

*Thank you for Making
2007 our Best Year Ever!*

Shapiro & Sher Group

 Prudential
Americana Group, REALTORS®

SOLD



www.lasvegasfinehomes.com

**# 1 In Luxury
Real Estate**



Florence Shapiro



Ivan Sher

Shapiro & Sher Group



**Americana Group,
REALTORS®**

The Shapiro & Sher Group, A Legend in the Las Vegas Fine Home Real Estate Market.

Florence Shapiro & Ivan Sher have become the benchmark for professionalism, expertise and integrity in their industry. It is their love for people that may very well be the secret to their success.

Originally from Paris, France, Florence has a distinct sense of cosmopolitan awareness that is perfectly suited to the needs of her broad range of clientele. Florence has constantly been one step ahead of the vast changes that have taken place in Las Vegas' real estate market since the 1970's. Being an integral part of these changes, she feels a responsibility toward her clients and the city she has called home for over 30 years.

In early 2005, Ivan Sher joined Florence in a partnership, creating what is now known as the Shapiro and Sher Group. Ivan has been selling Real Estate for 14 years, 5 of them as a Buyer's specialist for Florence Shapiro. He specializes in high-end homes and luxury high rise properties. Ivan's dedication to his clients comes from his love of negotiating a successful transaction.

A commitment to exceptional service is pivotal in Florence and Ivans' approach toward their customers. Sophisticated clients demand a higher level of service and expertise. The Shapiro & Sher Groups' mastery of the market, razor sharp skills, and team of dynamic, highly experienced professionals has earned them a reputation of being the best.

Florence and Ivan have fine-tuned their marketing plan to an orchestrated combination of Internet marketing, virtual tours, print media, direct mail and a highly developed networking system of top REALTORS and past and prospective clients. The Shapiro and Sher Groups wealth of knowledge often makes them the source of information for builders, appraisers, developers, and other REALTORS to rely on. "Our minds are on the pulse of market fluctuations, its trends and the needs of people," explains Shapiro. "Our office is staffed seven days a week, so no call goes unanswered, nor any request postponed. Service is the key. Our number one priority is assisting our clients in achieving their real estate goals, whether buying or selling."

Last year Florence and Ivan were not just set to break records; they shattered the barriers by selling in excess of \$350 million in real estate, and have earned the position as number one producing team in North America with Prudential for the year of 2007. Florence and Ivan have also earned a seat in the Diamond Chairman's Circle, Prudential's newest and highest level of recognition. "The multi-million dollar home market in Las Vegas has increased dramatically. Although the volume of our business has increased over the years, our goal remains the same. And that is not to be the biggest REALTOR in Las Vegas, but to be remembered as the finest."

Office: 702.315.0223 Florence Shapiro: 702 378.3879 Ivan Sher: 702 400.2400



Shapiro & Sher Group

#1 Prudential Team in
North America 2007!

Our Sold Listings in 2007



SOLD
1 SHADOW CREEK SHADOW CREEK \$22,000,000



SOLD
2929 ALTA HISTORIC ALTA \$14,900,000



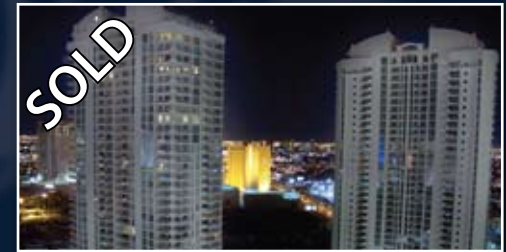
SOLD
9 RIDGE BLOSSOM THE RIDGES \$5,250,000



SOLD
9001 GREENSBORO TOURNAMENT HILLS \$3,350,000



SOLD
9325 TOURNAMENT CANYON CANYON FAIRWAYS \$3,099,000



SOLD
2777 PARADISE #1801 TURNBERRY PLACE \$2,600,000



SOLD
2205 GLENBROOK CANYON GATE COUNTRY CLUB \$2,499,000



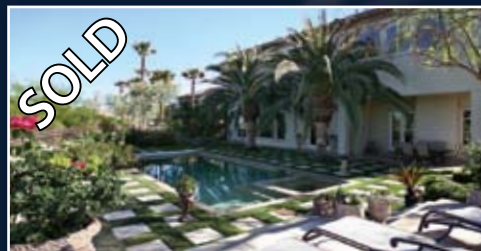
SOLD
9513 VERLAINE QUEENSRIDGE \$2,475,000



SOLD
8132 SAPPHIRE BAY DIAMOND BAY \$2,450,000



SOLD
5078 SPANISH HILLS SPANISH HILLS ESTATES \$2,385,000



SOLD
9304 TOURNAMENT CANYON CANYON FAIRWAYS \$2,375,000



SOLD
9121 EAGLE HILLS EAGLE HILLS \$2,275,000

Our Sold Listings in 2007



SOLD
 9605 VERLAINE QUEENSRIDGE \$2,175,000



SOLD
 2230 CHATSWORTH FOUNTAINS \$1,999,990



SOLD
 421 GRAND AUGUSTA PALISADES \$1,549,000



SOLD
 2036 GROUSE EAGLE HILLS \$1,397,500



SOLD
 2190 COUNTRY COVE RED ROCK COUNTRY CLUB \$1,365,000



SOLD
 772 LATINA ROMA HILLS \$1,298,000



SOLD
 450 TRENIER SECTION 32 \$1,290,000



SOLD
 9608 CAMDEN HILLS QUEENSRIDGE \$1,199,000



SOLD
 713 CORIANDER CANYON PASEOS \$1,174,000



SOLD
 3052 HAMMERWOOD WILLOW CREEK \$1,095,000



SOLD
 7260 BIRKLAND SECTION 10 \$1,085,000



SOLD
 10889 EDEN RIDGE WILLOW CREEK \$1,075,000

Shapiro & Sher Group

Our Sold Listings in 2007



7408 OAK GROVE
TEN OAKS \$1,050,000



601 RANCHO CIRCLE
RANCHO CIRCLE ESTATES \$1,028,500



9325 FONTAINBLEU
QUEENSRIDGE \$974,900



10849 ICKWORTH
WILLOW CREEK \$950,000



9632 GAVIN STONE
QUEENSRIDGE \$935,000



2809 BOTTICELLI
SEVEN HILLS \$899,999



11432 ORAZIO
MONTEROSSA \$799,000



1416 COLONY PINE
WOODLANDS \$799,000



4690 LOS RANCHEROS
RIO LARGO \$638,988



773 JOSHUA STAR
VISTAS \$622,575



10578 REALM
CROWN RIDGE \$599,975



752 SAN JACOMA
VISTAS \$585,000



11060 VILLAGE RIDGE
GRANITE PEAKS \$400,000



5430 BRISTOL BEND
MESAS \$399,950



3004 BRAIR KNOLL
WILLOWS \$299,999



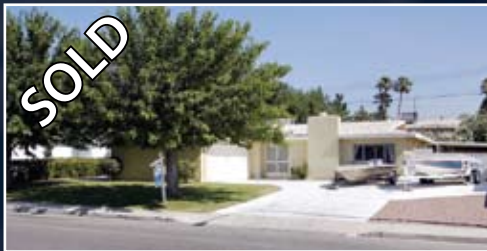
1912 CEDAR BLUFFS
TENAYA WEST \$299,999



1125 OLVERA
TENNINGTON RIDGE \$299,850



1500 SAN JUAN HILLS
TERRACES IN THE HILLS \$273,000



1554 RAINDANCE
PARADISE PALMS \$269,000



4899 TORREY PINES
LOS VERDES \$184,500

Our Sold Listings in 2007

OUR GOAL IS TO BE REMEMBERED AS THE FINEST

- Highly developed multi-media marketing plan
- High-quality customer service and availability
- Earned a seat on Prudential's Diamond Chairman's Circle
- Known for professionalism, expertise and integrity
- Sold over \$350 million in real estate, 2007

Shapiro & Sher Group

We Found Buyers in 2007



4 PROMONTORY RIDGE RIGDES \$8,200,000



8617 LAKERIDGE CANYON GATE COUNTRY CLUB \$3,950,000



9716 WINTER PALACE QUEENSRIDGE \$3,400,000



613 CHINA DOLL MACDONALD HIGHLANDS \$2,975,000



9302 CANYON CLASSIC CANYON FAIRWAYS \$2,100,000



2273 GREEN MOUNTAIN RED ROCK COUNTRY CLUB \$1,775,000



2777 PARADISE TURNBERRY PLACE \$1,650,000



1963 ALCOVA RIDGE RED ROCK COUNTRY CLUB \$1,399,990



3081 ALTA HISTORIC ALTA \$1,350,000



9108 SANDY BLUFF COUNTRY CLUB HILLS \$1,150,000



1830 PAGO SECTION 3 \$997,000



8024 DARK HOLLOW WESTWOOD \$899,999

We Found Buyers in 2007



SOLD
4525 DEAN MARTIN #2505 \$799,000
PANORAMA TOWERS



SOLD
4704 ESTATE RANCH \$799,000
LONE MOUNTAIN



SOLD
7252 LAFITE \$785,000
CALICO HILLS ESTATES



SOLD
9547 CASTILLANA \$599,990
MADRID ESTATES



SOLD
4525 DEAN MARTIN #407 \$595,000
PANORAMA TOWERS



SOLD
8604 DESERT NIGHT \$499,900
MYSTIC VALLEY



SOLD
10372 WALKING VIEW \$450,000
IVY GLEN



SOLD
2546 BELGREEN \$414,999
WILLOW SPRINGS



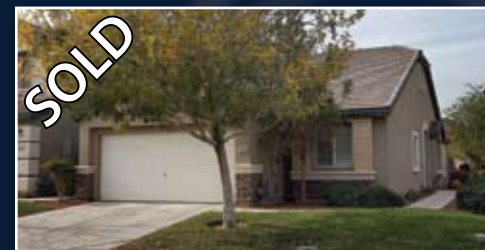
SOLD
10241 SUN CLOUD \$375,000
INDIAN HILLS



SOLD
11220 EMERALD PINE \$375,000
SAGE HILLS



SOLD
3741 GRANDVIEW \$345,000
TROPICANA HEIGHTS



SOLD
833 MAJESTIC OAK \$339,000
COTTONWOOD TERRACE

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We Found Buyers in 2007



6414 ORANGE TREE ORCHARDS \$324,850



2625 HOPE FOREST SUN CITY \$299,900



8232 CHARLES TURK WEST LAS VEGAS \$299,000



4133 BROWND EER CHARLESTON HEIGHTS \$269,990



4150 SPARROW ROCK LONE MOUNTAIN WEST \$264,999



7621 LOOKOUT HILL CENTENNIAL HEIGHTS \$259,000



3823 S. MARYLAND FRENCH OAKS \$139,000

Shapiro & Sher Group

Buying and selling a home is one of the biggest events in your life. As top Las Vegas, Summerlin and Henderson real estate agents, we have the experience and track record you are looking for. Please let us help.

– Shapiro and Sher

Homes Over \$1 Million Currently for Sale



CENTRAL LAS VEGAS \$21,000,000



PARK TOWERS \$20,000,000



MACDONALD HIGHLANDS \$17,500,000



THE POINTE \$14,000,000



SOUTHERN HIGHLANDS \$8,500,000



QUEENSRIDGE \$7,600,000



RANCHO CIRCLE ESTATES \$6,695,000



TOMSIK ESTATES \$6,500,000



THE RIDGES \$6,000,000



ONE QUEENSRIDGE PLACE \$5,907,000



THE RIDGES \$5,900,000



TURNBERRY PLACE \$5,500,000

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Homes Over \$1 Million Currently for Sale



ANTHEM COUNTRY CLUB \$4,999,000



COOPER RANCH \$4,950,000



SEVEN HILLS \$4,900,000



THE RIDGES \$4,800,000



CANYON FAIRWAYS \$4,600,000



TOURNAMENT HILLS \$4,250,000



MOUNTAIN TRAILS \$3,750,000



NORTHWEST LAS VEGAS \$3,675,000



LAKES ESTATES \$3,499,000



ONE QUEENSRIDGE PLACE \$3,257,000



QUEENSRIDGE \$3,250,000



SOUTHERN HIGHLANDS \$3,000,000

Homes Over \$1 Million Currently for Sale



SEVEN HILLS \$2,875,000



ONE QUEENSRIDGE PLACE \$2,858,000



ONE QUEENSRIDGE PLACE \$2,810,000



SOUTHWEST LAS VEGAS \$2,675,000



QUEENSRIDGE \$2,625,000



ELK CANYON ESTATES \$2,600,000



NORTHWEST LAS VEGAS \$2,585,000



CANYON GATE COUNTRY CLUB \$2,365,000



PARK TRAILS ESTATES \$2,300,000



RED ROCK COUNTRY CLUB \$2,299,000



NORTHWEST LAS VEGAS \$2,180,000



KINGS BROOK ESTATES \$2,100,000

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Homes Over \$1 Million Currently for Sale



CANYON FAIRWAYS \$2,095,000



CANYON FAIRWAYS \$2,095,000



DIAMOND BAY \$2,050,000



PALISADES \$1,975,000



SEVEN HILLS \$1,975,000



SEVEN HILLS \$1,850,000



VERDE VALLEY ESTATES \$1,849,000



CANYON FAIRWAYS \$1,795,000



RED ROCK COUNTRY CLUB \$1,675,000



LEGACY ESTATES \$1,599,000



CANYON GATE COUNTRY CLUB \$1,499,000



VERDE VALLEY ESTATES \$1,350,000



TOSCANA ESTATES

\$1,299,000



RED ROCK COUNTRY CLUB

\$1,275,000



RANCHO CIRCLE ESTATES

\$1,250,000



RANCHO NEVADA ESTATES

\$1,250,000



RED ROCK COUNTRY CLUB

\$1,250,000



QUEENSRIDGE

\$1,125,000

Homes Over \$1 Million Currently for Sale

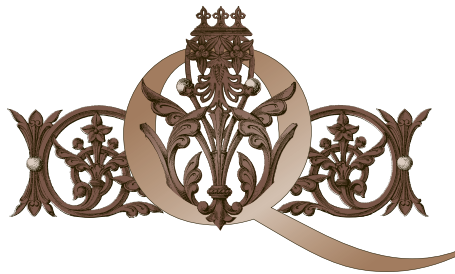
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LAS VEGAS

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REALTORS®

Separated from the neon lifestyle that embodies the soul of this desert oasis, an architecturally unique haven has created a new footprint in the sand. Majestic in both presence and character, One Queensridge Place offers a reserved sanctuary to discriminating owners who desire an encounter with the renowned tourist destination on their own terms.

One Queensridge Place, a distinctive and extraordinary residential environment which truly defines the Art of Life.

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The most exclusive address in Las Vegas is the one at the very top.

ASCAYA

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Americana Group,
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The most exclusive address in Las Vegas is the one at the very top. Revealing the highest and most unforgettable views of the entire valley, Ascaya is a monument of spiraling rock upon which will ultimately lay the city's most celebrated collection of contemporary residential estates surrounding a private club of incomparable luxuries.

Nearly three thousand feet high with signature rock walls more than thirty miles in length, this epic of stone nearing the clouds is a separate world suspended over The Strip's mesmerizing glow. The privileged individuals who acquire a residence within Ascaya's exclusive gates will come to experience a transcendent way of life overlooking the world's most exciting metropolis.

Las Vegas will never see another place like it. Within this separate world 10 miles south of The Strip, the unabridged splendor of the valley unfurls beyond: Black Mountain rises on the east; Sunrise Mountain stands sentinel on the north; Mount Charleston conspires with western skies for sunsets of indescribable colors. Nightfall casts its own theatrics on Ascaya, an unobstructed panorama of the cosmos made even more ethereal by the valley's neon nocturnal glow.

www.lasvegasfinehomes.com

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