

# Home Investment Analysis

Phone: Number not found | Email: etellez@addressincome.com

Advanced Analysis Verified



\$643,000

1030 Garden Pond Way, Spanish Springs, NV 89441

3

beds

2

baths

2134

sqft



\$1,965

Monthly Net Income



3.7%

Annual Return



#810  
2169

Market Rank



#109  
196

Area Rank

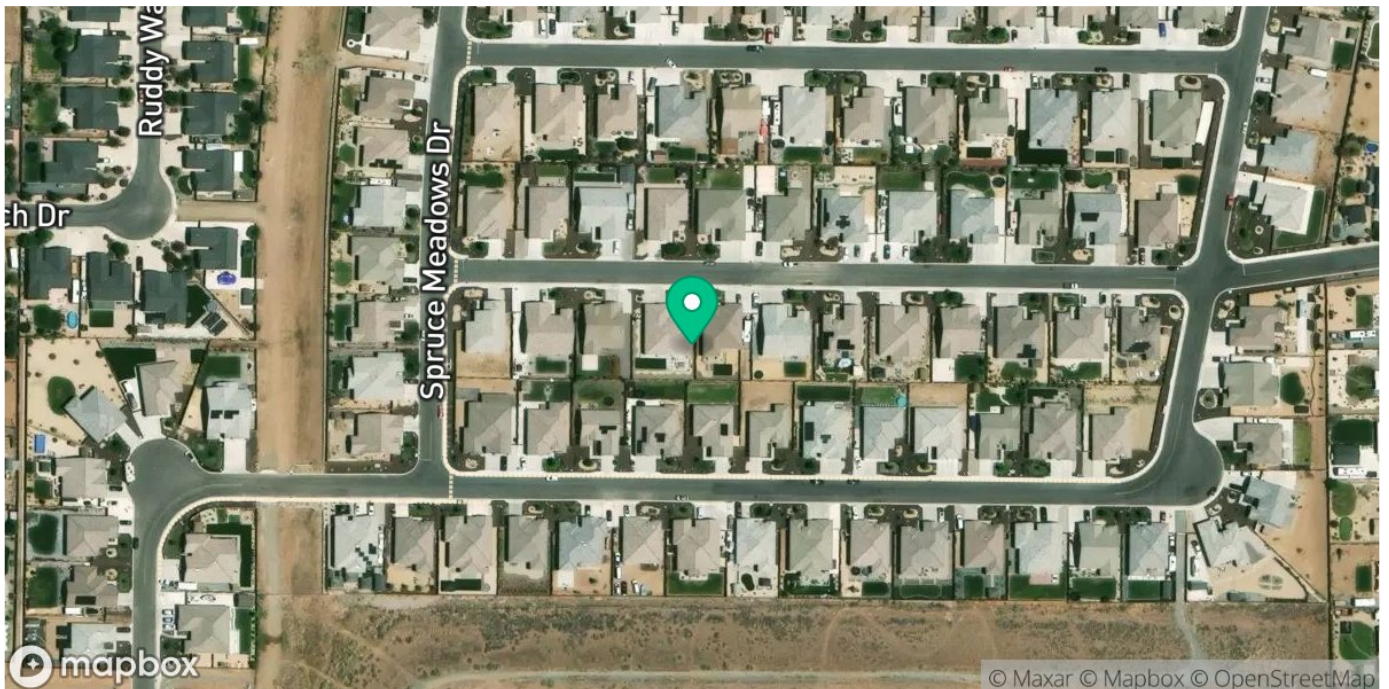
# Property Summary

## Address

1030 Garden Pond Way  
Spanish Springs, NV 89441

## Details

Property Type:	Single Family Residence
Bed / Bath:	3 BD / 2 BA
Square Footage:	2134
Year Built:	2021
MLS#:	#250057426



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## Investment Summary

Key Metrics	Monthly	Annual
Purchase Price	---	\$643,000
Rehab Cost	---	---
Address Income	\$1,965	\$23,579
Annual Return	---	3.667%

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## Rent Analysis

Estimated Rent	\$2,700	\$32,400
Vacancy Loss	\$81	\$972
Gross Rental Income	\$2,619	\$31,428

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## Cash Flow

Gross Income	\$2,619	\$31,428
Operating Expenses	\$654	\$7,849
Net Operating Income	\$1,965	\$23,579

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## Financing Summary

Interest Rate	---	---
Loan Amount	---	---
Cash Down	---	---
Cash on Cash	---	---
DSCR	---	---
PITI	---	---
PITIA	---	---

## Rent Analysis

### Rent Sources

#### Monthly

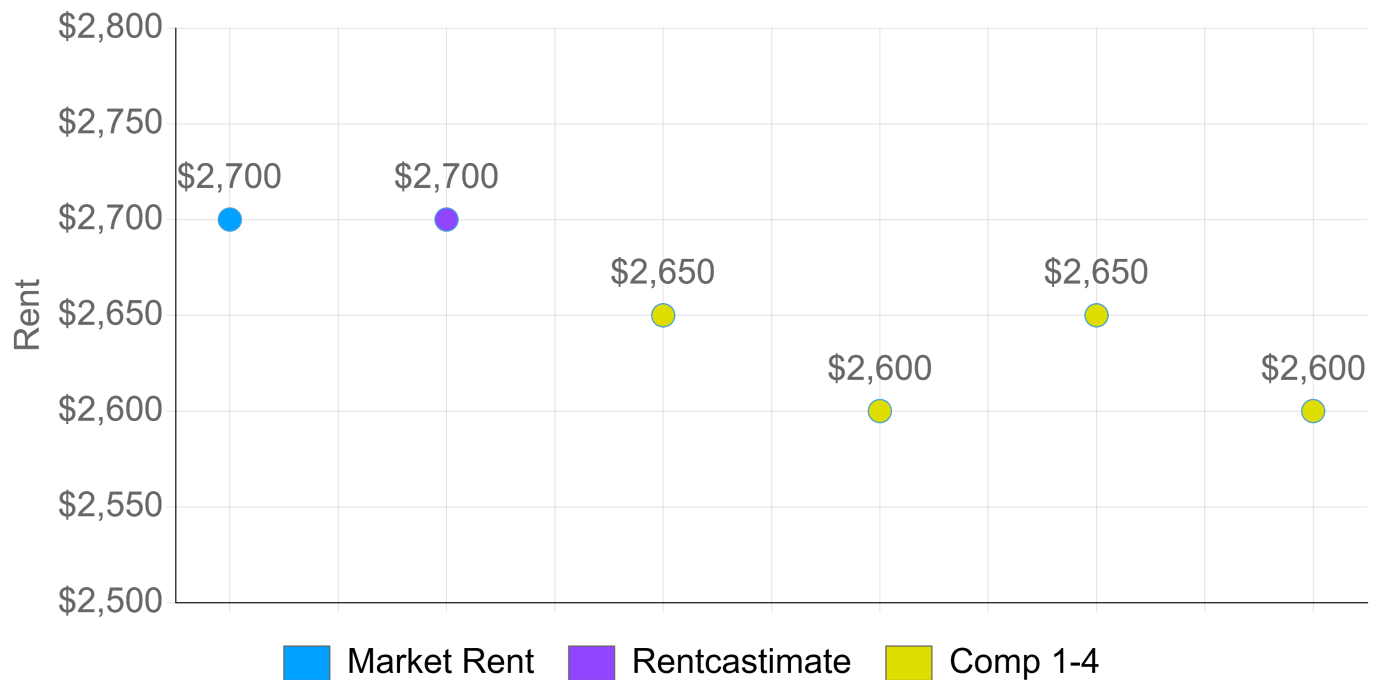
#### Annual

Comp #1	\$2,650	\$31,800
Comp #2	\$2,600	\$31,200
Comp #3	\$2,650	\$31,800
Comp #4	\$2,600	\$31,200
Rentcastimate	\$2,700	\$32,400

### Final Rent

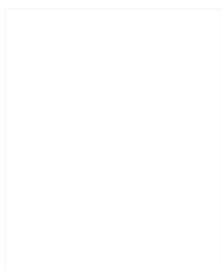
Market Rent	\$2,700	\$32,400
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### Rent Comparison



## Cash Flow

Income	Monthly	Annual
(+) Gross Rental Income	\$2,700	\$32,400
(-) Vacancy Loss (3.0%)	\$81	\$972
(=) Net Rental Income	\$2,619	\$31,428
Expenses	Monthly	Annual
(-) Taxes	\$369	\$4,430
(-) Water	\$0	\$0
(-) Power	\$0	\$0
(-) Garbage	\$0	\$0
(-) Sewer	\$57	\$685
(-) Insurance	\$83	\$1,000
(-) Management	\$0	\$0
(-) Maintenance	\$113	\$1,350
(-) HOA	\$32	\$384
(=) Operating Expenses	\$654	\$7,849
Totals	Monthly	Annual
(+) Net Rental Income	\$2,619	\$31,428
(-) Operating Expenses	\$654	\$7,849
(=) Net Operating Income	\$1,965	\$23,579



etellez@addressincome.com

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