



Home Investment Analysis Report

Agent Verified Analysis



\$469,000

115 Calistoga Ct, Reno, NV 89508

4

beds

2.5

baths

2320

sqft

User Adjusted Values



\$94

Monthly Net Income with Financing



0.9%

Cash on Cash

Rankings based on base values



#158
2576

Market Rank



#29
171

Area Rank

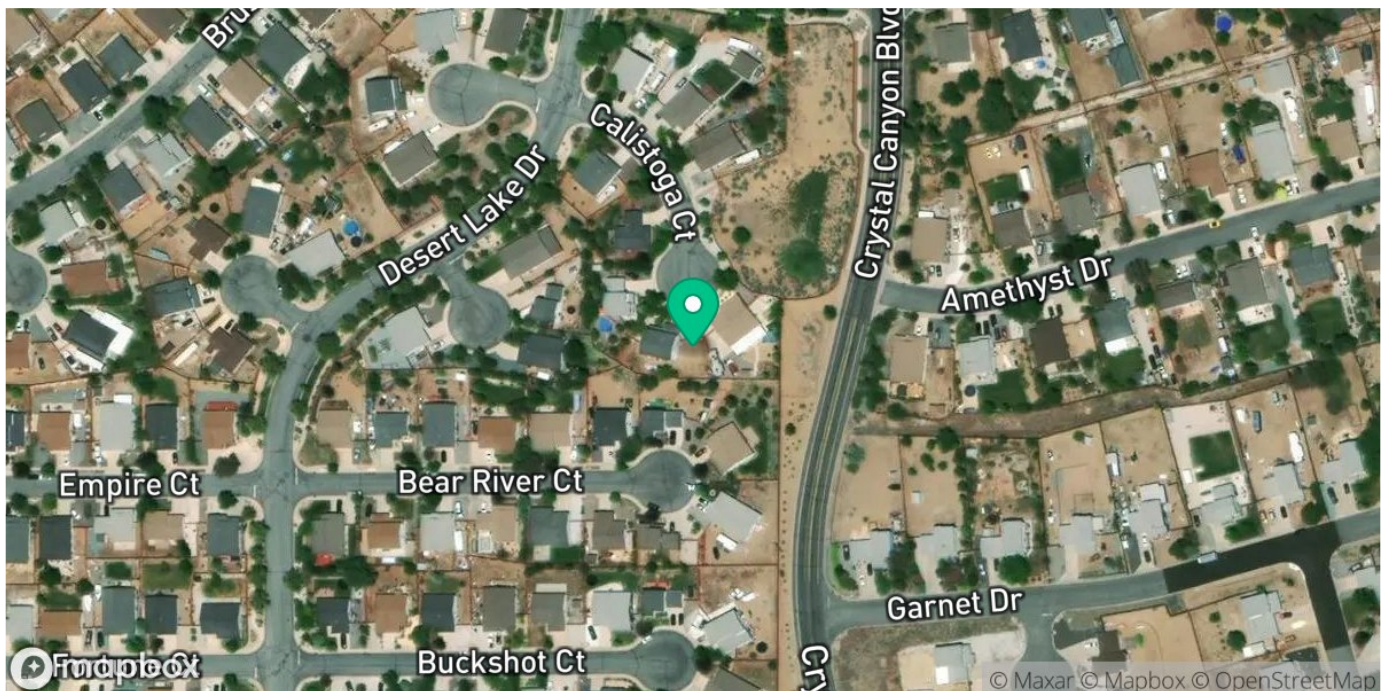
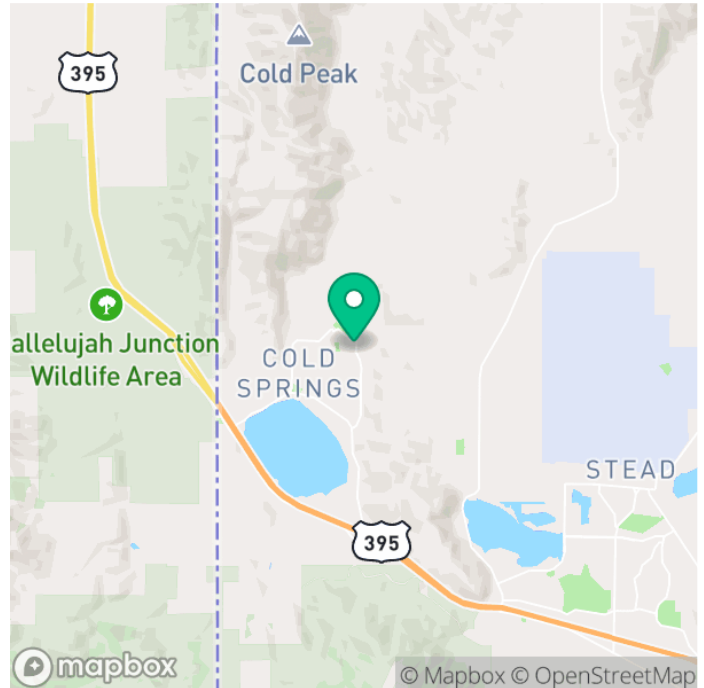
Property Summary

Address

115 Calistoga Ct
Reno, NV 89508

Details

Property Type:	Single Family Residence
Bed / Bath:	4 BD / 2.5 BA
Square Footage:	2320
Year Built:	2000
MLS#:	#250055496



Investment Summary

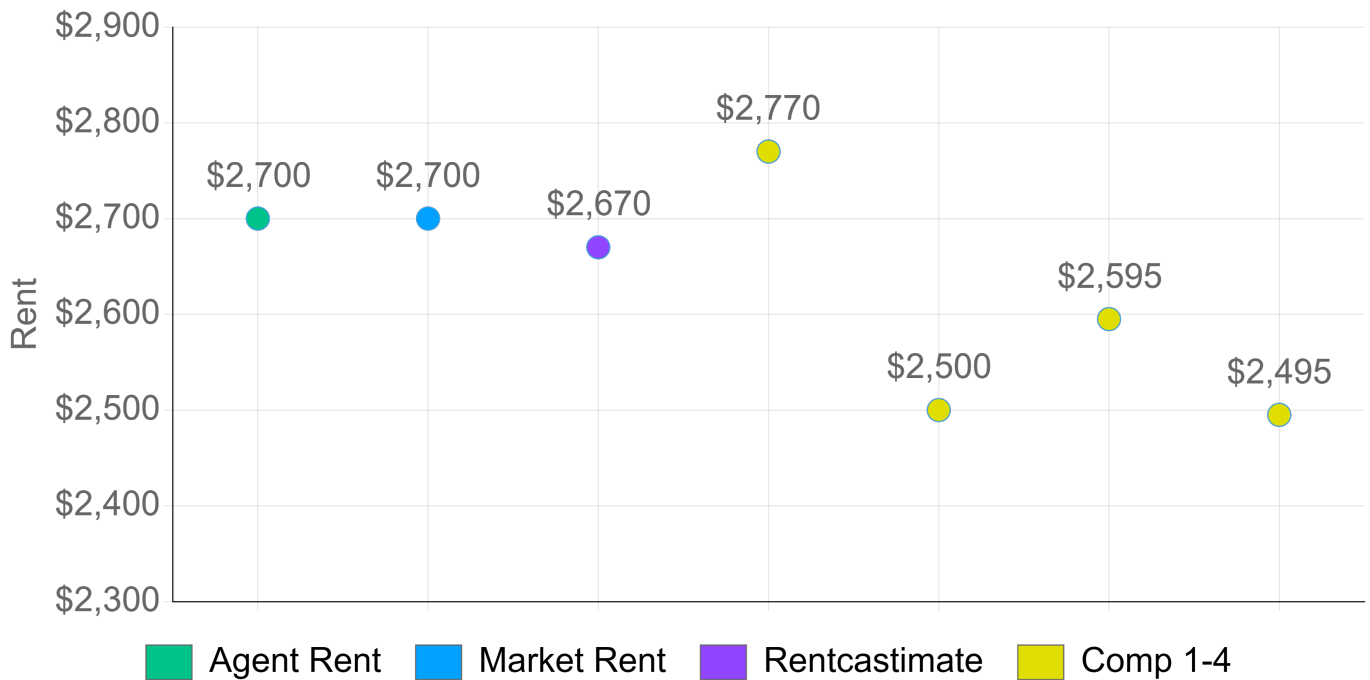
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$469,000	---	\$448,300 ↓
Rehab Cost	---	\$10,000	---	\$10,000
Address Income	\$2,143	\$25,717	\$2,143	\$25,717
Annual Return	---	5.4%	---	5.6% ↑
Rent Analysis				
Estimated Rent	\$2,700	\$32,400	\$2,700	\$32,400
Vacancy Loss	\$81	\$972	\$81	\$972
Gross Rental Income	\$2,619	\$31,428	\$2,619	\$31,428
Cash Flow				
Gross Income	\$2,619	\$31,428	\$2,619	\$31,428
Operating Expenses	\$476	\$5,711	\$476	\$5,711
Net Operating Income	\$2,143	\$25,717	\$2,143	\$25,717
Financing Summary				
Interest Rate	---	6.3%	---	6.3%
Loan Amount	---	\$351,750	---	\$331,050 ↓
Cash Down	---	\$117,250	---	\$117,250
Cash on Cash	---	-0.3%	---	0.9% ↑
DSCR	---	0.98	---	1.05 ↑
PITI	\$2,426	---	\$2,298 ↓	---
PITIA	\$2,918	---	\$2,339 ↓	---

Rent Analysis

Rent Sources	Monthly	Annual
Comp #1	\$2,770	\$33,240
Comp #2	\$2,500	\$30,000
Comp #3	\$2,595	\$31,140
Comp #4	\$2,495	\$29,940
Rentcastimate	\$2,670	\$32,040
Market Rent	\$2,700	\$32,400

Final Rent	Monthly	Annual
Agent Rent	\$2,700	\$32,400

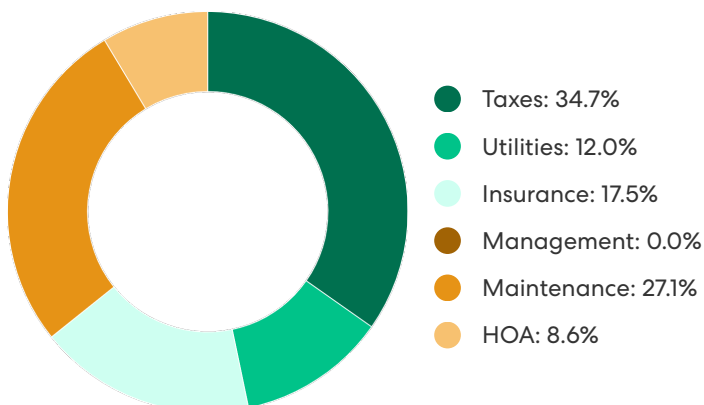
Rent Comparison



Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$2,700	\$32,400	\$2,700	\$32,400
(-) Vacancy Loss (3.0%)	\$81	\$972	\$81	\$972
(=) Net Rental Income	\$2,619	\$31,428	\$2,619	\$31,428
Expenses				
(-) Taxes	\$165	\$1,984	\$165	\$1,984
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	\$57	\$685
(-) Insurance	\$83	\$1,000	\$83	\$1,000
(-) Management	---	---	---	---
(-) Maintenance	\$129	\$1,550	\$129	\$1,550
(-) HOA	\$41	\$492	\$41	\$492
(=) Operating Expenses	\$476	\$5,711	\$476	\$476
Totals				
(+) Net Rental Income	\$2,619	\$31,428	\$2,619	\$31,428
(-) Operating Expenses	\$476	\$5,711	\$476	\$5,711
(=) Net Operating Income	\$2,143	\$25,717	\$2,143	\$25,717

Expense Breakdown



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