



Home Investment Analysis Report

Advanced Analysis Verified



\$685,000

1781 Emerald Bay Dr, Reno, NV 89521

4

beds

2

baths

2182

sqft



\$2,325

Monthly Net Income



4.1%

Annual Return



#660
2502

Market Rank



#27
155

Area Rank

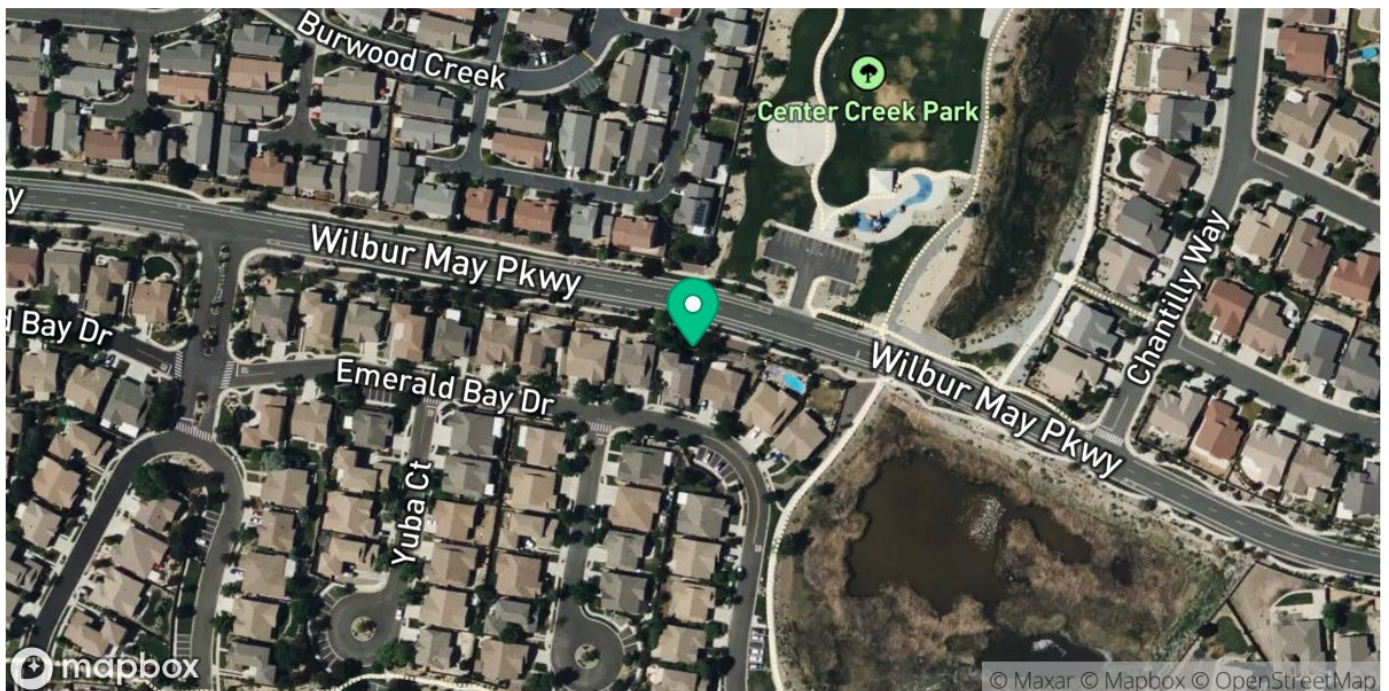
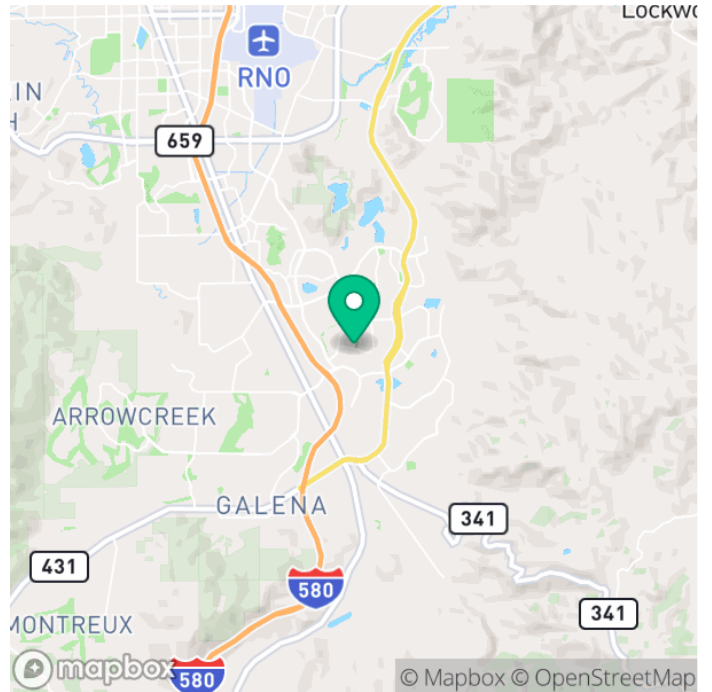
Property Summary

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

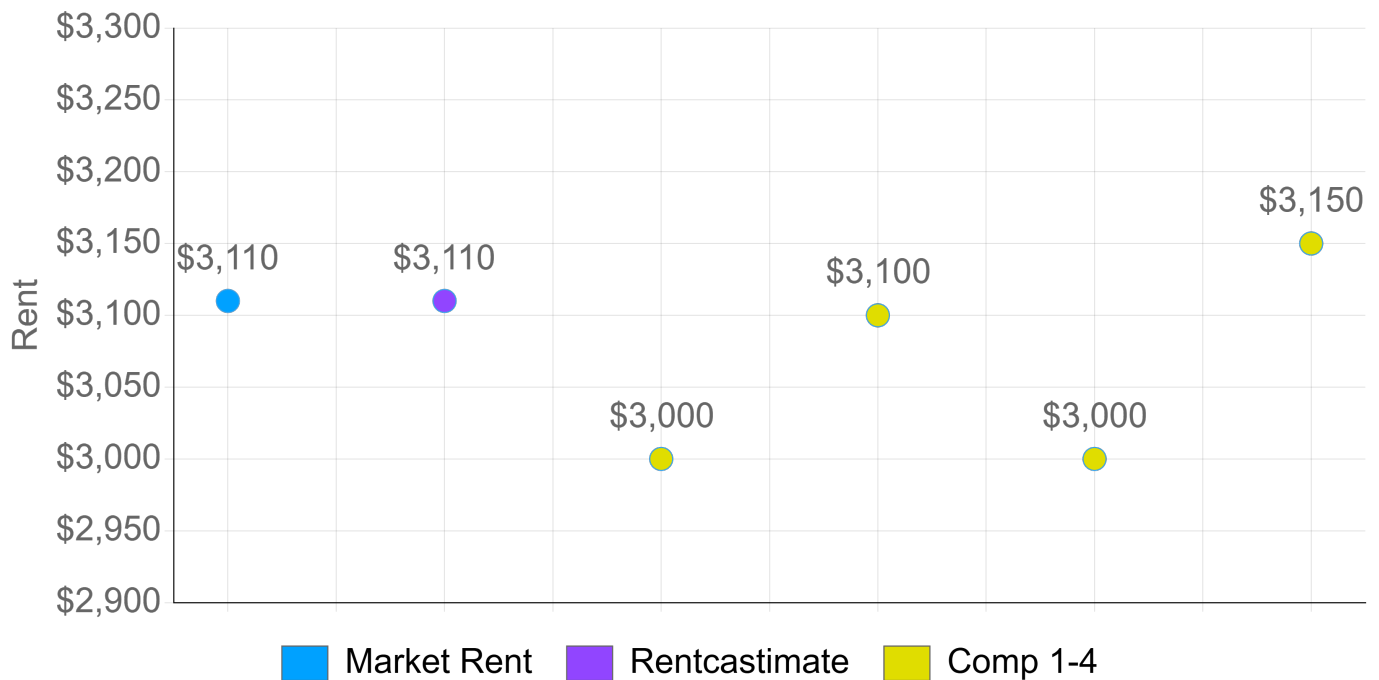
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$685,000	---	---
Rehab Cost	---	---	---	---
Address Income	\$2,325	\$27,901	---	---
Annual Return	---	4.073%	---	---
Rent Analysis				
Estimated Rent	\$3,110	\$37,320	---	---
Vacancy Loss	\$93	\$1,120	---	---
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	Monthly	Annual
Market Rent	\$3,110	\$37,320

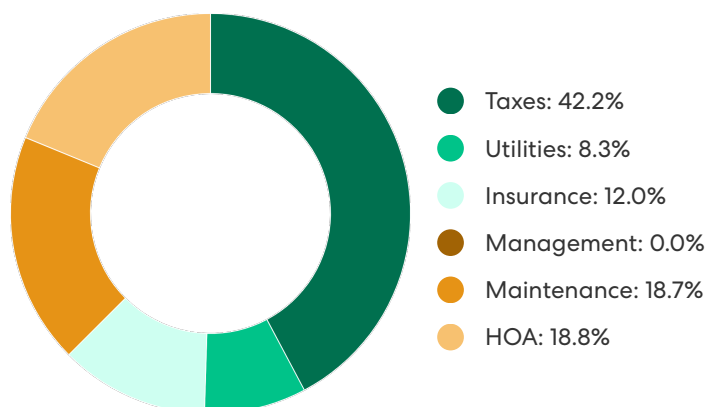
Rent Comparison



Cash Flow

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

Expense Breakdown



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