

Home Investment Analysis

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Agent Verified Analysis



\$550,000

3238 Vincinato Dr, Sparks, NV 89434

4

beds

3

baths

2071

sqft



-\$611

Monthly Net Income with Financing



-5.1%

Cash on Cash



#492
2155

Market Rank



#50
80

Area Rank

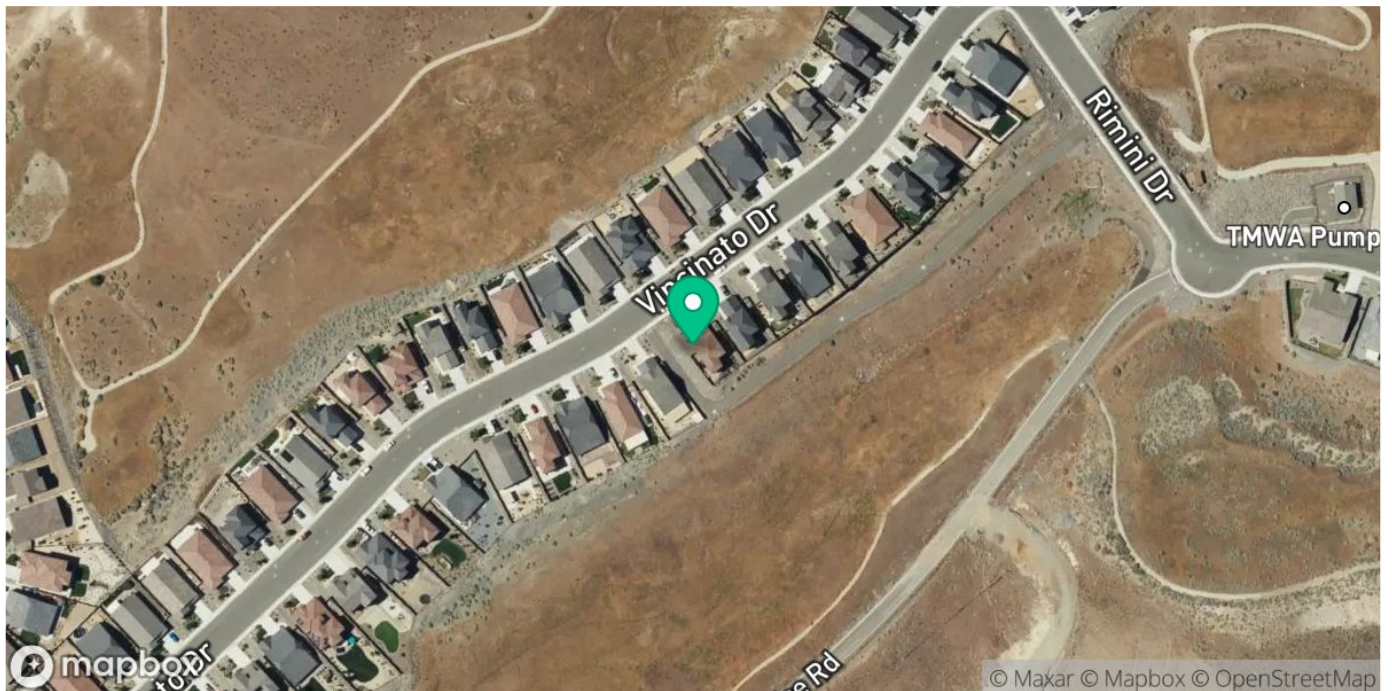
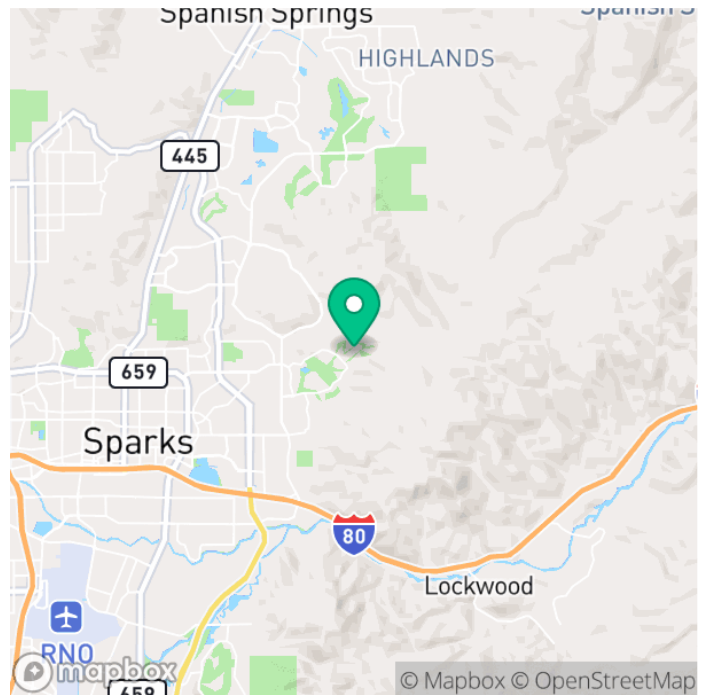
Property Summary

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	Monthly	Annual
Purchase Price	---	\$550,000
Rehab Cost	---	\$5,000
Address Income	\$1,942	\$23,309
Annual Return	---	4.200%

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	---	6.300%
Loan Amount	---	\$412,500
Cash Down	---	\$137,500
Cash on Cash	---	-5.144%
DSCR	---	0.761
PITI	\$3,046	\$36,556
PITIA	\$3,116	\$37,396

Rent Analysis

Rent Sources

Monthly

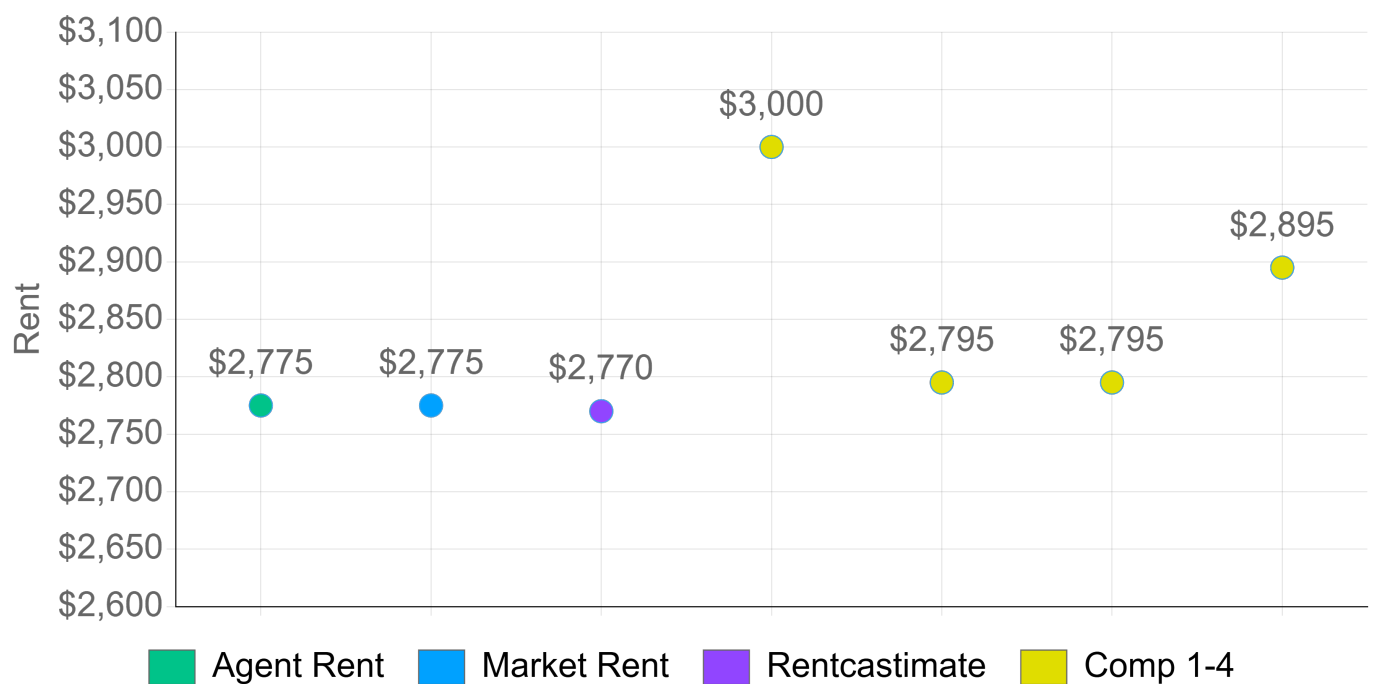
Annual

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

Final Rents

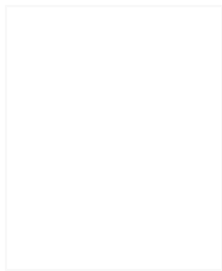
Market Rent	\$2,775	\$33,300
Agent Rent	\$2,775	\$33,300

Rent Comparison



Cash Flow

Income	Monthly	Annual
(+) Gross Rental Income	\$2,775	\$33,300
(-) Vacancy Loss (3.0%)	\$83	\$999
(=) Net Rental Income	\$2,692	\$32,301
Expenses	Monthly	Annual
(-) Taxes	\$410	\$4,917
(-) Water	\$0	\$0
(-) Power	\$0	\$0
(-) Garbage	\$0	\$0
(-) Sewer	\$57	\$685
(-) Insurance	\$83	\$1,000
(-) Management	\$0	\$0
(-) Maintenance	\$129	\$1,550
(-) HOA	\$70	\$840
(=) Operating Expenses	\$749	\$8,992
Totals	Monthly	Annual
(+) Net Rental Income	\$2,692	\$32,301
(-) Operating Expenses	\$749	\$8,992
(=) Net Operating Income	\$1,942	\$23,309



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