

# Home Investment Analysis

Agent Analysis



**\$659,000**

1781 Emerald Bay Dr, Reno, NV 89521

**4**


beds

**2**

baths

**2182**

sqft

 **\$2,325**

MONTHLY NET INCOME

 **4.2%**

ANNUAL RETURN (CAP RATE)

 **#409**

MARKET RANK  
based on 1877 properties

 **#19**

AREA RANK  
based on 108 properties

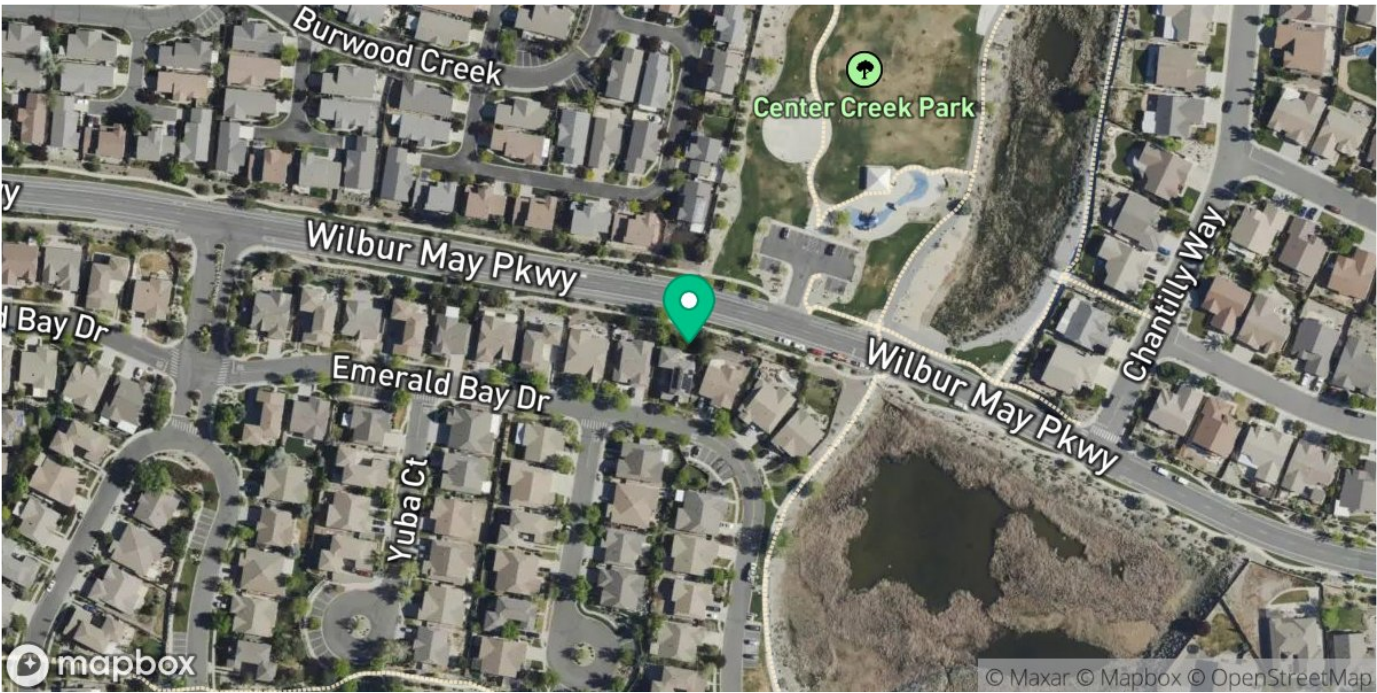
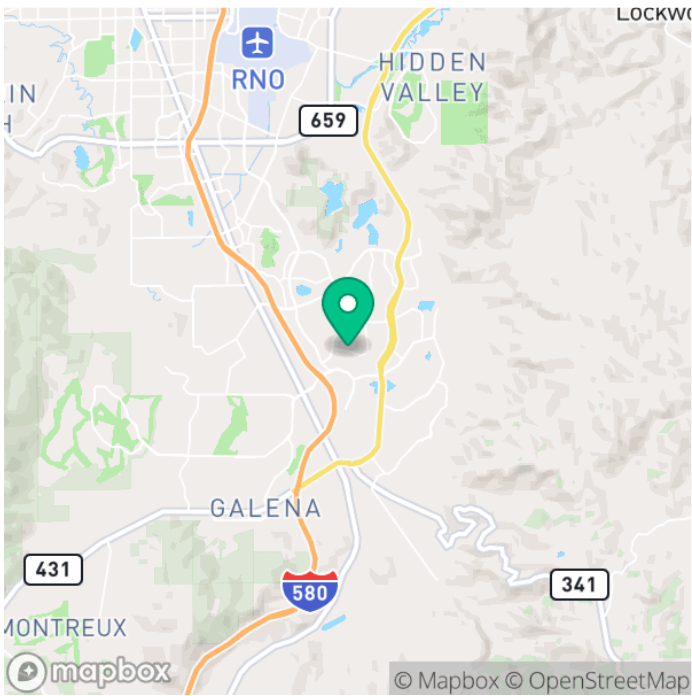
# Property Summary

**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

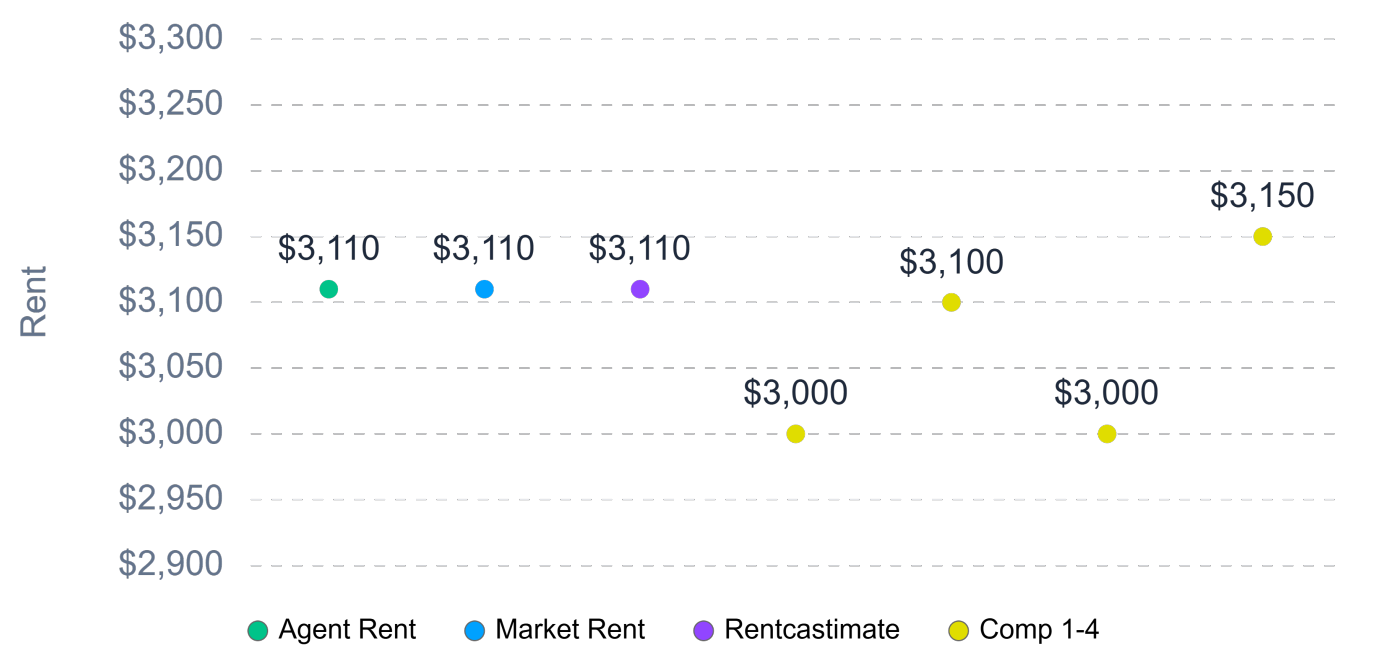
| KEY METRICS          | MONTHLY | ANNUAL    |
|----------------------|---------|-----------|
| Purchase Price       | ---     | \$659,000 |
| Rehab Cost           | ---     | \$0       |
| Address Income       | \$2,325 | \$27,901  |
| Annual Return        | ---     | 4.234%    |
| RENT ANALYSIS        |         |           |
| 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 RENTS |         |          |
|-------------|---------|----------|
| Market Rent | \$3,110 | \$37,320 |
| Agent Rent  | \$3,110 | \$37,320 |

## 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 |



This Report, provided by Address Income LLC located at 100 W Liberty St Ste 670 Reno, NV 89501, 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.