



Home Investment Analysis Report

Advanced Analysis Verified



\$250,000

100 N Arlington Ave, Reno, NV 89501

0

beds

1

bath

468

sqft



\$391

Monthly Net Income



1.9%

Annual Return



#2105

2591

Market Rank



#15

49

Area Rank

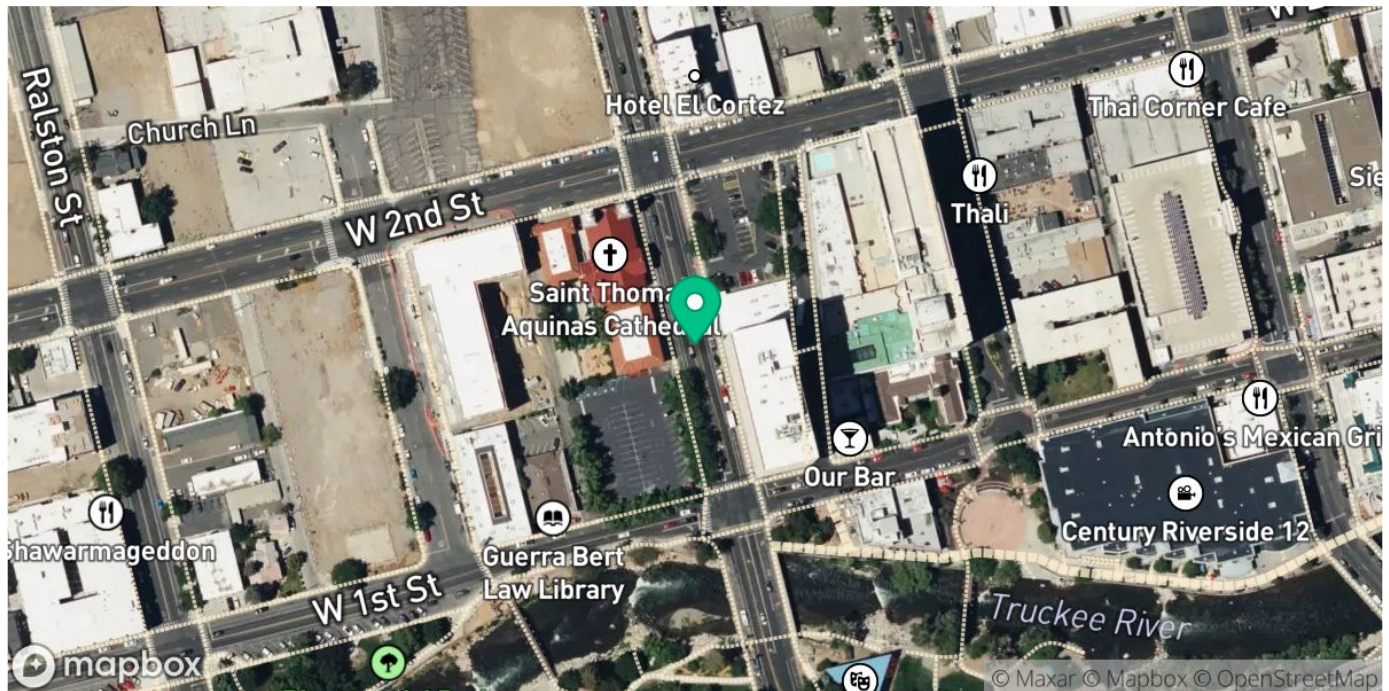
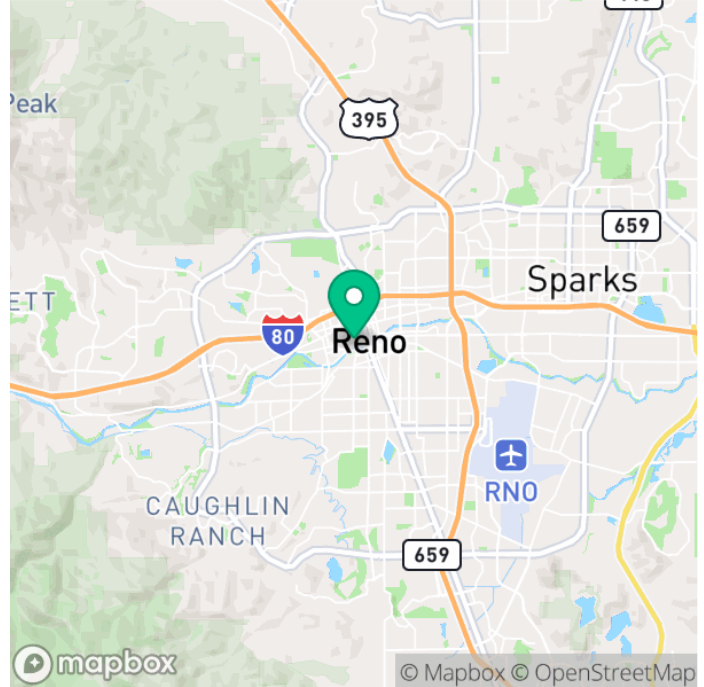
Property Summary

Address

100 N Arlington Ave
Reno, NV 89501

Details

Property Type:	Condominium
Bed / Bath:	0 BD / 1 BA
Square Footage:	468
Year Built:	1966
MLS#:	#250056473



Investment Summary

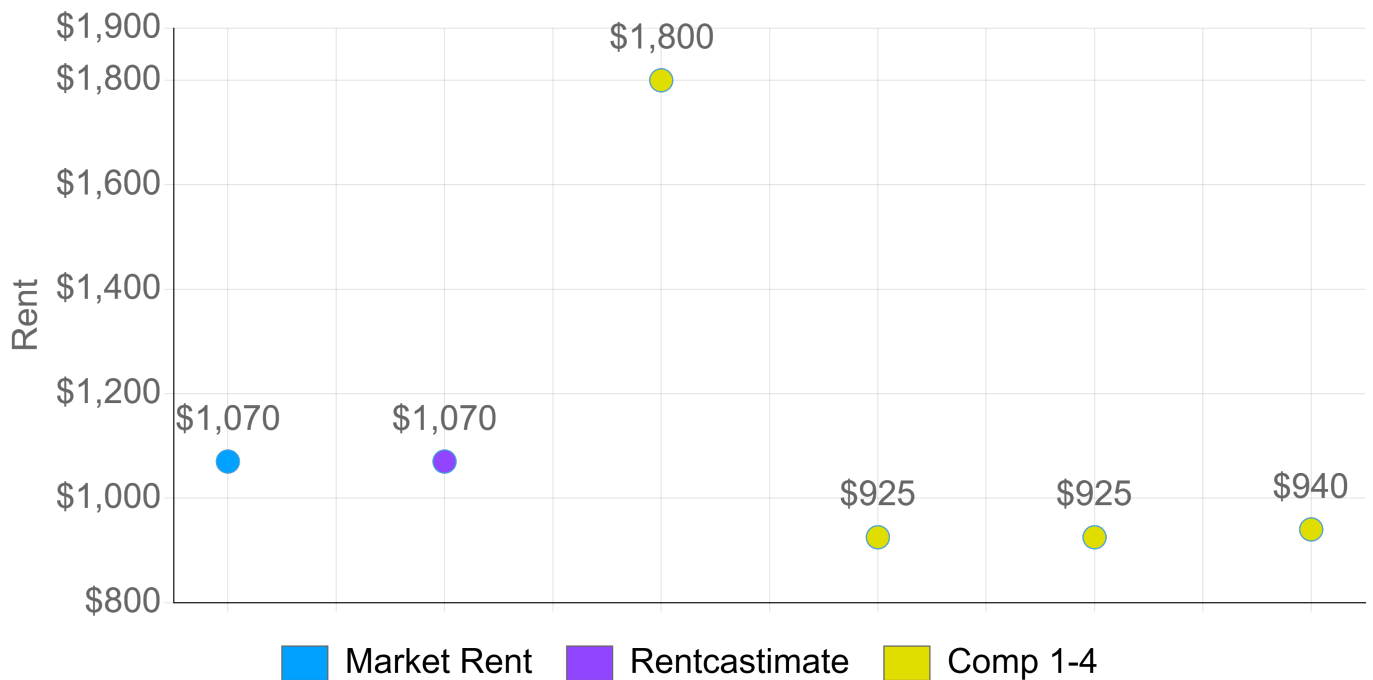
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$250,000	---	---
Rehab Cost	---	---	---	---
Address Income	\$391	\$4,691	---	---
Annual Return	---	1.877%	---	---
Rent Analysis				
Estimated Rent	\$1,070	\$12,840	---	---
Vacancy Loss	\$32	\$385	---	---
Gross Rental Income	\$1,038	\$12,455	---	---
Cash Flow				
Gross Income	\$1,038	\$12,455	---	---
Operating Expenses	\$647	\$7,764	---	---
Net Operating Income	\$391	\$4,691	---	---
Financing Summary				
Interest Rate	---	---	---	---
Loan Amount	---	---	---	---
Cash Down	---	---	---	---
Cash on Cash	---	---	---	---
DSCR	---	---	---	---
PITI	---	---	---	---
PITIA	---	---	---	---

Rent Analysis

Rent Sources	Monthly	Annual
Comp #1	\$1,800	\$21,600
Comp #2	\$925	\$11,100
Comp #3	\$925	\$11,100
Comp #4	\$940	\$11,280
Rentcastimate	\$1,070	\$12,840

Final Rent	Monthly	Annual
Market Rent	\$1,070	\$12,840

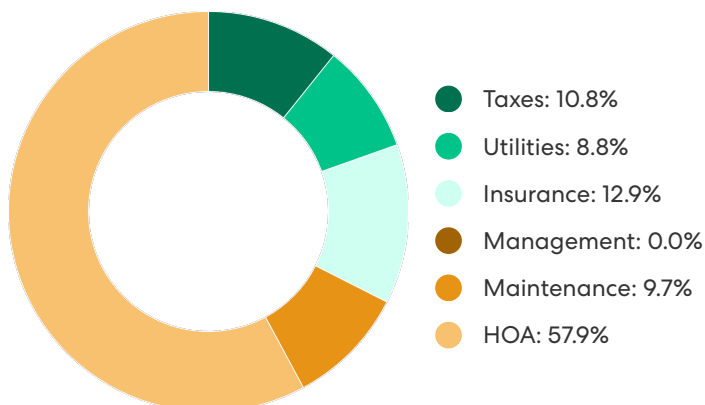
Rent Comparison



Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$1,070	\$12,840	---	---
(-) Vacancy Loss (3.0%)	\$32	\$385	---	---
(=) Net Rental Income	\$1,038	\$12,455	---	---
Expenses				
(-) Taxes	\$70	\$836	---	---
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	---	---
(-) Insurance	\$83	\$1,000	---	---
(-) Management	---	---	---	---
(-) Maintenance	\$63	\$750	---	---
(-) HOA	\$374	\$4,493	---	---
(=) Operating Expenses	\$647	\$7,764	---	---
Totals				
(+) Net Rental Income	\$1,038	\$12,455	---	---
(-) Operating Expenses	\$647	\$7,764	---	---
(=) Net Operating Income	\$391	\$4,691	---	---

Expense Breakdown



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