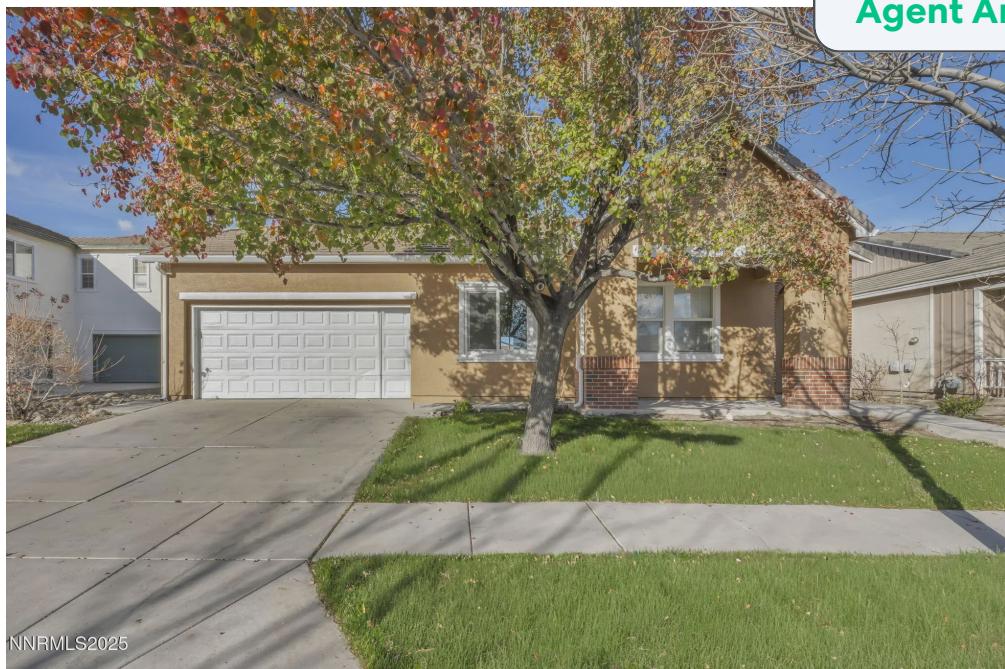


# Home Investment Analysis



**\$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

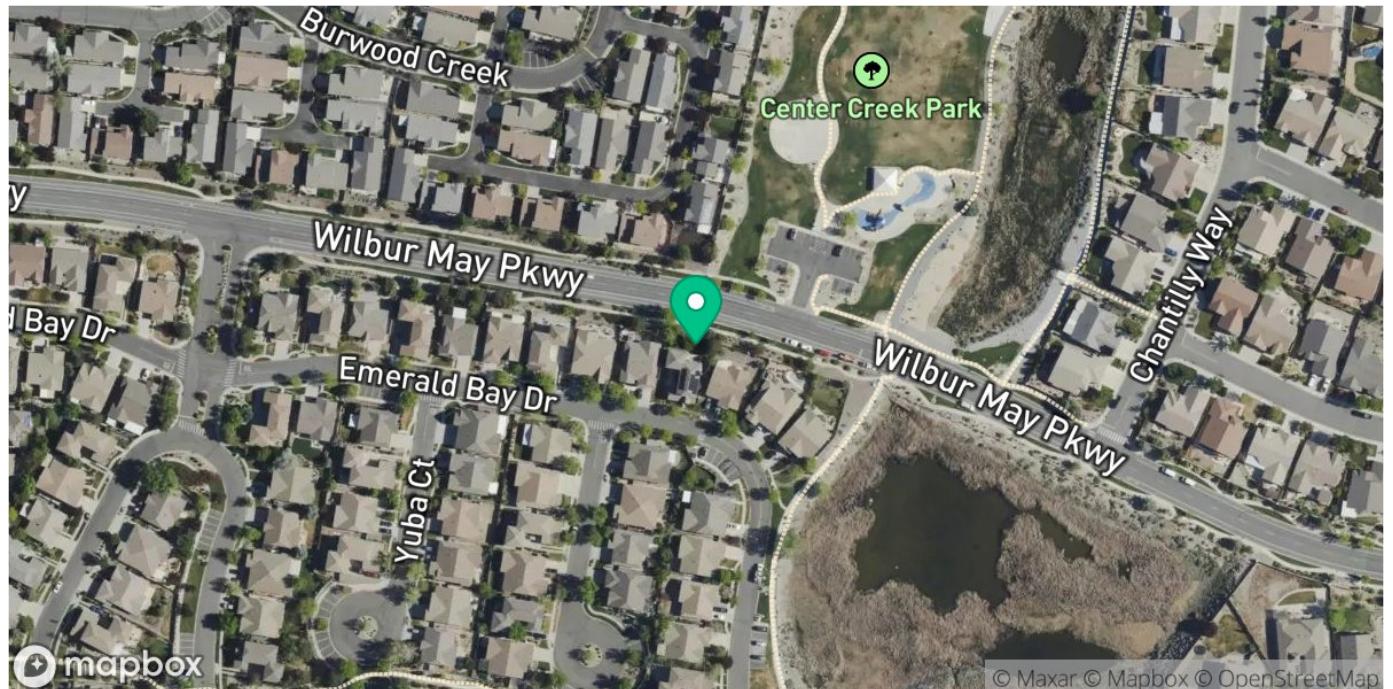
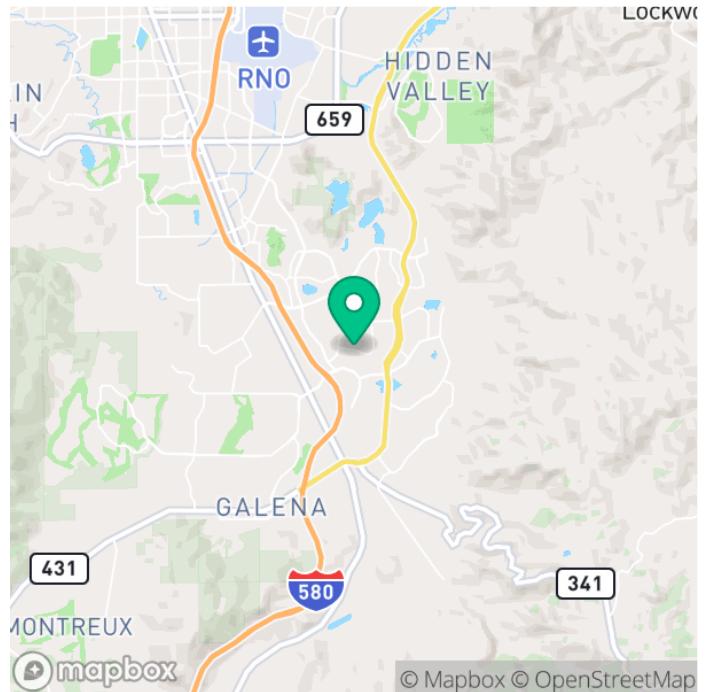
# Property Summary

## 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

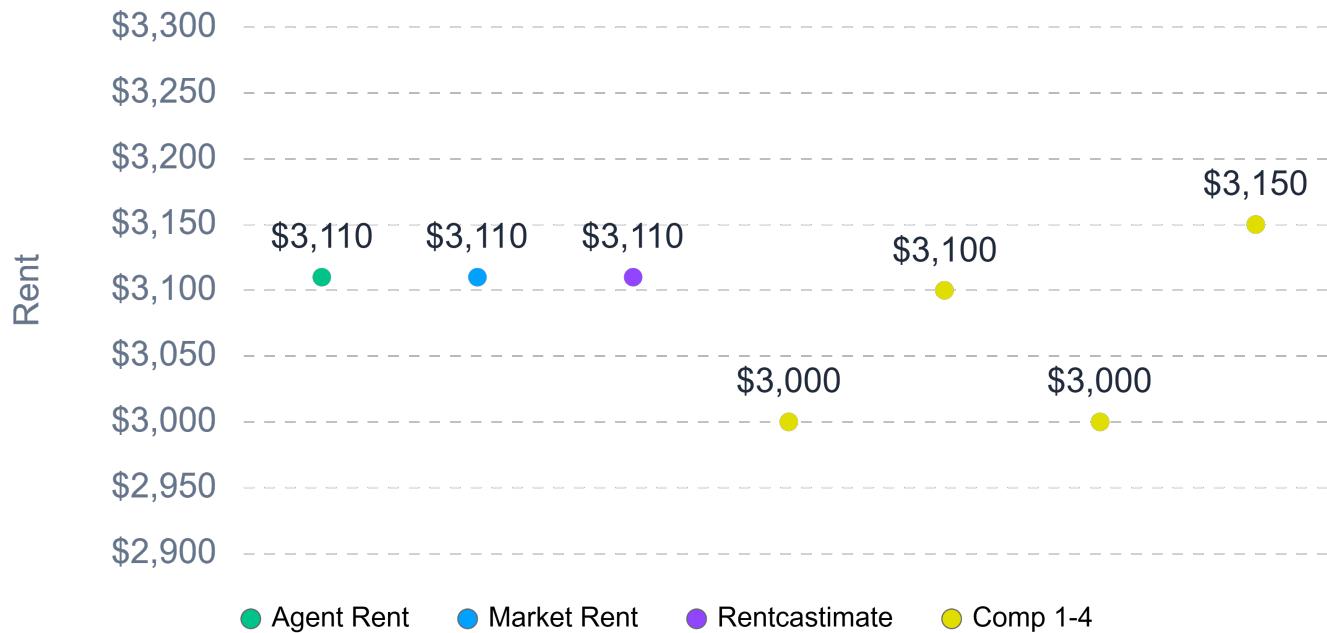
Key Metrics	Monthly	Annual
Purchase Price	---	\$659,000
Rehab Cost	---	\$0
Address Income	\$2,325	\$27,901
Annual Return	---	4.234%
Rent Analysis		
Estimated Rent	\$3,110	\$37,320
Vacancy Loss	\$93	\$1,120
Gross Rental Income	\$3,017	\$36,200
Cash Flow		
Gross Income	\$3,017	\$36,200
Operating Expenses	\$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	MONTHLY	ANNUAL
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

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The comparable rental information and property data used in this Report are collected from online rental listings and public county records.

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