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FIRST EIGHT WEEKS OF SALES AT MIRA VILLA, IN SUMMERLIN, NV,

YIELD \$4.2 MILLION IN NINE SALES

- Buyers commit to MIRA VILLA as primary residence

SUMMERLIN, NV— October 4, 2011—[MIRA VILLA](#), in its first eight weeks on the market, generated \$4.2 million in sales, far outpacing the sales activity in the Las Vegas market. The project is currently pacing at roughly one sale per week, with the average sale price of \$432,000 for the nine units sold.

"There are three main reasons buyers are attracted to MIRA VILLA," says Tera Anderson, director of sales at MIRA VILLA. "The absolute convenience of condominium living, without sacrificing space and elegance, is Mira Villa's tremendous appeal. That coupled with a perfect Summerlin location, and a personal and transparent sales experience is why the community has been so successful."

Anderson says that in the past few years Las Vegas has largely been viewed as an investors' market. Single family homes, condominiums and commercial real estate have been consumed by out-of-state and international buyers seeking "buy low" investment opportunities. The trend has changed the dynamic of neighborhoods and communities, shifting from owner-occupancy to rental properties. However, roughly 65% of the owners at MIRA VILLA are Las Vegas-area locals and 80% of the purchased units are owner occupied.

“There is a real community here. For residents, the benefit is counter to the recent market trend in the Las Vegas area, which, unfortunately, has seen numerous short sales and foreclosures. There is also pride of ownership in a quality project with a well-funded HOA that is evident to our prospective buyers. The pricing and stable HOA give buyers an added sense of security,” Anderson says.

“The project’s owners, [Condo Capital Solutions](#), are recognized as leaders in developments like MIRA VILLA,” adds Anderson. “Their system of due-diligence when acquiring a property is thorough and focused on stabilizing the project in all aspects. This methodical analysis subsequently attracts buyers and mortgage lenders alike, looking for suitable projects in a tough market. Without a doubt, CCS’s backing has contributed to our success in what historically is the slowest time of the year for real estate sales in the Las Vegas-area.”

About MIRA VILLA:

MIRA VILLA is a gated, luxury condominium community located 15 minutes from the Las Vegas strip in the heart of Summerlin, NV, a 22,500 acre master-planned development renowned for its cultural offerings, championship golf courses, parks and trail system, excellent schools and easy access to Summerlin Parkway and I-15.

Mira Villa overlooks both TPC Las Vegas golf course and Angel Park golf course in Canyons Village. It is located near shopping, Summerlin Hospital, the Academy of Nevada Ballet Theatre, Red Rock National Park and casinos.

The community comprises 21 mid-rise buildings constructed of concrete and steel with emphasis on sound abatement and state-of-the-art fire-protection.

Amenities include panoramic golf-front, city, mountain and Las Vegas Strip views; spacious well-designed floorplans; expansive private terraces; private two-car garages; private elevators; pool, spa, fitness center and outdoor barbecue areas.

A relationship with JW Marriott Las Vegas Resort & Spa allows owners to take advantage of discounted spa and salon treatments; nightly room rates; discounted food and beverages; complimentary shuttle service to the resort; complimentary golf concierge; in-home catering service; in-home housekeeping services and pool memberships and day-rates.

Additionally, MIRA VILLA owners benefit from a relationship with TPC Las Vegas, which includes discounted rounds of golf and other amenities.

For more information about MIRA VILLA, visit MIRA VILLA’s website at www.LiveMiraVilla.com or phone 702.254.4647.

About Condo Capital Solutions:

MIRA VILLA is the latest residential property to be redeveloped and offered by CCS. The company has an outstanding track record providing active capital with an emphasis on stabilizing real estate developments.

About Nexus 30

Nexus 30 is a specialized sales and marketing organization dedicated to leading real estate developers in the envisioning, design, marketing and sale of resort, urban and new-urban communities. Nexus 30 has crafted and implemented the sales and marketing efforts for an extensive portfolio of some of the highest profile resort and urban properties throughout North America. Nexus 30 is headquartered in Las Vegas where the team has already achieved numerous successes, selling over \$2 billion of urban high rise, mid rise and resort real estate over the past five years.

For more information about Nexus 30, visit Nexus 30's website at www.nexus30.com or phone 702.220.3030.

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