



# Home Investment Analysis Report

Advanced Analysis Verified



**\$469,000**

115 Calistoga Ct, Reno, NV 89508

**4**

beds

**2.5**

baths

**2320**

sqft



**\$2,114**

Monthly Net Income



**5.4%**

Annual Return



**#165**

**2675**

Market Rank



**#22**

**178**

Area Rank

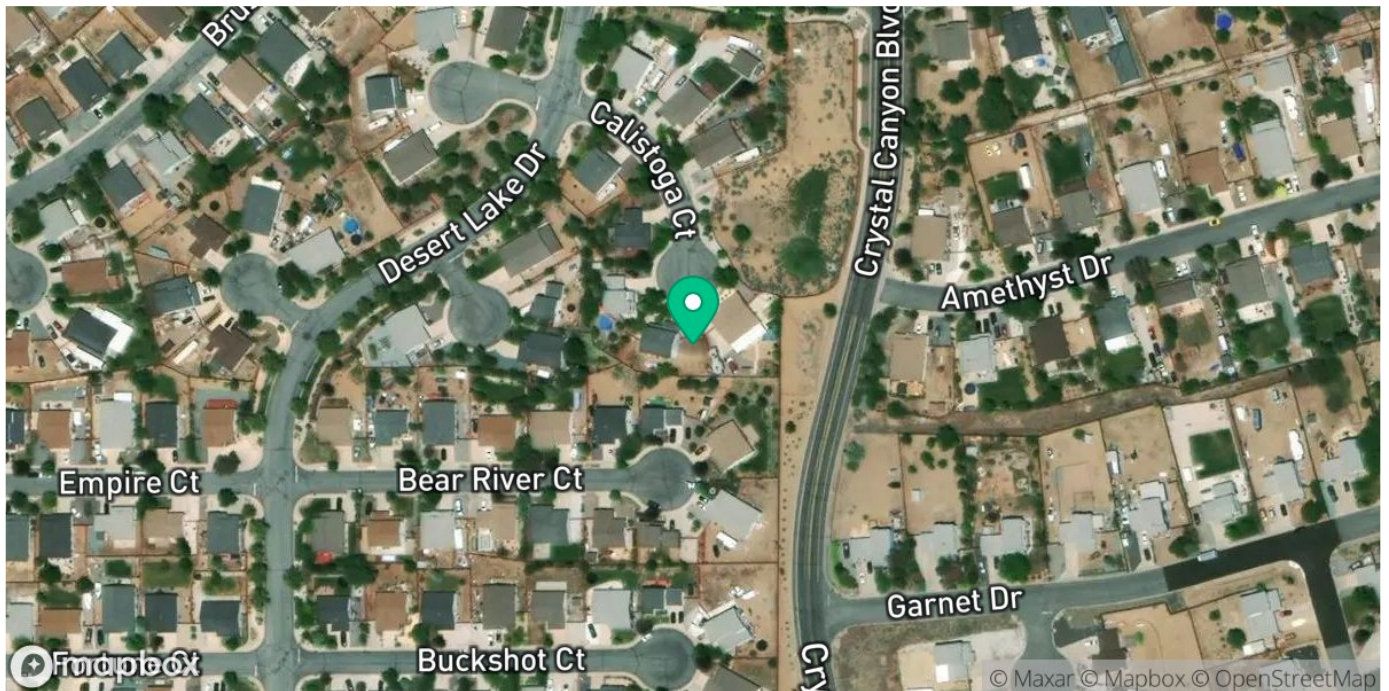
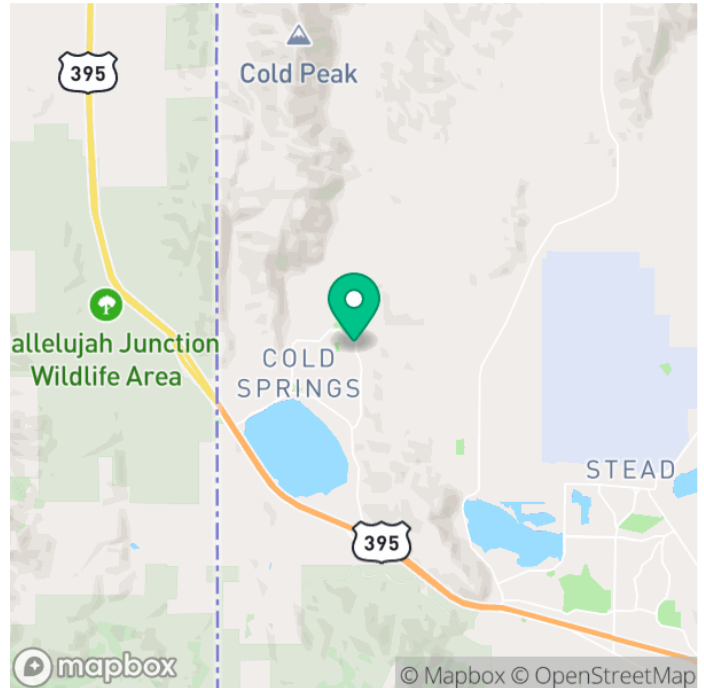
## Property Summary

### 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	---	---
Rehab Cost	---	---	---	---
Address Income	\$2,114	\$25,367	---	---
Annual Return	---	5.4%	---	---
<b>Rent Analysis</b>				
Estimated Rent	\$2,670	\$32,040	---	---
Vacancy Loss	\$80	\$961	---	---
Gross Rental Income	\$2,590	\$31,079	---	---
<b>Cash Flow</b>				
Gross Income	\$2,590	\$31,079	---	---
Operating Expenses	\$476	\$5,711	---	---
Net Operating Income	\$2,114	\$25,368	---	---
<b>Financing Summary</b>				
Interest Rate	---	---	---	---
Loan Amount	---	---	---	---
Cash Down	---	---	---	---
Cash on Cash	---	---	---	---
DSCR	---	---	---	---
PITI	---	---	---	---
PITIA	---	---	---	---

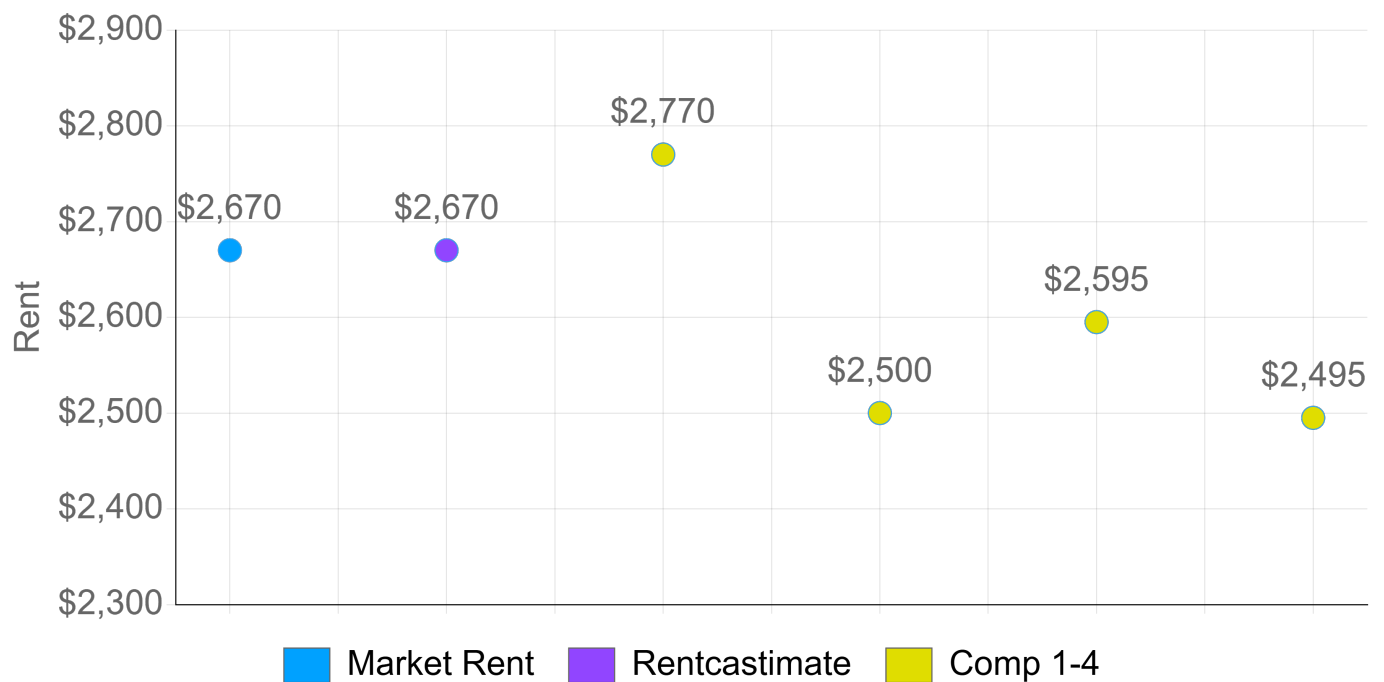


## Rent Analysis

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

Final Rent	Monthly	Annual
Market Rent	\$2,670	\$32,040

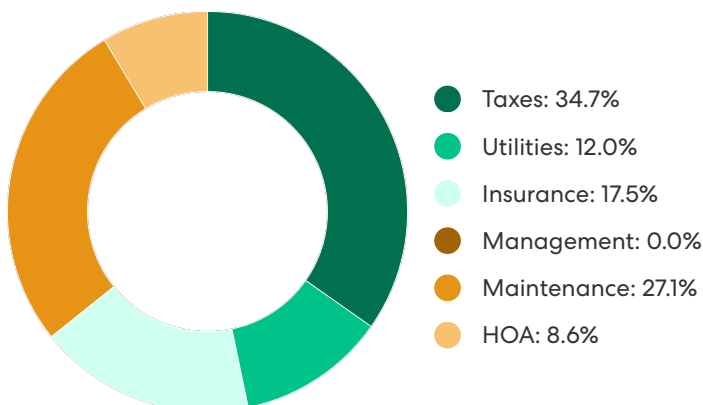
## Rent Comparison



## Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$2,670	\$32,040	---	---
(-) Vacancy Loss (3.0%)	\$80	\$961	---	---
(=) Net Rental Income	\$2,590	\$31,079	---	---
<b>Expenses</b>				
(-) Taxes	\$165	\$1,984	---	---
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	---	---
(-) Insurance	\$83	\$1,000	---	---
(-) Management	---	---	---	---
(-) Maintenance	\$129	\$1,550	---	---
(-) HOA	\$41	\$492	---	---
(=) Operating Expenses	\$476	\$5,711	---	---
<b>Totals</b>				
(+) Net Rental Income	\$2,590	\$31,079	---	---
(-) Operating Expenses	\$476	\$5,711	---	---
(=) Net Operating Income	\$2,114	\$25,368	---	---

## Expense Breakdown



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