30, 2020)

PARCEL NUMBER	123-31-511-071	TAX RATE	3.3544	NET TAX	254	TAX CAP	4.8%
Property Location and Description 3933 YELLOW MANDARIN AVE ASSESSOR DESCRIPTION: LAMCEL CANYON UNIT 3A PLAT BOOK 122 PAGE 19 LOT 387 BLOCK 13 GEOID: PT N3 N28 E0C 31 19 02							
Assessed Valuation				Total Annual Charges			
Land	11,500	Improvements	56,348	Taxes at Assessed	2,579.47	Lease Cap Reduction	1,220.54
Personal Property		Assessed Value Subject to Cap	76,898	Net Taxes	1,358.93	Other Charges	1.78
Land Value**		Improvement Value**		Las Vegas Ardenian Basin			
Personal Property Value**		Less Exemption Value					
NET ASSESSED VALUE	76,898	NET CONSTRUCTION SUPPLEMENT**	76,898				
**Not Subject to Cap							

Category	Amount
Taxes at Assessed	2,579.47
Lease Cap Reduction	1,220.54
Net Taxes	1,358.93
Other Charges	1.78
Las Vegas Ardenian Basin	
<b>Total Annual Charges</b>	<b>1,360.69</b>

DUE DATE MARCH 2, 2020

Pay within 10 days after the due date to avoid penalties.

Make checks payable to

AMOUNT DUE \$339.73



CLARK COUNTY TREASURER  
 500 S Grand Central Pkwy 1<sup>st</sup> Floor  
 PO Box 551220  
 Las Vegas NV 89155-1220

12333151107120400000339732

Installment 4

PARCEL NUMBER 123-31-511-071 NEW WORLD 2010 PROPERTY L L C

DUE DATE OCTOBER 7, 2019

Pay within 10 days after the due date to avoid penalties.

Make checks payable to

AMOUNT DUE \$339.73



CLARK COUNTY TREASURER  
 500 S Grand Central Pkwy 1<sup>st</sup> Floor  
 PO Box 551220  
 Las Vegas NV 89155-1220

12333151107120200000339736

Installment 2

See Reverse Side for Distribution of Tax Dollars.

Installment	Amount
1	341.50
2	339.73
3	339.73
4	339.73

IF YOUR MORTGAGE COMPANY PAYS YOUR TAXES, FORWARD THIS BILL TO THEM IMMEDIATELY

For more information and to check the status of your taxes, visit [clarkcounty.nv.gov/treasurer](http://clarkcounty.nv.gov/treasurer) or by calling (702) 455-4323, select option 3 from the main menu.

Invoice

Agency Info:

E-insure  
6149 S Rainbow Blv. NV 89118  
Las Vegas  
Phone: 702-362-2010  
Email: dennis.sullivan@einsure360.com

Invoice

Bill To: John James Kelly

Invoice # : 0001  
Invoice Date: 10/22/2019  
Due Date : 11/01/2019

Attn: 88 Realty - Karen Saberzadeh

Insured Name: John James Kelly  
Coverage : insurance policy - 3933 Yellow Mandarin Ave  
Billing Effective Date: 10/21/2019

Policy # : OA4685887  
Policy Term : 10/21/2019-10/21/2020  
Insurance Co: Safeco

Type	Description	Amount
Home Insurance	dwelling fire policy for 3933 Yellow Mandarin Ave	\$592.00

Please Make Check Payable to:  
E-insure  
6149 S Rainbow Blvd  
Las Vegas, NV 89118

*pd Discover  
10/23/19  
\$592-*

Total: \$ 592.00

Please remit payment at your earliest convenience.

Invoice

Agency Info:

E-Insure  
6149 S Rainbow Blv.  
Las Vegas NV 89118  
Phone: 702-362-2010  
Email: dennis.sullivan@einsure360.com

Invoice

Bill To: John James Kelly

Invoice # : 0001  
Invoice Date: 10/22/2019  
Due Date : 11/01/2019

Attn: 88 Realty - Karen Saberzadeh

Insured Name: John James Kelly  
Coverage : insurance policy - 3933 Yellow Mandarin Ave  
Billing Effective Date: 10/21/2019

Policy # : OA4685887  
Policy Term : 10/21/2019-10/21/2020  
Insurance Co: Safeco

Type	Description	Amount
Home Insurance	dwelling fire policy for 3933 Yellow Mandarin Ave	\$592.00

Please Make Check Payable to:  
E-Insure  
6149 S Rainbow Blvd  
Las Vegas, NV 89118

Total: \$ 592.00

Please remit payment at your earliest convenience.