

(SIPA)

Single Family Investment Property Analysis



Single Family Rental (SFR)

1069 Palmwood Drive

\$450,000

Listing price

Sparks NV 89434

ACTIVE

Single Family



What is (SIPA)?

The SIPA is a comprehensive analysis reporting tool for single family investment properties that provides all the pertinent information necessary to make an informed and strategic purchase decision.

**Developed at Address Income to be used exclusively for its clients*

Investment Ranking

Address Income's analysis ranking for this property.

178 / **2262**

Active properties

Part of AI Investor Tools

(MIPA) (Target List) (My Loan)
(SFR) (My Offer)



Jake Andronico |
Home Investments |
NV License S.0200197 |
415 233 1796 |
jandronico@addressincome.com



BETA

Property info.



Click to view listing online

https://www.zillow.com/homedetails/1069-Palmwood-Dr-Sparks-NV-89434/7294374_zpid/

Location

Address 1069 Palmwood Drive
City Sparks
State NV
Zip 89434
AI Area Sparks

Property Details

Sqft 1321
Year built 1977
Bed 3
Bath 2
Garages 2
Lot Sqft 0

Pricing metrics

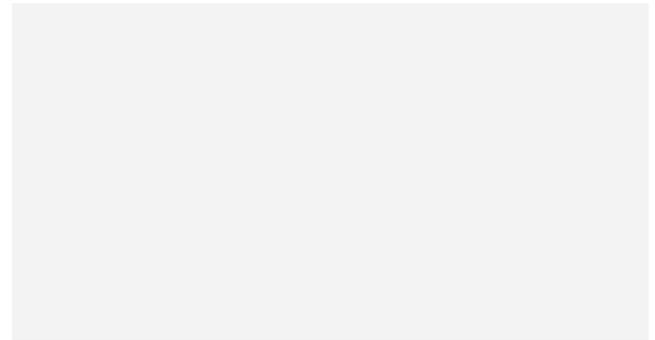
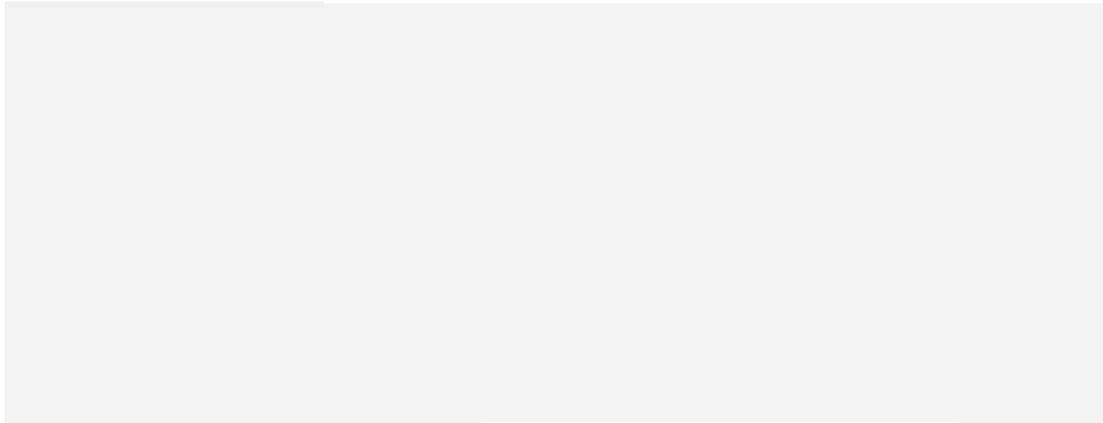
Asking price \$450,000
\$/SF \$341 AVERAGE
Price Change ▲\$450k **#DIV/0!**
Days on Mkt.

MLS # (ID) Apker.06

Listing agent notes

Status

ACTIVE



Listing Agent

Listing Office



* Renovation - After looking at the listing, we use estimated rehab renovations on a pre unit basis just as a place holder.

* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



BETA

Investment summary.

We view investment properties as a math equation, a quest for the **answer to the income question**. We do all the calculations for you, here are the projected answers*.



Lending Assumptions

Cash down	\$135,000
Loan amount	\$315,000
Interest rate	6.38%
Loan to value	70%

Scenario Guide

	Market Rent	Proforma Rent
	The market rent for the current property condition	The rent after a renovation
Purchase Price	\$450,000	\$450,000
Renovation*		\$0
Basis Cost	\$450,000	\$450,000

Renovation Required?

Turn Key

Address Income (per month)

	Purchase	market rents	proforma rents
1069 Palmwood Drive	w/ loan	-\$127	-\$127
	w/ cash	\$1,838	\$1,838

Annual Net operating income (NOI)	\$22,054	\$22,054	
Cap rate (Annual Return)	4.90%	4.90%	
Cash on cash return (CoC)	-1.13%	-1.13%	financing*
Projected Rent	\$2,175	\$2,175	

* Renovation - After looking at the listing, we use estimated rehab renovations on a pre unit basis just as a place holder.

* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



Rent assumptions.

We place a strong emphasis on delivering top-notch rent projections to our investors, which are based on our in-depth market knowledge and, more importantly, **the latest market data**. We take analysis seriously, what level is this analysis?



Analysis Level Guide

LV 1	(pre escrow)	Rents generated from market data
LV 2	(pre escrow)	Rents reviewed by Address Income agents
LV 3	(in escrow)	Rents, property condition, all expenses verified

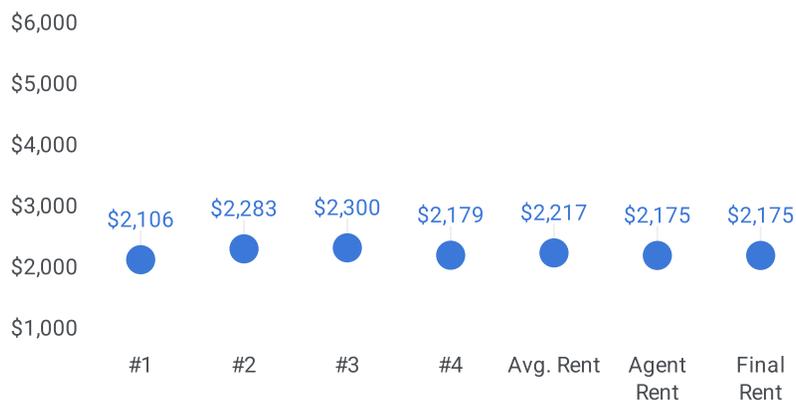
Analysis Level



Rent Projections

Rent Source	Market Rent	Proforma Rent
#1	\$2,106	
#2	\$2,283	
#3	\$2,300	
#4	\$2,179	
Avg. Rent	\$2,217	
Agent Rent	\$2,175	
Final Rent	\$2,175	\$2,175
(+) Annual gross rental income	\$26,100	\$26,100

Rent Generator



* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



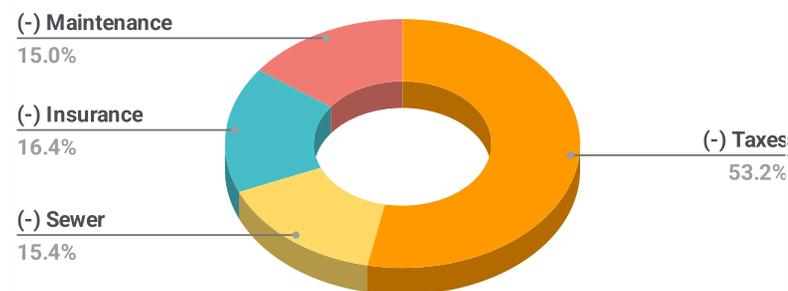
BETA

Cash flow scenarios.

Our team has made reliable assumptions* for both the current and future cash flow of the property. **We make every effort to ensure this cash flow is as close as possible to year 1 expectations.** Based on market conditions, we recommend making assumptions for expenses rather than relying on the owner to provide them, as this approach is quicker. The actual expenses will be obtained during escrow.

When do we use actual expenses?

If we obtain actual expenses from the owner or listing agent we update our expenses to reflect what the owner is reporting.



Single Family Rental Cash flow

	Market Rent	Proforma Rent	
Annual Income			
(+) Gross rental income	\$26,100	\$26,100	(GRI)
(-) Vacancy rate	\$783	\$783	3%
(=) Net rental income	\$25,317	\$25,317	
(+) Other income			
(=) Annual gross income	\$25,317	\$25,317	(AGI)
Annual Expenses			
Actual/Fixed (-) Taxes	\$1,735	\$1,735	
Assumption/Fixed (-) Water	\$0	\$0	Tenant bill
(-) Power	\$0	\$0	Tenant bill
(-) Garbage	\$0	\$0	Tenant bill
(-) Sewer	\$504	\$504	
Assumption/Fixed (-) Insurance	\$535	\$535	
Assumption (-) Management	\$0	\$0	Investor option
Assumption/Fixed (-) Maintenance	\$489	\$489	
(-) HOA	\$0	\$0	
(-) Other	\$0	\$0	
(=) Ann. operating expenses	\$3,263	\$3,263	(OpEx)
Operating Expense Ratio	12.89%	12.89%	(OpEx) %
(+) Ann. gross income	\$25,317	\$25,317	
(-) Ann. operating expenses	\$3,263	\$3,263	(OpEx)
(=) Net operating income	\$22,054	\$22,054	(NOI)



* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



BETA

Financing analysis.

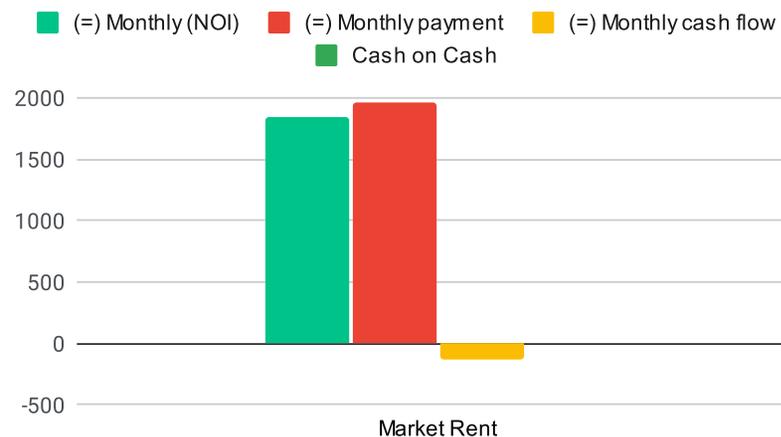
Using market loan assumptions we form the debt outlook. These are just intended to get us in the ballpark. During escrow, loan rates will be locked and the LTV may change depending on the size of the property and debt coverage.

Estimated Loan Summary

Rate	6.4%
Amortized (mo)	360
Loan amount	\$315,000
LTV (Loan To Value)	70%
Down payment	30%
Purchase Price	\$450,000
Amount Down:	\$135,000
Monthly Payment	\$1,965
Total Annual Payment	\$23,582
Loan Type <i>(Residential = 4 units and under)</i>	RESIDENTIAL
Amortization Schedule	360

Financing cash flow

	Market Rent	Proforma Rent
(=) Annual (NOI)	\$22,054	\$22,054
(=) Monthly (NOI)	\$1,838	\$1,838
(=) Annual loan payment	\$23,582	\$23,582
(=) Monthly payment	\$1,965	\$1,965
(=) Annual cash flow	-\$1,528	-\$1,528
(=) Monthly cash flow	-\$127	-\$127
Cash on Cash	-1.13%	-1.13%
Debt Coverage Ratio (DCR)	0.94	0.94



* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



BETA

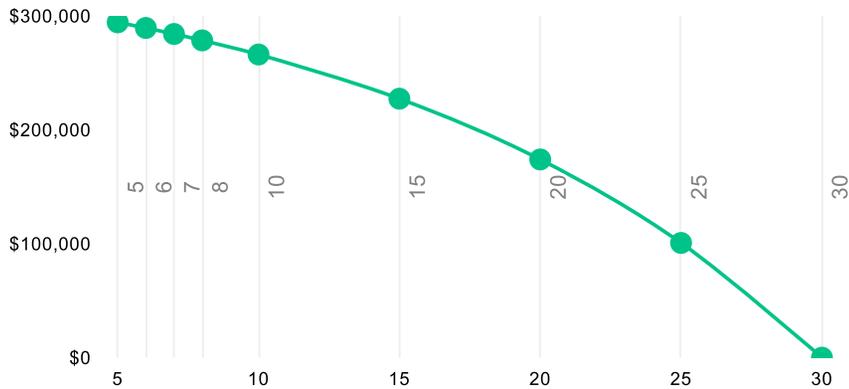
Future wealth building.

Building wealth through investment properties can be an effective way to achieve financial independence and long-term wealth.

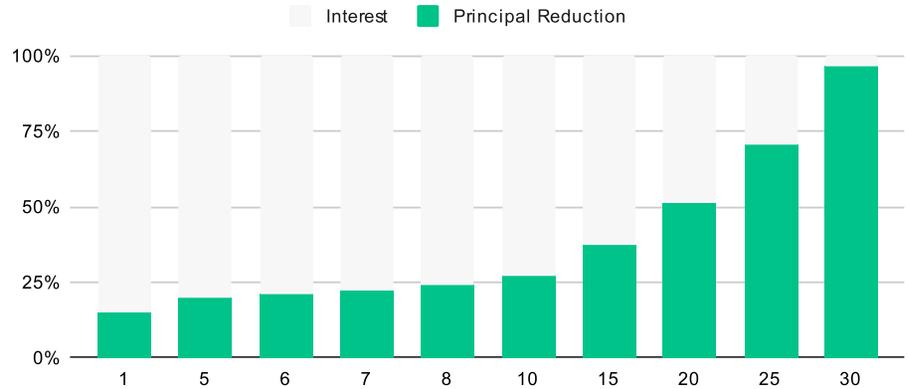
Payment Schedule

Year	Payment	Principal Reduction	Interest	Balance
1	\$23,582	\$3,605	\$19,977	\$311,395
5	\$23,582	\$4,649	\$18,933	\$294,447
6	\$23,582	\$4,954	\$18,628	\$289,493
7	\$23,582	\$5,280	\$18,303	\$284,213
8	\$23,582	\$5,626	\$17,956	\$278,587
10	\$23,582	\$6,389	\$17,193	\$266,202
15	\$23,582	\$8,780	\$14,802	\$227,387
20	\$23,582	\$12,066	\$11,516	\$174,045
25	\$23,582	\$16,582	\$7,000	\$100,739
30	\$23,582	\$22,788	\$795	\$0

Loan Balance



Principal and Interest %

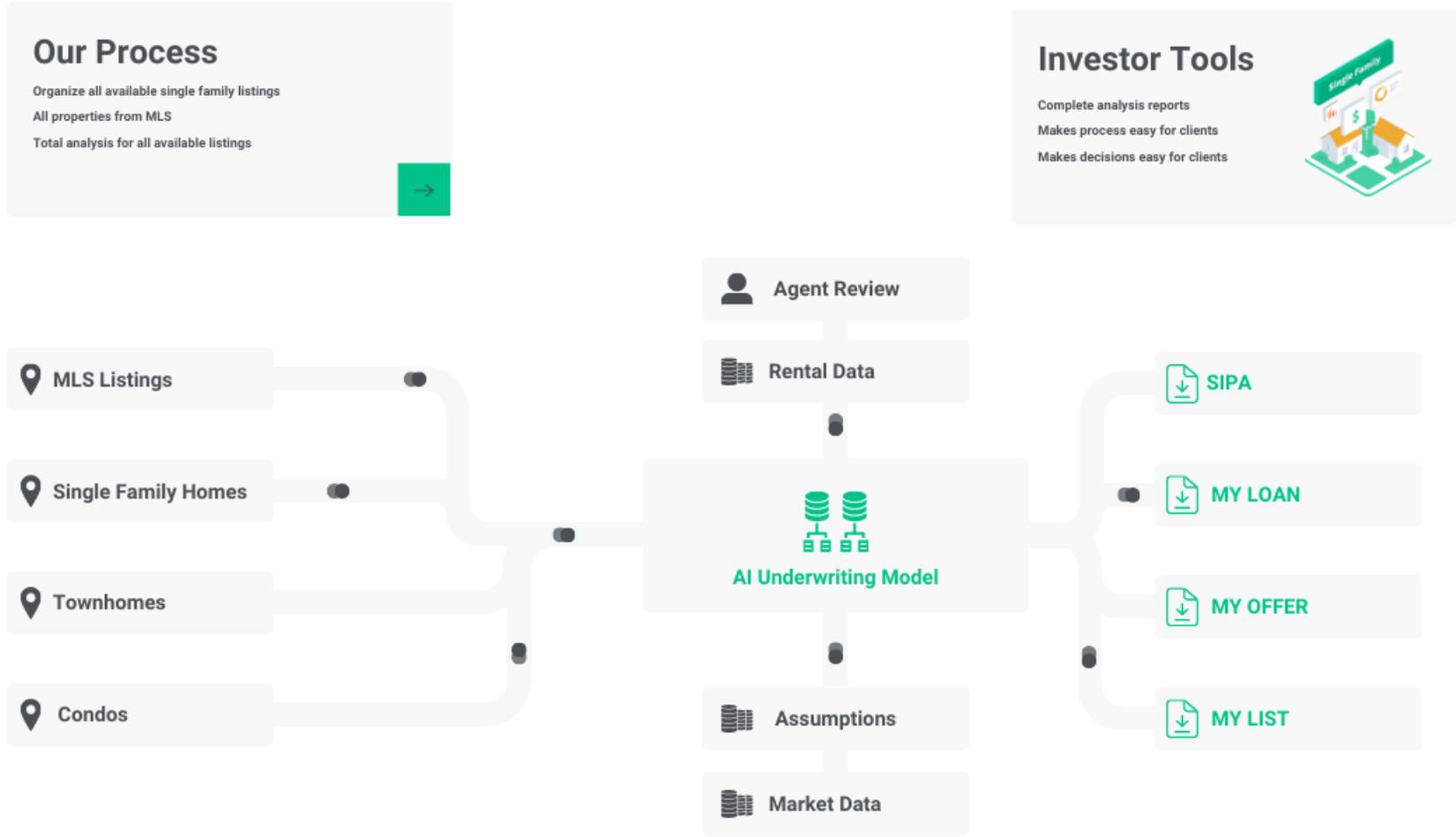


* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



BETA

How it works.



Every home is an investment.

Invest where people live

Address Income is an innovative real estate brokerage that combines traditional real estate services and investments into one comprehensive service offering advanced analysis, tools and technology to individuals and institutional clients.



Click below for map

[Reno Top 100 Today](#)

addressincome.com

Interactive Investor Map - Reno

Get access to our interactive map showing Reno's top 100 home investments ranked by cash flow

[GET STARTED](#)



Jake Andronico |
Home Investments |
NV License S.0200197 |
415 233 1796 |

jandronico@addressincome.com



BETA

This Report, provided by Address Income LLC located at [Company Address], is solely intended for general business information purposes. The acceptance or use of this Report does not create any advisory, fiduciary, or other relationships.

The inclusion of this Report with any other materials should not be considered an endorsement by the Report Author of any third party or any third party's products or services. The financial and investment return information, projected valuation, conclusions, and other information contained in this Report are based on tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals, or valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to the Report Author. They are not guaranteed by the Report Author and should not be construed as certified appraisals, valuations, or investment advice.

The Report Author uses or has used public and/or confidential data and assumptions provided by third parties. The data and assumptions used in these analyses or data sets have not been independently verified by the Report Author. Attributes for properties may be inaccurate because county assessor and property data does not always include recent additions and/or modifications to property structures. Any changes in the underlying data or operating assumptions, or any loss of access to any one or more sources, will clearly impact the analyses, information, and conclusions set forth in this Report.

The comparable rental information and property data used in this Report are collected from online rental listings and public county records.

Disclaimer: The analysis and underwriting provided by Address Income for multifamily and single family investments is based on rental data and assumptions obtained from a variety of sources, including public records and user-submitted information. While every effort has been made to ensure the accuracy of the information, it may be subject to errors, omissions, or changes without notice. The information provided is not a guarantee or warranty of future performance, and is not intended as investment advice. Address Income makes no representations or warranties, express or implied, regarding the accuracy or completeness of any information contained in this analysis and underwriting. Address Income and its affiliates shall not be liable for any errors or delays in the content, or for any actions taken in reliance thereon. It is important to independently verify the information and make your own investment decisions based on your own due diligence.



BETA