

Real Estate Solutions for Probate & Estate Counsel



800 N Rainbow Blvd, Las Vegas, NV, 89107



omnirealtynevada.com

When an estate includes real property, the legal process is only part of the equation. Valuation, property preparation, marketing, negotiations, inspections, and closing can create additional responsibilities for everyone involved.

With over 40 years of Las Vegas real estate experience, I work with probate attorneys, trustees, and personal representatives to provide experienced guidance throughout the real estate process. My role is to handle the property-related details from valuation through closing, providing your firm and your clients with a reliable local resource while you focus on the legal administration of the estate.

How We Support Your Legal Practice & Personal Representatives:

- As-Is & Comparative Valuations
- Turnkey Asset Protection & Property Management
- Court & Statutory Compliance:
- Third-Party Offer Management
- Closing Support

Whether your case requires full independent administration or court-confirmed supervision, OMNI Realty & Investments delivers the speed, transparency, and documentation your office demands.

I would welcome 10 minutes to introduce myself and learn more about your practice, and discuss how we can become a trusted real estate resource for you and your clients when probate matters involve real property.

Sincerely,

ORA L DUNSON

Broker | Owner

OMNI Realty & INVESTMENTS

B.0022108

CALL: 702-296-9770
TEXT: 702-807-8733

SCAN THE QR CODE

To receive your FREE Estate
Services & Probate Consultation



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ATTORNEY SUPPORT SERVICES OFFERED FROM ORA L DUNSON AT OMNI REALTY & INVESTMENTS

Representing personal representatives, executors, and estate attorneys requires a strict balance between legal adherence, fiduciary duty, and effective marketing. OMNI Realty & Investments acts as your dedicated field partner, handling asset disposition while protecting the estate's liability. Here's how:

1. VALUATIONS & PRE-LISTING DUE DILIGENCE

- **PLANNING CMAS & VALUATIONS:** PROVIDING DETAILED, MARKET-REALISTIC VALUATIONS BASED ON THE PROPERTY'S "AS-IS" CONDITION RATHER THAN ASSUMING TURNKEY VALUE.
- **TITLE & ENCUMBRANCE AUDITS:** IDENTIFYING MUNICIPAL LIENS, TAX LIABILITIES, OR MORTGAGE ARREARAGES EARLY IN THE PROCESS TO PREVENT CLOSING DELAYS.

2. FIELD EXECUTION & ESTATE LOGISTICS

- **SECURING THE ASSET:** OVERSEEING LOCK RE-KEYING, PROPERTY WALK-THROUGHS, AND VACANCY INSPECTIONS.
- **CLEAN-OUT & PERSONAL PROPERTY MANAGEMENT:** COORDINATING PROFESSIONAL ESTATE SALES, DONATION DROP-OFFS, AND FULL PERSONAL PROPERTY REMOVALS.
- **STRATEGIC REPAIRS:** ADVISING COUNSEL AND REPRESENTATIVES ON WHETHER TARGETED REPAIRS YIELD A NET RETURN FOR THE ESTATE VERSUS SELLING STRICTLY "AS-IS".

3. COMPLIANCE, MARKETING & CLOSING

- **PROBATE DISCLOSURES:** EXECUTING ALL REQUIRED NEVADA PROBATE-SPECIFIC ADDENDUMS AND STATUTORY DISCLOSURES.
- **COURT CONFIRMATION READY:** MANAGING OVERBIDDING PROCESSES AND COURT CONFIRMATION LOGISTICS WHEN LIMITED AUTHORITY APPLIES.
- **FIDUCIARY PROCEEDS DISBURSEMENT:** VERIFYING THAT CLOSING FUNDS ARE DELIVERED DIRECTLY TO THE ESTATE ESCROW/BANK ACCOUNT IN FULL ACCORDANCE WITH JUDICIAL ORDERS.

Thank you for considering me as your real estate partner. I look forward to the opportunity to assist you.

Sincerely,

Ora L Dunson

Need a Turnkey Solution for Estate Property in *Clark County?*

Managing estate real property takes valuable firm time. As your trusted real estate partner, I handle every property detail so you can focus on representing your clients.

OMNI Probate Services:

- DOD Valuations & CMAs
- Vendor & Repair Management
- Estate Clean-Outs
- Full Court Disclosures
- Re-keying & Security
- Private Offer Review
- Lawn/Pool Maintenance
- Estate Wire Verification

I'm here to provide support, guidance, and peace of mind. From our first conversation to the final closing day, I'll make this process as smooth and stress-free as possible.

****Let's Discuss How We Can Assist Your Practice****

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The Challenges Firms Face:

- Time spent coordinating vendors, lock changes, and clean-outs.
- Unrealistic home valuations causing beneficiary disputes.
- Out-of-state executors struggling to manage local property tasks.
- Delays caused by improper court disclosures or missing timelines.

Our Solutions for Counsel:

- Complete Turnkey Field Management: We handle everything on site—from clean-outs to contractor coordination.
- Objective, Data-Backed Valuations: Clear BPOs and CMAs to keep heirs aligned and attorneys informed.
- Dedicated Representative Support: Full assistance for non-resident personal representatives.
- Probate-Flawless Execution: 40+ years of Las Vegas expertise ensuring compliance at every step.

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MY CLIENT TESTIMONIALS

Estate of the Johnson FAMILY ★★★★★

“Working with OMNI Realty & Investments was a game-changer! Their expertise, dedication, and personalized approach made our home buying experience seamless. We're now happily settled in our dream home, and it's all thanks to their exceptional service. Highly recommend!”

Estate of the Sallee FAMILY ★★★★★

“Partnering with OMNI Realty & Investments made all the difference! Their deep knowledge, commitment, and tailored guidance turned our estate sale process into a smooth journey. We are so thankful for their guidance, and their top-tier support. Highly recommended!”

Estate of the Wimberly FAMILY ★★★★★

“Flawless support from beginning to end! OMNI Realty & Investments truly got what we needed and exceeded every expectation. Grateful for their help, including property cleaning and move-out services, making our estate sale easy and seamless.”

Estate of the Ritz FAMILY ★★★★★

“Exceptional service from start to finish! OMNI Realty & Investments understood our unique needs and delivered beyond our expectations. Grateful for their expertise in making our home-buying journey smooth and successful.”

Estate of the Norris FAMILY ★★★★★

“Flawless support from beginning to end! OMNI Realty & Investments truly understood our situation and exceeded every expectation. Grateful for their probate estate expertise, move-out, and cleaning services for making a hard transition seamless.”

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