



Home Investment Analysis Report

Agent Verified Analysis



\$575,000

3238 Vincinato Dr, Sparks, NV 89434

4

beds

3

baths

2071

sqft



\$1,942

Monthly Net Income



4.0%

Annual Return



#2574

2586

Market Rank



#119

121

Area Rank

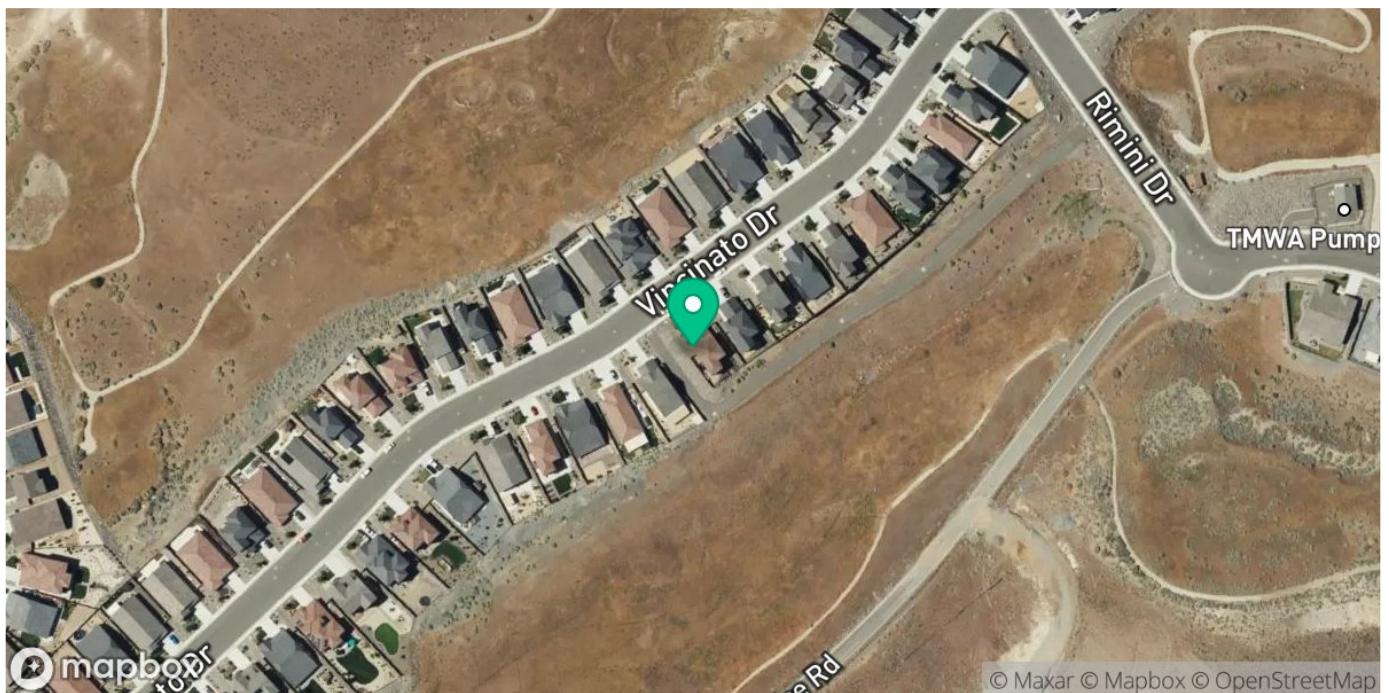
Property Summary

Address

3238 Vincinato Dr
Sparks, NV 89434

Details

Property Type:	Single Family Residence
Bed / Bath:	4 BD / 3 BA
Square Footage:	2071
Year Built:	2018
MLS#:	#250054621



Investment Summary

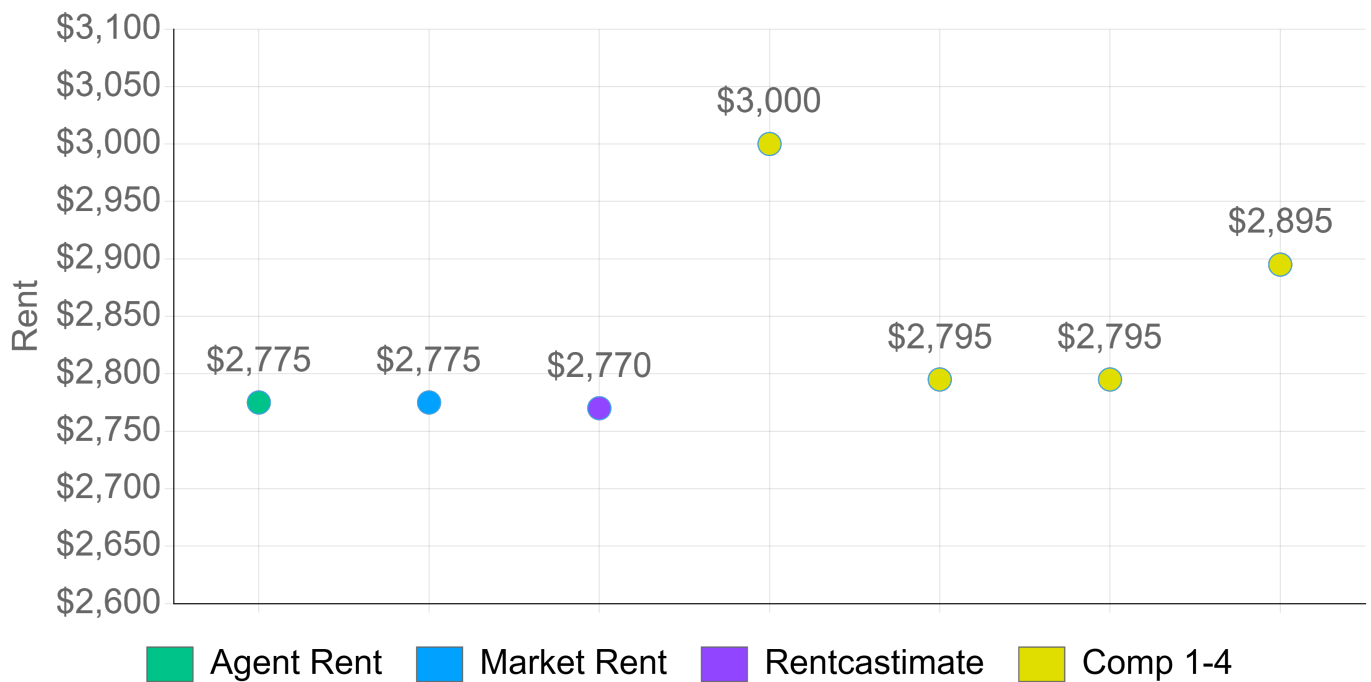
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$575,000	---	---
Rehab Cost	---	\$5,000	---	---
Address Income	\$1,942	\$23,309	---	---
Annual Return	---	4.0%	---	---
Rent Analysis				
Estimated Rent	\$2,775	\$33,300	---	---
Vacancy Loss	\$83	\$999	---	---
Gross Rental Income	\$2,692	\$32,301	---	---
Cash Flow				
Gross Income	\$2,692	\$32,301	---	---
Operating Expenses	\$749	\$8,992	---	---
Net Operating Income	\$1,942	\$23,309	---	---
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	\$2,795	\$33,540
Comp #3	\$2,795	\$33,540
Comp #4	\$2,895	\$34,740
Rentcastimate	\$2,770	\$33,240
Market Rent	\$2,775	\$33,300

Final Rent	Monthly	Annual
Agent Rent	\$2,775	\$33,300

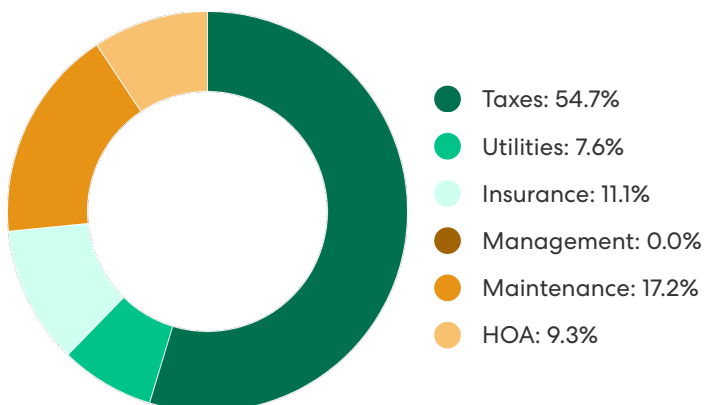
Rent Comparison



Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$2,775	\$33,300	---	---
(-) Vacancy Loss (3.0%)	\$83	\$999	---	---
(=) Net Rental Income	\$2,692	\$32,301	---	---
Expenses				
(-) Taxes	\$410	\$4,917	---	---
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	---	---
(-) Insurance	\$83	\$1,000	---	---
(-) Management	---	---	---	---
(-) Maintenance	\$129	\$1,550	---	---
(-) HOA	\$70	\$840	---	---
(=) Operating Expenses	\$749	\$8,992	---	---
Totals				
(+) Net Rental Income	\$2,692	\$32,301	---	---
(-) Operating Expenses	\$749	\$8,992	---	---
(=) Net Operating Income	\$1,942	\$23,309	---	---

Expense Breakdown



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