Multi Investment Analysis Report

Agent Verified Analysis

$1,735,000
1101 E Taylor St, Reno, NV 89502

6	**6**
units	2 bed

Rankings based on base values

Market Rank: **#30/66**   Area Rank: **#7/15**

User Adjusted Rental Income

	Current	Estimated	Renovated
Monthly Net Income	$6,304	$7,073	$7,073
With Financing	-$721	$48	$48
Annual Return	4.4%	4.9%	4.9%
Cash on Cash	-1.4%	0.1%	0.1%

Cash Flow Upside

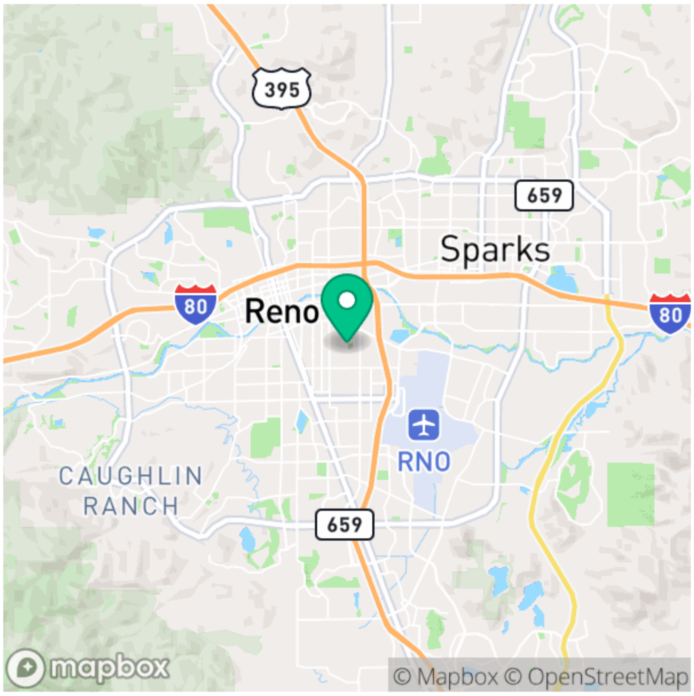
12.2%

Potential Upside Between Current and Renovated Values

Property Summary

Address

1101 E Taylor St
Reno, NV 89502



Details

Property Type:	Commercial Sale
Property Sub Type	Multi Family
Buildings	1
Year Built:	1962
MLS#:	#250004216

Unit Mix (6 Total)

2 Bed	6 units

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Unit Mix and Rent Analysis

User Adjusted Values	Current	Estimated	Rehab

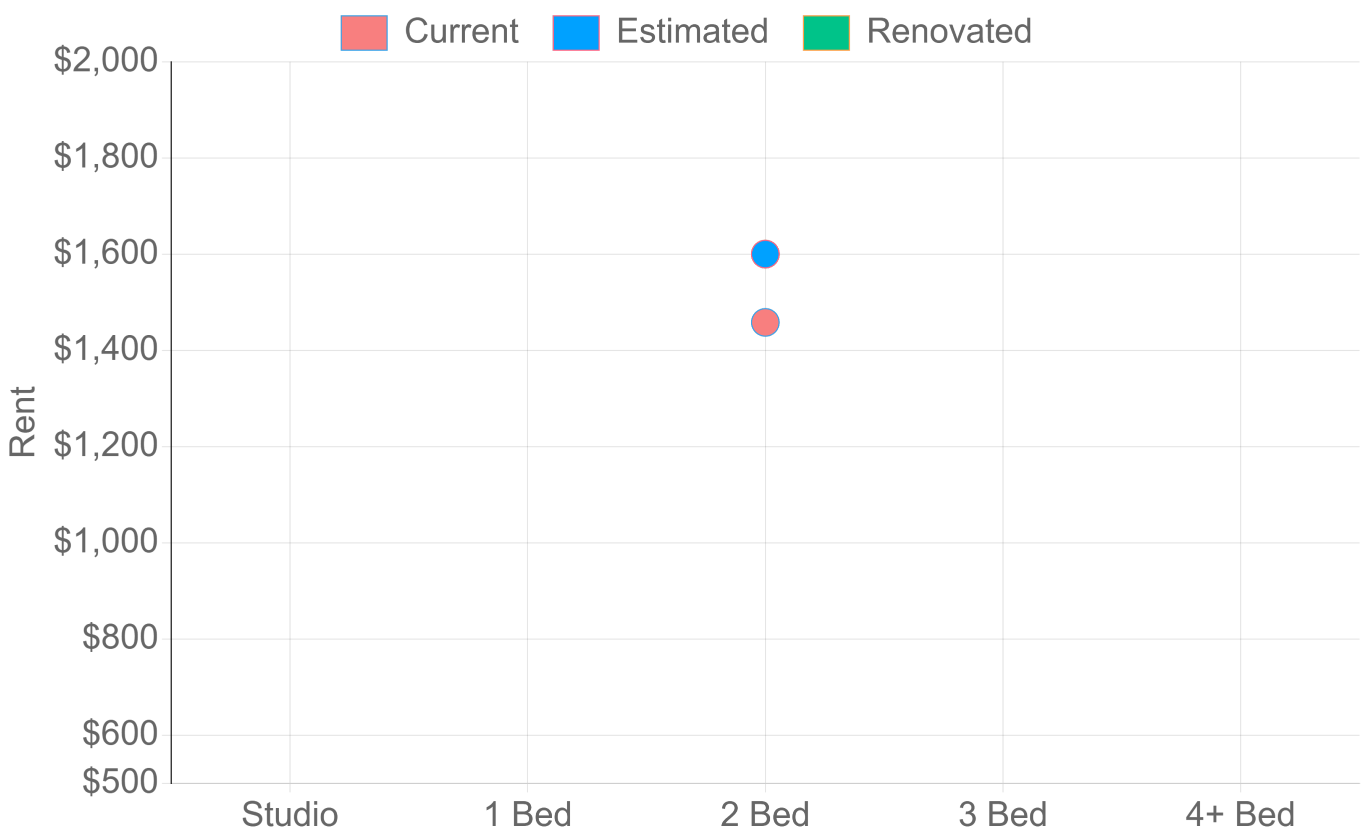
Unit Mix

Studio	---	---	---
One Bed	---	---	---
Two Bed x 6 Units	$1,458	$1,600	$1,600
Three Bed	---	---	---
Four+ Bed	---	---	---
Gross Rental Income	$104,976	$115,200	$115,200
Vacancy Rate (3.0%)	$3,149	$3,456	$3,456

Total - 6 Units

Net Rental Income	$101,827	$111,744	$111,744

Rent Comparison



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Cash Flow

User Adjusted Values	Current	Estimated	Rehab

Income

(+) Gross Rental Income	$104,976	$115,200	$115,200
(-) Vacancy Rate (3.0%)	$3,149	$3,456	$3,456
(=) Net Rental Income	$101,827	$111,744	$111,744

Expenses

(-) Taxes	$2,886	$2,886	$2,886
(-) Utilities	$10,707	$10,707	$10,707
(-) Insurance	$4,200	$4,200	$4,200
(-) Management	$7,348	$8,064	$8,064
(-) Maintenance	$8,454	$8,454	$8,454
(-) Reserve	---	---	---
(-) Accounting and Legal	---	---	---
(-) Additional Expenses	---	---	---
(=) Operating Expenses	$33,375	$34,069	$34,069

Totals

(+) Net Rental Income	$101,827	$111,744	$111,744
(+) Other Income	$7,200	$7,200	$7,200
(-) Operating Expenses	$33,375	$34,069	$34,069
(=) Net Operating Income	$75,652	$84,875	$84,875

Expense Breakdown Using Current Values

- Taxes: 8.6%
- Utilities: 31.9%
- Insurance: 12.5%
- Management: 21.9%
- Maintenance: 25.2%
- Reserve: 0.0%
- Accounting and Legal: 0.0%
- Additional Expenses: 0.0%

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Invesment Summary

User Adjusted Values	Current	Estimated	Rehab

Key Metrics

Purchase Price	$1,735,000	$1,735,000	$1,735,000
Rehab Cost	---	---	---
Address Income	$75,652	$84,875	$84,875
Annual Return	4.4%	4.9%	4.9%

Rent Analysis

Two Bed	$17,496	$19,200	$19,200
Gross Rental Income	$104,976	$115,200	$115,200
Vacancy Loss	$3,149	$3,456	$3,456
Net Rental Income	$101,827	$111,744	$111,744

Cash Flow

Net Rental Income	$104,976	$115,200	$115,200
Other Income	$7,200	$7,200	$7,200
Operating Expenses	$33,375	$34,069	$34,069
Net Operating Income	$75,652	$84,875	$84,875

Financing Summary

Interest Rate	6.3%	6.3%	6.3%
Loan Amount	$1,301,250	$1,301,250	$1,301,250
Cash Down	$600,000	$600,000	$600,000
Cash on Cash	-1.4%	0.1%	0.1%
DSCR	0.9	1.01	1.01
PITI	$7,616	$7,616	$7,616

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