

Home Investment Analysis

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

Advanced Analysis Verified



\$665,000

1781 Emerald Bay Dr, Reno, NV 89521

4

beds

2

baths

2182

sqft



\$2,325

Monthly Net Income



4.2%

Annual Return



#497
2159

Market Rank



#27
135

Area Rank

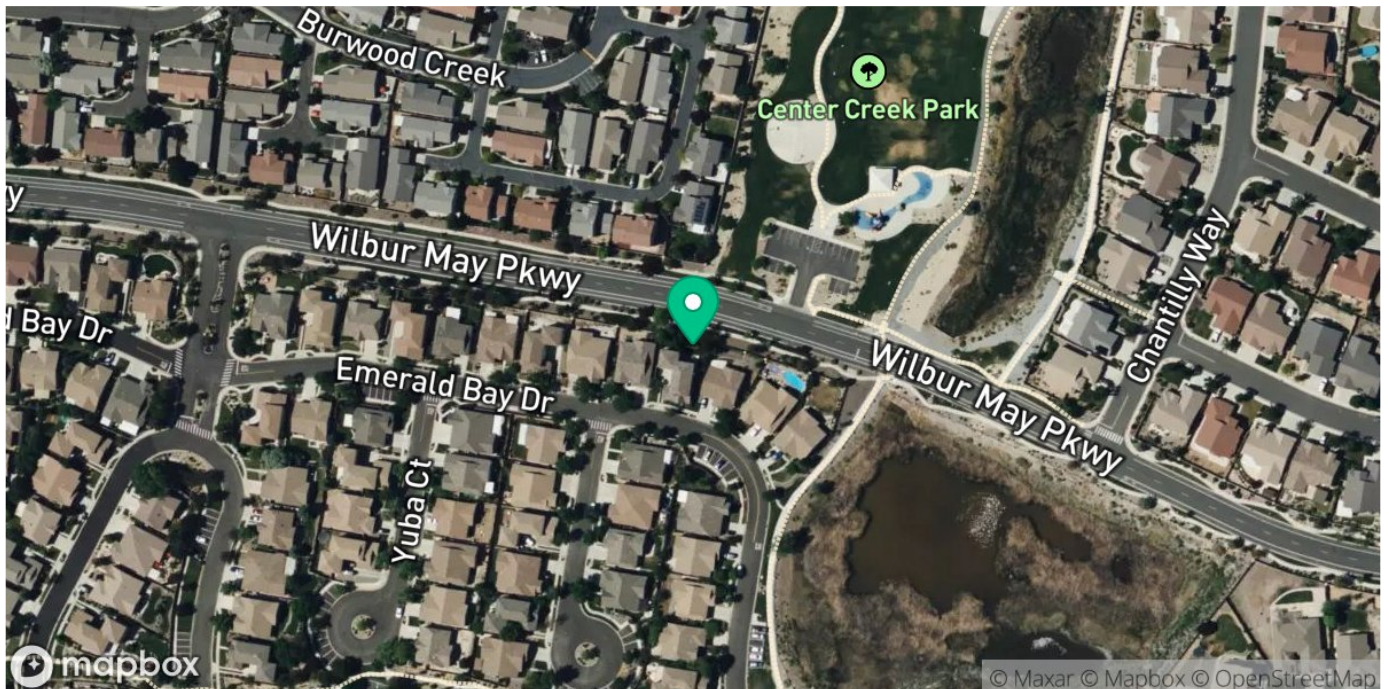
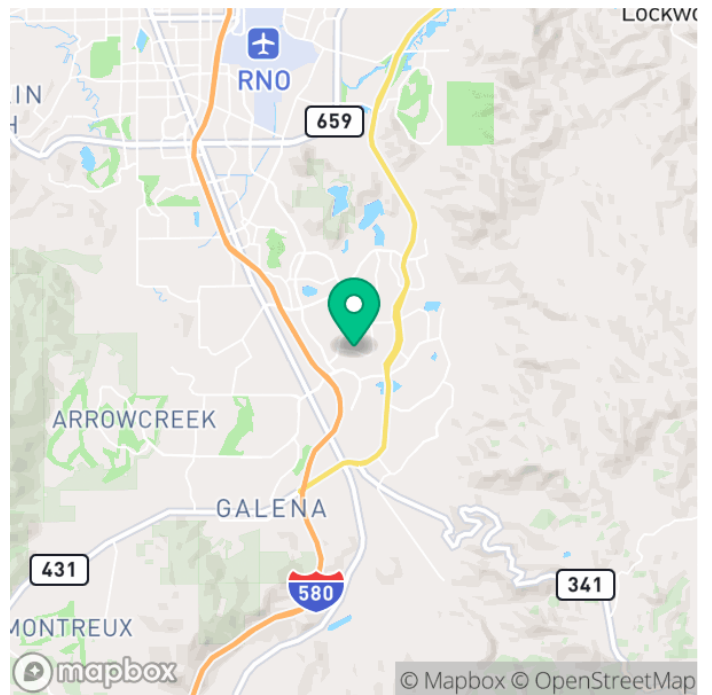
Property Summary

Address

1781 Emerald Bay Dr
Reno, NV 89521

Details

Property Type:	Single Family Residence
Bed / Bath:	4 BD / 2 BA
Square Footage:	2182
Year Built:	2001
MLS#:	#250057502



Investment Summary

Key Metrics	Monthly	Annual
Purchase Price	---	\$665,000
Rehab Cost	---	---
Address Income	\$2,325	\$27,901
Annual Return	---	4.196%

Rent Analysis

Estimated Rent	\$3,110	\$37,320
Vacancy Loss	\$93	\$1,120
Gross Rental Income	\$3,017	\$36,200

Cash Flow

Gross Income	\$3,017	\$36,200
Operating Expenses	\$692	\$8,300
Net Operating Income	\$2,325	\$27,901

Financing Summary

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

Rent Analysis

Rent Sources

Monthly

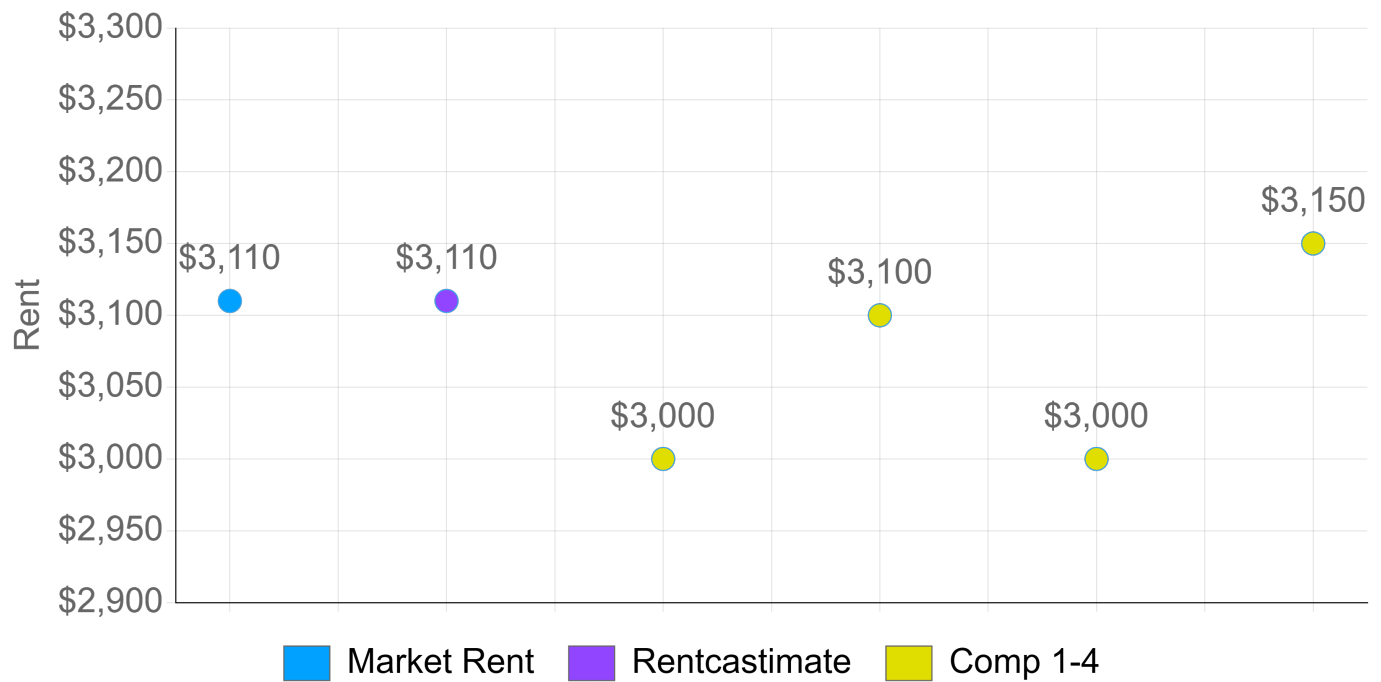
Annual

Comp #1	\$3,000	\$36,000
Comp #2	\$3,100	\$37,200
Comp #3	\$3,000	\$36,000
Comp #4	\$3,150	\$37,800
Rentcastimate	\$3,110	\$37,320

Final Rent

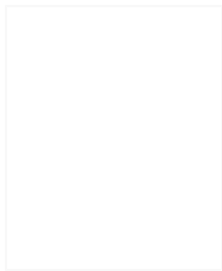
Market Rent	\$3,110	\$37,320
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Rent Comparison



Cash Flow

Income	Monthly	Annual
(+) Gross Rental Income	\$3,110	\$37,320
(-) Vacancy Loss (3.0%)	\$93	\$1,120
(=) Net Rental Income	\$3,017	\$36,200
Expenses	Monthly	Annual
(-) Taxes	\$292	\$3,505
(-) Water	\$0	\$0
(-) Power	\$0	\$0
(-) Garbage	\$0	\$0
(-) Sewer	\$57	\$685
(-) Insurance	\$83	\$1,000
(-) Management	\$0	\$0
(-) Maintenance	\$129	\$1,550
(-) HOA	\$130	\$1,560
(=) Operating Expenses	\$692	\$8,300
Totals	Monthly	Annual
(+) Net Rental Income	\$3,017	\$36,200
(-) Operating Expenses	\$692	\$8,300
(=) Net Operating Income	\$2,325	\$27,901



etellez@addressincome.com

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