

THE ULTIMATE GUIDE TO LAS VEGAS

Residential - Property Management - Investments



A M REALTY

TAMMY TRUONG

Broker Lic #58706 | PM Lic #0165058

LAS VEGAS

RELOCATION

"My goal is to assist sellers, buyers, and investors to meet their financial goals, selling/buying properties in the quickest time possible, during any market condition."



TAMMY TRUONG

Broker Lic #058706 | PM Lic #0165058

With over 21 years' experience as a top realtor in Southern Nevada, I have in-depth knowledge of the local real estate market, including trends, prices, and neighborhoods. As a dedicated full-time real estate professional with uncompromising standards, I am committed to providing you with exceptional services. Whether you are purchasing your dream home, selling a property, or venturing into real estate investment, these decisions will likely have a significant impact on your life. The crucial element to your successful transactions depends on hiring the right professional, such as myself. You'll have the confidence of knowing all your transactions will be completed professionally and efficiently. Regardless of market conditions, buying and selling a home is complicated, but I am here to help make the transaction smooth. Las Vegas is dynamic and constantly changing. For those reasons, your best interest is to have guidance from a proven professional representative like me.

Experiences:

- Representing **SELLERS, BUYERS, and INVESTORS**
- Successfully built portfolios for investors
- Property management
- Market analysis for seller, buyers, and investors
- REO and foreclosures properties
- Short sales specialist
- Proud member NARPM, LVR, REALTOR® associations

Coldwell Banker International, Multi-Million Dollar Producer
Re Max President club
Named Top 25 Asian Agents in Las Vegas
Women Council of Realtors Entrepreneur of the Year (2011)
HUD Listing agent 2010-2015

Tammy Truong



Time Zone: Pacific Standard Time
State Motto: All for our Country
State Flower: Sagebrush
State Reptile: Desert Tortoise
State Bird: Mountain Bluebird
State Animal: Desert Bighorn Sheep
State Tree: Single-Leaf Pinon

FUN FACTS ABOUT NEVADA:

- Nevada is the 7th largest state in the United States
- Nevada is one of the most sparsely populated states.
- Nevada was the 36th state admitted to the Union on October 31, 1864
- Nevada is the largest gold producing state, second in the world to South Africa

Population: (2023) 3,194,176

As of 2023, Nevada's population was 3,194,176, with a growth rate of 0.53%. Between 2010 and 2022, the state's population increased 12 years in a row, with an average annual growth rate of 1.4%. Nevada's largest annual increase was 2% between 2018 and 2019.

Nevada has no State income tax





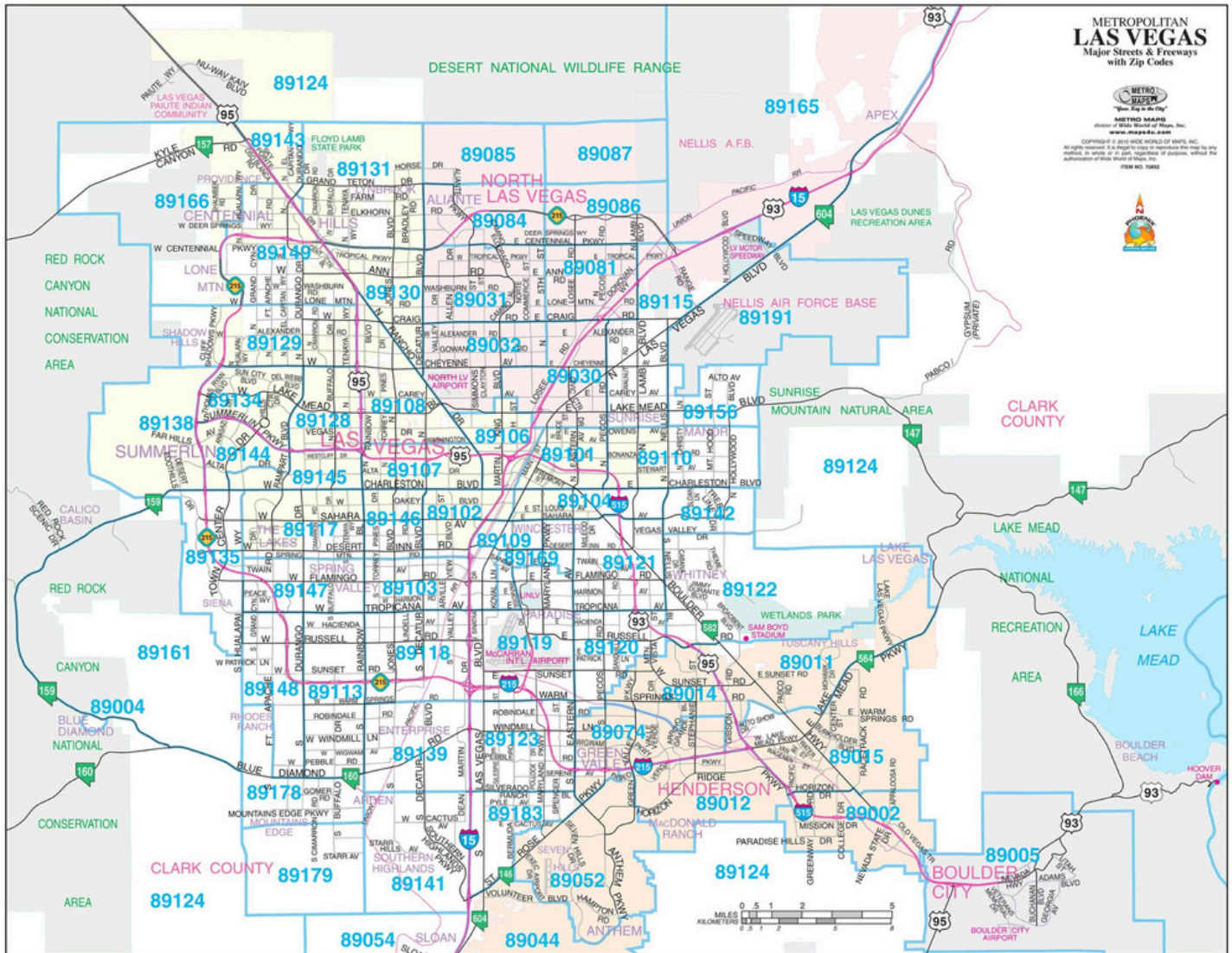
DON'T MAKE A MOVE WITHOUT A REALTOR

“Finding a home without a REALTOR® is like Finding a needle in a haystack.” As members of the National Association of REALTORS®, a strict Code of Ethics binds Realtors. Here is why working with a REALTOR® works for you in terms of your interests, convenience, budget and your peace of mind throughout the entire buying process

- REALTORS® place your home in multiple listing services
- REALTORS® show your home whether you are in or not
- REALTORS® are the source of the most complete and up-to-date information on market availability, including homes listed by another REALTOR®. Working with a REALTOR® saves valuable time.
- REALTORS® assist in determining what a purchaser can afford as well as available financing options.
- REALTORS® assist in finding the home which best meets a purchaser's needs, from size and style to features and location as well as accessibility to desired amenities.
- REALTORS® can provide information to better inform a purchaser which property to buy, from real estate values to taxes, municipal services to utility costs.
- REALTORS® can be objective about a property and point out disadvantages, as they have no emotional ties.
- REALTORS® will negotiate offers and counter offers on your behalf with the Seller until an agreement has been made and will guide you through the loan and escrow process.
- REALTORS® will determine “Fair” market value establishing a fair sales price.

THE LOCATION

Supply and demand are two factors that will always play a role in real estate appreciation. Housing supply in great locations is limited to the number of homes in that location. The location creates desirability, desirability creates demand, and demand raises real estate prices.



5940 S. RAINBOW BLVD. LAS VEGAS NV 89118
702-518-2151 OFFICE | EMAIL: INFO@AMREALTYVEGAS.COM

UTILITIES INDEX

ELECTRICITY

NV Energy
www.nvenergy.com
(702) 402-5555

GAS

Southwest Gas Corporation
www.swgas.com
(877) 860-6020

WATER

Las Vegas Valley Water District
www.lvwwd.com
(702) 870-4194

North Las Vegas Water Department

www.cityofnorthlasvegas.com
(702) 633-1275

City of Henderson Water

www.cityofhenderson.com
(702) 267-5900

TRASH

Republic Services of Southern Nevada
(702) 735-5151
www.republicservices.com

OTHER IMPORTANT PHONE NUMBERS :

Police/Fire/Medical Emergency • 911
Police Non-Emergency • 311

Clark County Assessor (personal property taxes)
(702) 455-3882
Clark County Treasurer (real property taxes)
(702) 455-4323
www.clarkcountynv.gov

U.S. Postal Service
(800) 275-8777
www.usps.com

Preferred Vendors:

AC VETS AC and heating	702-330-9531
Fresh Start Services Adolfo	702-283-3302
Elite Property Inspections	702-379-5474
Eclipse Blinds Shirley	702-506-1817
Greenspace Landscaping Alfredo	702-427-3736
Tonis Garage Door	702-463-9075

SEWER

Las Vegas City Sewer Department
www.lasvegasnevada.gov
(702) 229-1289

CABLE/TELEPHONE

Cox Communications
www.cox.com
(702) 383-4000

Century Link
www.centurylink.com
(866) 304-6820

DEPARTMENT OF MOTOR VEHICLES

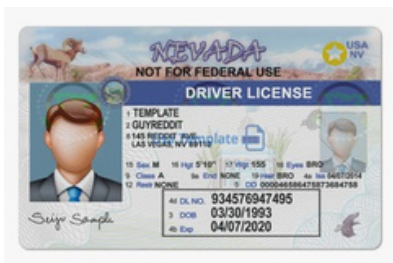
8250 W. Flamingo Rd., Las Vegas, NV 89147
2621 E. Sahara Ave., Las Vegas, NV 89104
7170 N. Decatur Blvd., North Las Vegas, NV 89131
1399 American Pacific Dr., Henderson, NV 89074
www.dmvnv.com
(702) 486-4368

**As a member of the Las Vegas Realtors Association REALTORS®
I will accurately provide you with local information on
utilities, zoning, schools, and other resources.**

NOTES



TRANSPORTATION



702.486.4368

NORTH LAS VEGAS

7170 N Decatur Blvd Las Vegas, NV 89131
M-F 8am - 5pm | SAT 8am - 4pm

EAST LAS VEGAS

2701 E Sahara Ave Las Vegas, NV 89104
M-F 8am - 5pm | SAT 8am - 4pm

HENDERSON

1399 American Pacific Dr. Henderson, NV 89074
M-F 8am - 5pm | SAT 8am - 4pm

WEST LAS VEGAS

8250 W Flamingo Rd Las Vegas, NV 89147
M-F 8am - 5pm | SAT 8am - 4pm

ITEMS NEEDED FOR LICENSE & REGISTRATION

- Your valid state issued drivers license.
- Proof of your social security number.
- Nevada liability insurance card.
- Smog check certificate if needed.
- Your current registration slip(s).
- Title(s) unless held by lienholder.
- VIN# Check(s).
- Your out of state license plates
- Fees - cash, check, money order, visa, etc...



www.dmvnv.com



togetherforbetter



The Treasurer's office mails out real property tax bills ONLY ONE TIME each fiscal year. If you do not receive your tax bill by August 1st each year, please use the automated telephone system to request a copy. Tax bills requested through the automated system are sent to the mailing address on record. Please verify your mailing address is correct prior to requesting a bill. If real property is purchased during the fiscal year or if a mortgage company is no longer responsible for making tax payments, call our office to request a bill at (702) 455-4323 (option 3).

Please visit the link for more information.

Briana Johnson, County Assessor

500 S Grand Central PKWY Las Vegas, NV 89155-1401



HOMESTEAD LAWS IN NEVADA

Procedures for What the Law Provides

When you record a Declaration of Homestead, Nevada law protects the equity in your home up to \$605,000 from general creditor claims (unpaid medical bills, bankruptcy, charge card debts, business/personal loans, accidents) but would not preclude a seizure or forced sale of your residence from general creditors if your equity exceeds the \$605,000. A creditor may file suit and can record a judgment lien against any real property you own. Recording a Declaration of Homestead protects your principal residence up to the statutory maximum. For example, if the value of your home is \$645,000 and you have a first mortgage of \$485,000 plus a second mortgage of \$10,000, the equity is \$150,000.

What is not Protected

The Homestead law does not protect you against debts secured by a mortgage or deed of trust, payment of taxes, IRS lien, mechanic's lien, child support or alimony payments.



Main Office

500 S. Grand Central Pkwy.
2nd Floor PO Box 551510 Las Vegas, NV 89155-1510



Henderson Office

Henderson City Hall 240 S. Water Street 1st Floor Henderson, NV 89015



Northwest Office

Dona Maria Plaza 3211 N. Tenaya Way Suite #118 Las Vegas, NV 89129



LAS VEGAS & HENDERSON COMMUNITIES



QUEENSRIDGE



PROVIDENCE



MACDONALD
HIGHLANDS



RHODES RANCH



ALIANTE



IRON MOUNTAIN
RANCH



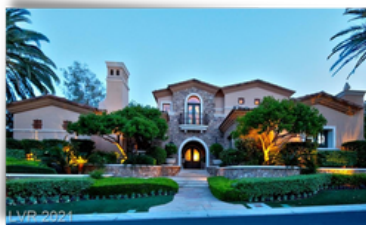
INSPIRADA



ANTHEM



SUMMERLIN



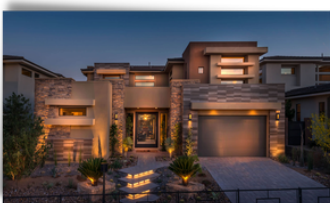
RED ROCK COUNTRY
CLUB



MOUNTAINS EDGE



SOUTHERN HIGHLANDS



THE RIDGES



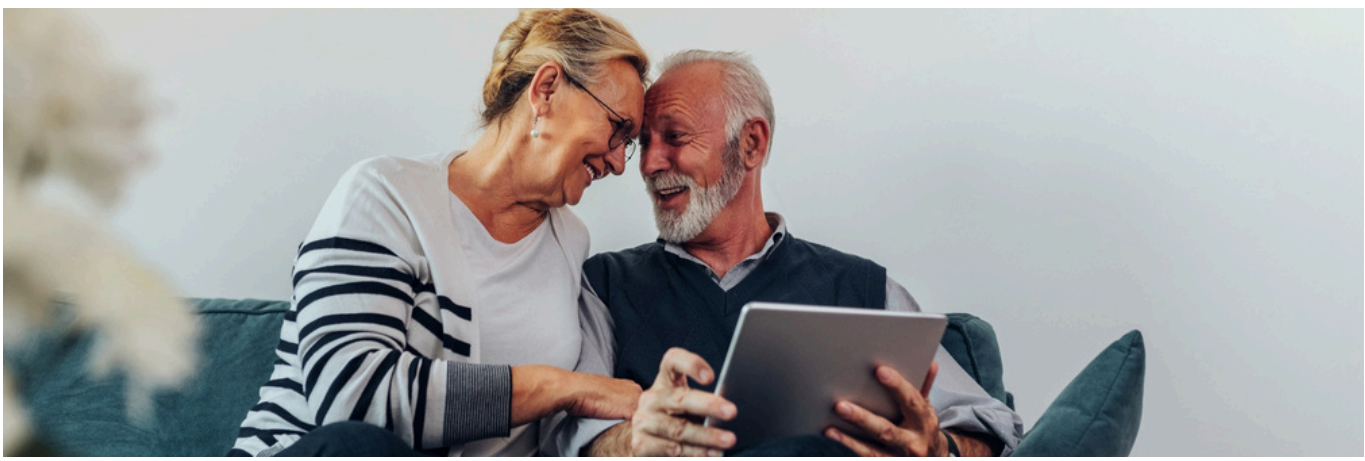
ROMA HILLS



SOUTHWEST



HENDERSON GREEN VALLEY



• 55+ COMMUNITIES



REGENCY AT SUMMERLIN



TRIOLOGY AT SUMMERLIN



SIENNA



**SUN CITY
ANTHEM**



**TRIOLOGY
SUNSTONE**



MEDICAL SERVICES

BOULDER CITY HOSPITAL

901 Adams Blvd Boulder City, NV
89005 702.293.4111
www.bouldercityhospital.org

CENTENNIAL HILLS

6900 N Durango Dr Las Vegas, NV
89149 702.833.9700
www.centennialhillshospital.com

DESERT SPRINGS

2075 E Flamingo Rd Las Vegas, NV
89119 702.733.8800
www.desertspringdhodpitsl.net

MOUNTAIN VIEW

3100 N Tenaya Way Las Vegas,
NV 89128 702.255.5000
www.mountainview-hospital.com

NORTH VISTA

1409 E Lake Mead Blvd North Las
Vegas, NV 89030 702.649.7711
www.northvistahospital.com

SOUTHERN HILLS

9300 W Sunset Rd Las Vegas, NV 89148
702.880.2100
www.southernhillshospital.com

SPRING VALLEY

5400 S Rainbow Blvd Las Vegas, NV 89118
702.853.3000
www.springvalleyhospital.com

ST. ROSE DOMINICAN LIMA

102 E Lake Mead Dr Henderson, NV 89105
702.564.2622 www.strosehospitals.org

ST. ROSE DOMINICAN SIENA

3001 St. Rose Parkway Henderson, NV
89052 702.616.5000
www.strosehospitals.org

ST. ROSE DOMINICAN SAN

MARTIN

8280 W Warm Springs Rd Las Vegas, NV
89113 702.492.8000
www.strosehospitals.org

SUMMERLIN

657 Town Center Dr Las
Vegas, NV 89144
702.233.7000
www.summerlinhosp.org

SUNRISE

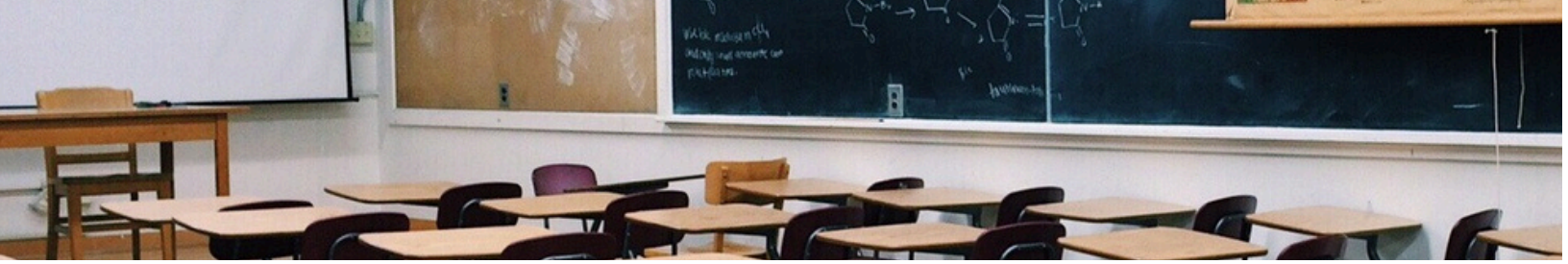
3186 S Maryland Parkway Las Vegas,
NV 89109 702.731.8000
www.sunrisehospital.com

UNIVERSITY MEDICAL CENTER

1800 W Charleston Blvd Las Vegas,
NV 89102 702.383.2000 www.umc-cares.org

VALLEY HOSPITAL

620 Shadow Ln Las Vegas, NV 89106
702.388.4000 www.valleyhospital.net



EDUCATION



With over 300,000 students, 35,000 employees, and 336 schools makes Clark County School District (CCSD) the fifth largest school district in the nation.

CCSD is also one of the fastest growing school districts in the country. The Clark County School District consists of 12 magnet schools that make every effort to empower students by utilizing academic rigor while integrating communication leadership, and critical thinking skills.

www.ccsd.net

IMPORTANT NUMBERS

Adult Education :	702.799.8650	G.A.T.E. : Health	702.799.8601
Attendance Zones :	702.799.6430	Services : Home	702.799.7443
Board of Trustees :	702.799.1072	Instruction : Homeless	702.799.1072
Clark County Public		Outreach Program :	702.799.2939
Education foundation	702..799.1041	Homework Hotline :	702.799.5111
Community Relations:	702.799.1080	Human Resources :	702.799.5328
Child Special Education	702.799.7479	Teacher Recruitment :	702.799.542 7
Food Services	702.799.8123		

***IF YOU OR SOMEONE YOU KNOW NEED ASSISTANCE OR SUPPORT, YOU MAY CONTACT:**

- **SAFEVOICE: 1-833-216-SAFE (7233) FOR ANONYMOUS REPORTING**
- **CCSD POLICE: 702-799-5411**
- **MOBILE CRISIS RESPONSE TEAM: 702-486-7865**
- **NATIONAL SUICIDE LIFELINE: 1-800-273-TALK (8255) OR**
- **NEVADA CRISIS LINE: 775-784-8090**

THIS INFORMATION CAN ALSO BE FOUND ON THE CCSD'S WEBSITE BY CLICKING [HTTPS://WWW.CCSD.NET/COMMUNITY/MENTALHEALTH/](https://www.ccsd.net/community/mentalhealth/).



LAS VEGAS & HENDERSON PRIVATE SCHOOLS

NOBLE COLLEGIATE ACADEMY

6000 W. Oakey Blvd. Las Vegas, NV
89146 (702) 750-7036
www.ncaus.education

THE ADELSON EDUCATIONAL CAMPUS

9700 W. Hillpointe Road
Las Vegas, NV 89134
(702) 255-4500
www.adelsoncampus.org

AMERICAN HERITAGE ACADEMY

2100 Olympic Avenue
Henderson, NV 89014
(702) 949-5614
www.ahalv.org

BISHOP GORMAN HIGH SCHOOL

5959 S. Hualapai Way
Las Vegas, NV 89148
(702) 732-1945
www.bishopgorman.org

CALVARY CHAPEL CHRISTIAN SCHOOL

7175 W Oquendo Rd
Las Vegas, NV 89113
(702) 248-8879
www.cccslions.org

FAITH LUTHERAN

2015 S Hualapai Way
Las Vegas, NV 89117
(702) 804-4400
www.faithlutheranlv.org

GV CHRISTIAN SCHOOL

711 Valle Verde Court
Henderson, NV 89014 (702)
454-4056
www.gvchristianschool.com

ANDERSON ACADEMY OF MATHEMATICS AND SCIENCE

3675 Lindell Road Las Vegas, NV
89130 (702) 600-8334
www.andersonacademymys.com





• UNLV CAMPUS

UNLV first started offering classes in 1957 and has since transformed from a small branch college to one of the top thriving urban research institutions in the nation. UNLV is a doctoral-degree-granting institution of more than 30,000 students and 3,500 faculty. UNLV is recognized by the *Carnegie Classification of Institutions of Higher Learning* as very high research activity and is on the path to join the top tier of national public research universities.

UNLV Offers a broad range of respected academic programs including their top ranked hospitality program. UNLV is committed to recruiting and retaining top students and faculty. Educating the regions diversifying population and workforce. Driving economic activity through increased research and community partnerships, and creating an academic health center for Nevada.

Las Vegas has a few other options within the county such as the College of Southern Nevada and Nevada State College as well as University of Phoenix and DeVry University as well as a few others. Las Vegas is still a growing city and projects are undergoing as you read this to expand more colleges around Las Vegas and Henderson.



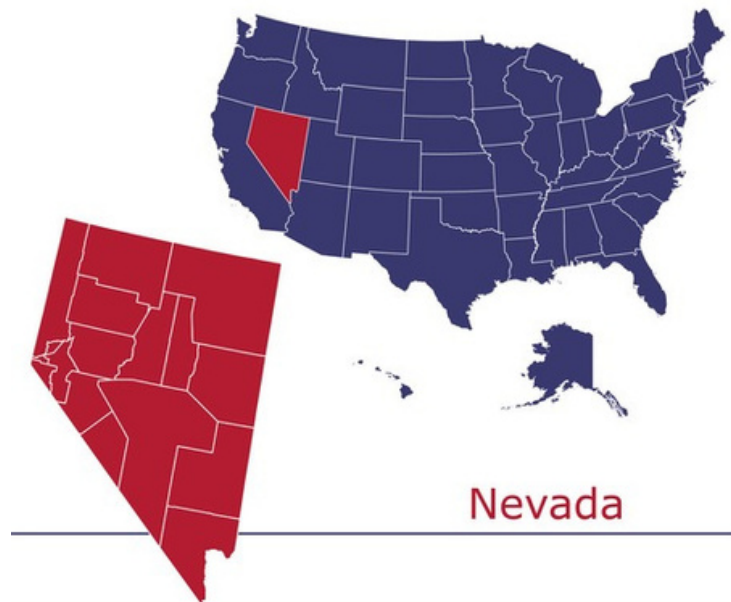
OFFICE OF ADMISSIONS

4505 S Maryland Pkwy,
Las Vegas, NV 89154
702.774.8658
www.unlv.edu/admissions



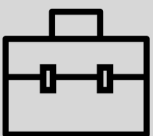


WHY PEOPLE ARE MOVING TO LAS VEGAS

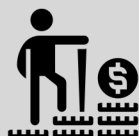


FASTEST GROWING CITIES

- | | |
|--------------------|------------------------|
| 1. Austin, TX | 11. Nashville, TN |
| 2. Raleigh, NC | 12. Denver, CO |
| 3. Orlando, FL | 13. Las Vegas, NV |
| 4. Charleston, SC | 14. Jacksonville, FL |
| 5. Houston, TX | 15. Seattle, WA |
| 6. Sarasota, FL | 16. Clearwater, FL |
| 7. San Antonio, TX | 17. Atlanta, GA |
| 8. Dallas, TX | 18. Salt Lake City, UT |
| 9. Phoenix, AZ | 19. Oklahoma City, OK |
| 10. Charlotte, NC | 20. McAllen, TX |



33% Due to jobs



36% Due to retirement



21% Due to lifestyle



20% Due to family



5% Due to health



DINING IN LAS VEGAS

The answer to any question that begins, "Can you recommend a restaurant?" is one that will surely have you all over the place in Las Vegas. This highly produced list covers the entire city, spans a myriad cuisines and price points, and collectively satisfies all restaurant needs from where to go for a reliable quick bite, to where to go when to blow half a paycheck on dinner.

HONEY SALT
1031 S Rampart Blvd
Las Vegas, NV 89145
702.445.6100
www.honeysalt.com

ECHO & RIG
440 S Rampart Blvd
Las Vegas, NV 89145
702.489.3525
www.echoandrig.com

BARRY'S PRIME
8 E Fremont St
Las Vegas, NV 89101
702.726.5504
www.barrysdowntownprime.com

JOEL ROBUCHON
3799 Las Vegas Blvd
Las Vegas, NV 89109
702.891.7925

HASH HOUSE A GO-GO
6800 W Sahara Ave,
Las Vegas, NV 89146
702.804.4646
www.hashhouseagogo.com

TACOS EL GORDO
1724 E Charleston Blvd
Las Vegas, NV 89104
702.251.8226
www.tacoselgordobc.com

TEXAS ROADHOUSE
1380 E Craig Rd,
N. Las Vegas, NV 89030
702.644.1522
www.texasroadhouse.com

THE GOLDEN STEER
308 W Sahara Ave
Las Vegas, NV 89102
702.384.4470
www.goldensteerasvegas.com

JESSE RAE'S BBQ
5611 S Valley View Blvd,
Las Vegas, NV 89118
702.541.5546
www.jesseraesbbq.com

PINCHES TACOS
9205 W Russell Rd
Las Vegas, NV
702.818.4208
www.pinchestacos.com

DW BISTRO
9275 W Russell Rd #190
Las Vegas, NV 89148
702.527.5200
www.dwbistro.com

EVEL PIE
508 E Fremont St
Las Vegas, NV 89101
702.840.6460
www.evelpie.com

LOTUS OF SIAM
953 E Sahara Ave Ste A5,
Las Vegas, NV 89104
702.735.3033
www.lotusofsiamlv.com

FUKU BURGER
7365 S Buffalo Dr
Las Vegas, NV 89113
702.684.6161
www.fukuburger.com.com

LE CIRQUE
3600 S Las Vegas Blvd
Las Vegas, NV
702.693.8100

THOUSANDS OF RESTAURANTS TO CHOOSE FROM



• OUTDOOR ACTIVITIES



**BOOTLEG
CANYON**
Boulder City, NV

**EMERALD
COVE**
Colorado River



RED ROCK
West On Charleston Blvd

**DUMONT
DUNES**
CA Hwy 127



**LEE
CANYON**
Mount Charleston

**SEVEN
MAGIC
MOUNTAINS**
US Hwy 15



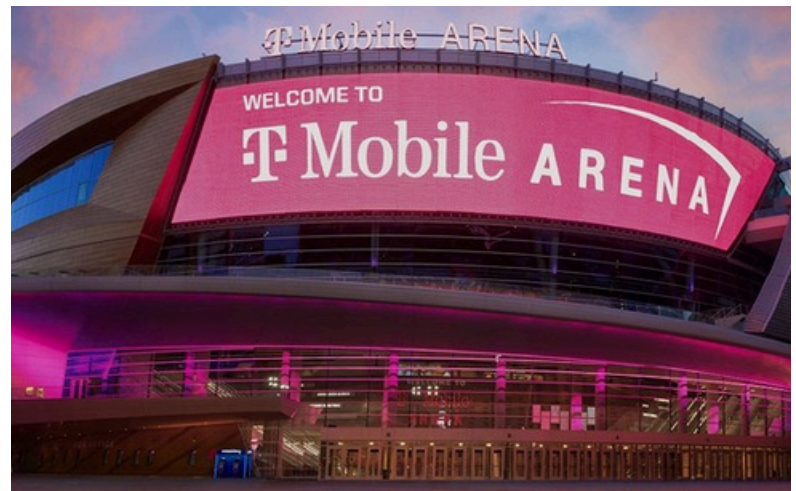


SPORTS FRANCHISES



VEGAS
GOLDEN KNIGHTS™

The Las Vegas Golden Knights are a fairly newer team to the NHL. As the very first professional franchise sport in Las Vegas there is a huge following as you will see most games sold out. The local fanbase for the Knights are in no shortage as you can easily see that this city supports it's teams.



T-Mobile Arena

3780 Las Vegas Blvd S, Las Vegas, NV 89158
702.692.1600

www.nhl.com/goldenknights

T-Mobile Arena is a multi-purpose indoor arena on the Las Vegas Strip in Paradise, Nevada, United States, and is the home venue for the National Hockey League's Vegas Golden Knights

Capacity: Overall: 20,000; Basketball: 18,000; Boxing/MMA: 20,000; Ice hockey: 17,500; Concerts: 12,000-20,000





RAIDERS



Founded on January 30, 1960, and originally based in Oakland, California, the Raiders played their first regular season game on September 11, 1960, as a charter member of the American Football League (AFL). They moved to the NFL with the AFL-NFL merger in 1970. The team departed Oakland to play in Los Angeles from the 1982 season through the 1994 season before returning to Oakland at the start of the 1995 season. On March 27, 2017, NFL team owners voted nearly unanimously to approve the Raiders' application to relocate to Las Vegas. Nearly three years later, on January 22, 2020, the Raiders moved to Las Vegas



Allegiant Stadium

3333 Al Davis Way, Las Vegas, NV 89118
725.780.2000
www.raiders.com

Allegiant Stadium is a domed stadium located in Paradise, Nevada, United States. It serves as the home stadium for the Las Vegas Raiders of the National Football League

Capacity: Football: 65,000; (expandable to 71,835); Soccer: 61,000

FORMULA 1

Now an annual track for the next 9 years in the heart of the Las Vegas strip. This fast paced exciting track delivers the best drivers right down Las Vegas Blvd.

Be sure to visit this amazing attraction around November.

www.F1LasVegasGP.com



LAS VEGAS A'S

2027 is the proposed date to have the inaugural A's season in Las Vegas. Look forward to seeing all your favorite MLB players at this stadium not to be overlooked.

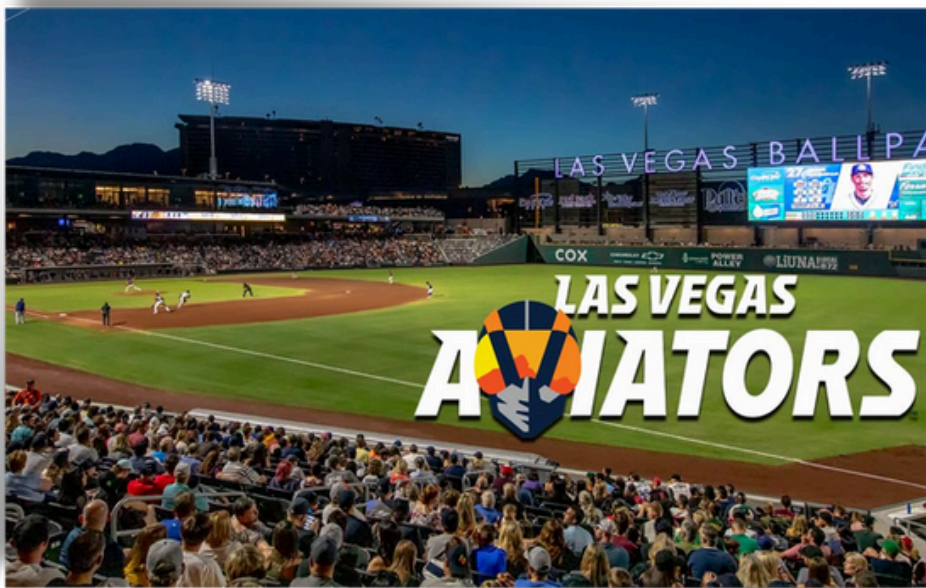
Oakland Athletics
7000 Coliseum Way
Oakland, CA 94621
Main: 510.638.4900

UFC

The Ultimate Fighting Championship is an American mixed martial arts promotion company based in Las Vegas, Nevada

www.UFC.com





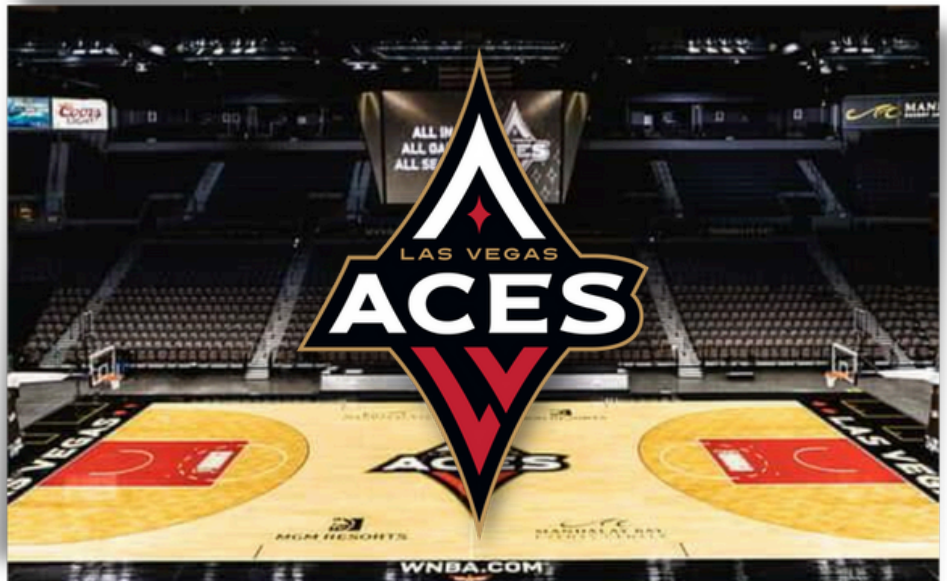
THE LAS VEGAS AVIATORS

A Minor League Baseball team of the Triple-A West and the Triple-A affiliate of the Oakland Athletics. They are located in Summerlin South, Nevada, a community in Las Vegas. The Aviators play their home games at Las Vegas Ballpark, a new 10,000-seat facility.

1650 S Pavilion Center Dr
Las Vegas, NV 89135
702.943.7280
www.milb.com/las-vegas

THE LAS VEGAS ACES

The Aces compete in the Western Conference of the Women's National Basketball Association (WNBA), and play their home games at Michelob Ultra Arena in the Mandalay Bay Resort and Casino.
3950 Las Vegas Blvd S, Las Vegas, NV 89109
702.632.7777
www.aces.wnba.com



LAS VEGAS LIGHT FC

Las Vegas Lights FC is an professional soccer team based in Las Vegas, Nevada and plays in the USL Championship. The team made its debut in 2018 and plays its home games at Cashman Field.

850 Las Vegas Blvd N, Las Vegas, NV 89101
702.728.4625
www.lasvegaslightsfc.com



UNLV

ATHLETICS

At UNLV more than 400 Rebel athletes who compete in the NCAA Division 1 as members of the Mountain West Conference that's spread over 16 different sports. An always competitive division with a great rivalry between the northerners of University of Nevada Reno or also know as UNR. This interstate rivalry is exciting to watch either live, or on the local sports channel. You can find out more by visiting the website below.



www.unlvrebels.com



The interstate collegiate rivalry between UNLV and UNR football. The Fremont cannon goes to the winner and is either painted scarlet or blue.

THE ARTS, THEATRE & MUSEUMS



THE MOB MUSEUM
300 E Stewart Avenue Las Vegas, NV 89101
702.229.2734
www.themobmuseum.org



THE SMITH CENTER
300 E Stewart Avenue Las Vegas, NV 89101
702.229.2734
www.thesmithcenter.com



BELLAGIO GALLERY OF FINE ART
3600 Las Vegas Blvd Las Vegas, NV 89109
702.693.7871



DISCOVERY CHILDREN'S MUSEUM
360 Promenade Pl Las Vegas, NV 89106
702.382.3445
www.discoverykidslv.org



SHARK REEF AQUARIUM
3950 S Las Vegas Blvd Las Vegas, NV 89119
702.632.4555



FIRST FRIDAYS
1025 S 1st St Las Vegas, NV 89101
702.383.3133



DOWNTOWN SUMMERLIN

A vibrant walkable urban center in the heart of the community, Summerlin's most active urban destination is waiting to be explored. A diverse, world-class, and homegrown mix of shops, restaurants, indoor and outdoor venues, and events, including the Las Vegas Ballpark and City National Arena, home to the Golden Knights practice facility. Featuring an impressive collection of shops and boutiques located just West of the Las Vegas Strip, Downtown Summerlin is a stunning open-air shopping center that offers something for all visitors. The destination features shops including Nordstrom Rack, Macy's, Dillard's, H & M, PGA Tour Superstore, Oil & Vinegar and many others and dining options ranging from Maggiano's Little Italy, Lazy Dog's, MTO Cafe, Public School, Grape Street, Dave & Buster's, and other signature venues. The dining, shopping and entertainment venue includes a movie theatre, sporting good stores and other unique venues.

FARMERS MARKETS



BRUCE TRENT PARK FARMERS MARKET

8851 Vegas Dr.
Las Vegas, NV 89128 Hours: Wednesdays,
2:00 pm - 8:00 pm

COUNTRY FRESH FARMERS MARKET

240 S. Water St. Henderson, NV 89015
Hours: Thursdays, 2:00 pm - 8:00 pm

DOWNTOWN SUMMERLIN FARMER'S MARKET

1980 Festival Plaza Dr. Las Vegas, Nevada 89135
Hours: Saturdays 9:00 am - 2:00 pm

SOUTHERN HIGHLANDS FARMER'S MARKET

11411 Southern Highlands Pkwy Ste. 100 Las
Vegas, NV 89141 Hours: Sunday 9:00 am - 2:00
pm

FRESH52 FARMERS AND ARTISAN MARKET

9480 S Eastern Ave. Las Vegas, NV 89123 Hours:
Sundays 8:00 am - 12:00 pm

INSPIRADA MARKET

2000 Via Firenze Henderson, NV 89044 Hours:
Monday - Friday 9:00 am - 6:00 pm

TIVOLI VILLAGE MARKET

400 S. Rampart Blvd. Las Vegas, NV 89145 Hours:
Monday - Thursday 10:00 am - 8:00 pm, Friday and
Saturday 10:00 am - 9:00 pm, Sundays 10:00 am -
6:00 pm

MARKET IN THE ALLEY

1028 Fremont Street Las Vegas, NV 89101 Hours:
Wednesday - Sunday 11:00 am - 5:00 pm



PURCHASING A NEW HOME OR CONSTRUCTION

Purchasers who choose new home construction instead of residential resale in established neighborhoods have additional legal considerations of which to be aware. Prior to any new home purchaser signing a contract with a new homebuilder they should:

- **Read the subdivision** public report. The law requires a builder in a new home subdivision to provide to prospective purchasers a report that discloses information about the subdivision which may affect the purchaser's decision to buy. The public report will include information on adjacent land use (commercial zoning and city dump location, if nearby, for example) as well as assessments and taxes to name but a few.
- **Read the CC&R's** and any other homeowner association bylaws and/or architectural guidelines. CC&R's (Covenants, Conditions and Restrictions) enable an association to control some aspects of a purchaser's use of their home. CC&R's can be very strict, particularly those which address landscaping, paint selections, RV's, boats and outdoor play equipment. These restrictions must be addressed by the purchaser in advance as post-closing is too late to find out your home will not meet your intended use.
- **Read the purchase contract.** Unlike residential resale purchase contracts, there is no standard contract for homebuilders. Keep these points in mind while reading the builder's contract:
 - **What happens to your earnest money** and any additional cash deposits to secure your lot? Deposits should be held by an escrow company, however a builder may disclose that deposits are held not by an escrow company but become immediately available for use by the builder. A purchaser may find it difficult to recover funds held by the builder if the builder fails to perform as promised.
 - **Is there a financing contingency for the benefit of the purchaser?** Should the purchaser not qualify for a loan are they required to apply through the builder's lender or are they entitled to a return of their deposit?
 - **Realistic completion date.** Should the date not be met, is the purchaser able to negotiate with the builder a certain dollar amount per day for late completion?
 - **What are a purchaser's options for problems?** Are there remedies set out in the builder's contract should a problem arise or is a purchaser forced to use the Registrar of Contractors or binding arbitration? Prospective purchasers should consult an attorney if they do not understand the language and or rights set out in the builder's contract. Finally, talk to your Realtor.



• HOME OWNERS ASSOCIATION

It can be overwhelming when you are buying a home to consider all the details in play, just the first of which is how much home you can afford. For example, you start with the home itself - size, style, number of rooms, amenities. And then you consider the location - proximity to work, quality of school system, neighborhood vibe.

Then you might need to add another potential consideration, which is whether the home you are considering would require you to join a homeowners association, or HOA. Let's take a look at what is an HOA, HOA meaning, HOA fees, and other details to help you decide if it's right for you.

WHAT IS AN HOA?

HOA stands for homeowners association. Living in an HOA community means there are certain rules and regulations residents must follow, and they will have to pay fees as well. There can be pros and cons for this, as you might imagine. But while the HOA rules and regulations might prevent you from doing exactly what you want with your property, they are designed to preserve the neighborhood and help all the homes maintain their property values. The HOA fees also are used to maintain the common areas and keep the entire neighborhood appealing.

WHAT DOES A HOMEOWNERS ASSOCIATION DO?

An HOA is a private organization that governs common-interest communities, such as planned neighborhoods, townhouses and multi-unit apartment buildings or condominiums. The HOA board members will establish certain homeowners association rules and enforce them in order to monitor the area's upkeep and maintain the community's real estate property values.





WAYS TO TAKE TITLE

Taking title to a property has important legal benefits and consequences. There are four common ways to take title in Nevada. I will consult with you about which method is right for your needs.



COMMUNITY PROPERTY

- Requires a valid marriage between two people
- Each spouse holds an undivided one-half interest in the estate
- One spouse cannot partition the property by selling his or her interest
- Requires signatures of both spouses to convey or encumber
- Each spouse can devise (will) one-half of the community property
- Upon death the estate of the decedent must be "cleared" through probate, affidavit or adjudication
- Both halves of the community property are entitled to a "stepped up" tax basis as of the date of death

COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

- Requires a valid marriage between two persons
- Each spouse holds an undivided one-half interest in the estate
- One spouse cannot partition the property by selling his or her interest
- Requires signatures of both spouses to convey or encumber
- Estate passes to surviving spouse outside of probate
- No court action required to "clear" title upon the first death
- Both halves of the community property are entitled to a "stepped up" tax basis as of the date of death

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

- Parties need not be married; may be more than two joint tenants
- Each joint tenants holds an equal and undivided interest in the estate, unity of interest
- One joint tenant can partition the property by selling his or her interest
- Requires signatures of all joint tenants to convey or encumber the whole
- Estate passes to surviving joint tenants outside of probate
- No court action required to "clear" title up on death of joint tenant(s)
- Deceased tenant's share is entitled to a "stepped up" tax basis as of the date of death

TENANTS IN COMMON

- An undivided ownership in real estate by two or more persons.
- The interests need not be equal, and in the event of the death of one of the owners, no right of survivorship in the owners exists, but instead the interest passes to the heirs of the deceased.
- It exists when two or more persons acquire title, not as community property or as joint tenants. Each owner has a separate and distinct interest, which must be shown on the deed of acquisition. Each owner may deal with their interest without the consent of the other co-tenants.

CLOSING COSTS

Everything
you'll need to
budget for.



BEFORE CLOSING

- DEPOSIT PROPERTY
- APPRAISAL HOME
- INSPECTION

ON CLOSING

- LAND TRANSFER TAX
- PROPERTY TAX
- MORTGAGE INSURANCE

AFTER CLOSING

- MOVING EXPENSES
- UTILITY CONNECTIONS
- RENOVATIONS
- IMMEDIATE REPAIRS
AND MAINTENANCE

FAQ'S



You've got Q's
I've got A's

HOW LONG DOES THE PROCESS USUALLY TAKE?

Buying a home can happen in a week or take months. I will work with you to make it happen as quickly as possible.

WHAT IS A BUYER VS SELLER MARKET?

A seller's market happens when there's a shortage in housing. A buyer's market occurs when there are more homes for sale than buyers.

HOW DO WE KNOW WHAT WE CAN AFFORD?

I will walk you through the process of figuring out how much you can afford, the first step is making an appointment with me.



• HOME BUYERS CHECKLIST

From beginning to end, I've created a list of things you might not be thinking of.

TWO MONTHS BEFORE

- Start downsizing and donating old and unwanted items
- Start researching moving costs and companies
- Collect school records and transfer
- Order packing supplies

ONE MONTH BEFORE

- Change your address and send moving notifications to friends and family
- Find local healthcare providers and shopping necessities
- Buy any new appliances or make plans for what to buy

TWO WEEKS BEFORE

- Contact utilities
- Finalize moving arrangements

2-3 DAYS BEFORE

- Plan payments and expenses for moving
- Defrost your fridge
- Clean as you continue to pack
- Pack things you will need right away separately

MOVING DAY

- Do a final walkthrough
- Keep all receipts
- Pre-clean, seal any windows or doorways
- Check for damages in your new home that will need to be fixed
- Unpack room by room

READY TO GET STARTED?

TAMMY TRUONG

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