

Home Investment Analysis

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Advanced Analysis Verified



\$849,900

390 Old Washoe Cir, Washoe Valley, NV 89704

3

beds

2.5

baths

2718

sqft



\$2,740

Monthly Net Income



3.9%

Annual Return



#731
2381

Market Rank



#2
18

Area Rank

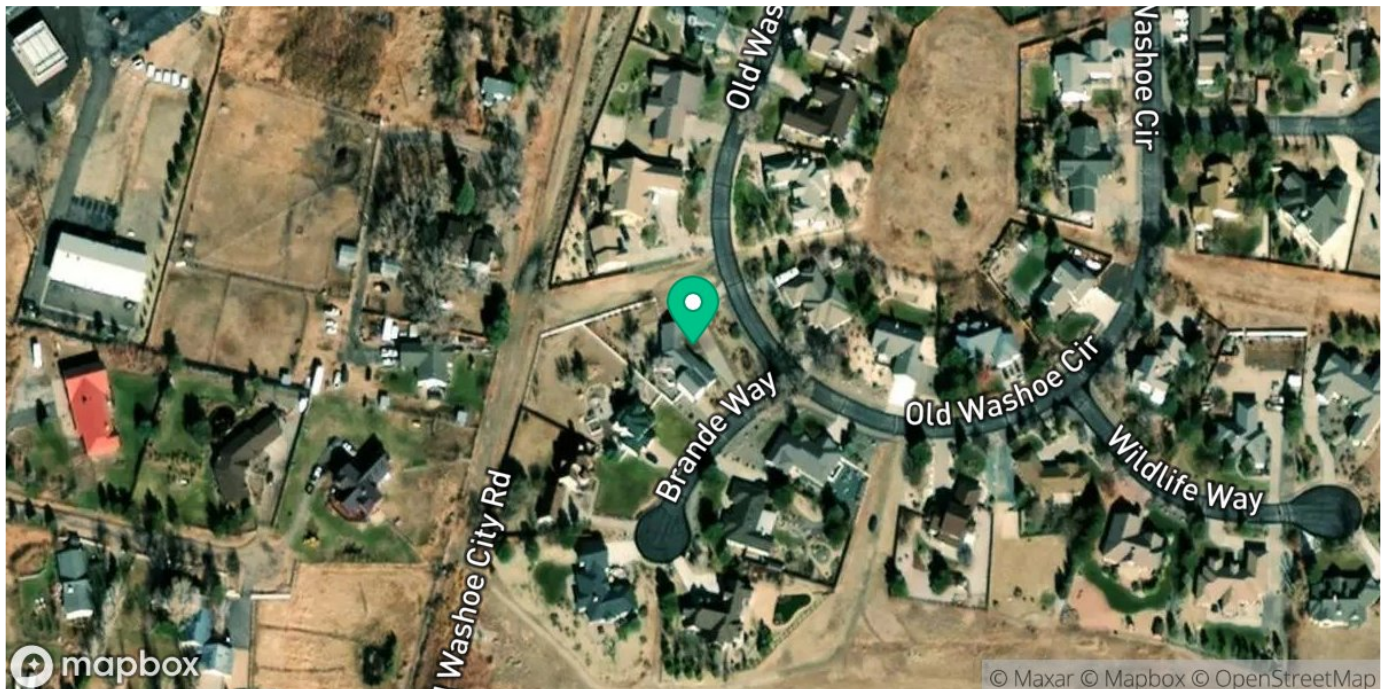
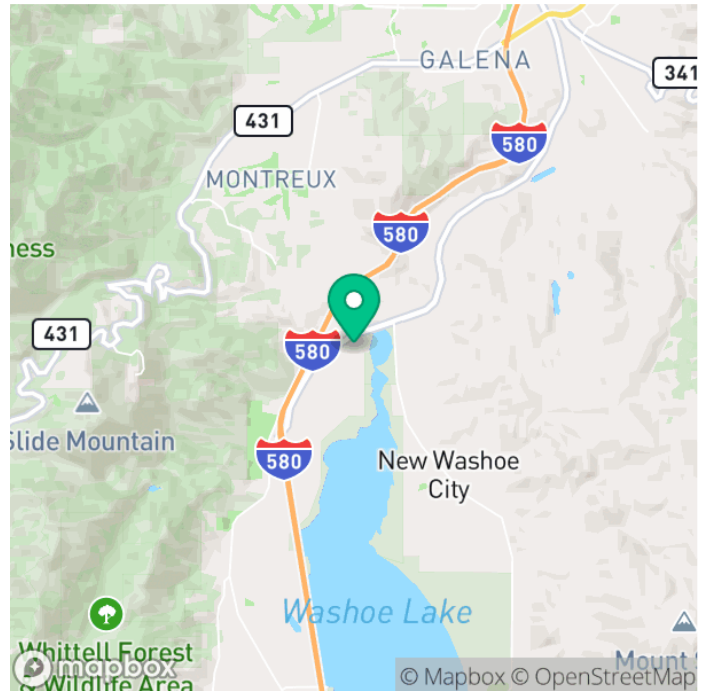
Property Summary

Address

390 Old Washoe Cir
Washoe Valley, NV 89704

Details

Property Type:	Single Family Residence
Bed / Bath:	3 BD / 2.5 BA
Square Footage:	2718
Year Built:	1995
MLS#:	#250054591



Investment Summary

Key Metrics	Monthly	Annual
Purchase Price	---	\$849,900
Rehab Cost	---	---
Address Income	\$2,740	\$32,880
Annual Return	---	3.869%

Rent Analysis

Estimated Rent	\$3,580	\$42,960
Vacancy Loss	\$107	\$1,289
Gross Rental Income	\$3,473	\$41,671

Cash Flow

Gross Income	\$3,473	\$41,671
Operating Expenses	\$733	\$8,791
Net Operating Income	\$2,740	\$32,880

Financing Summary

Interest Rate	---	---
Loan Amount	---	---
Cash Down	---	---
Cash on Cash	---	---
DSCR	---	---
PITI	---	---
PITIA	---	---

Rent Analysis

Rent Sources

Monthly

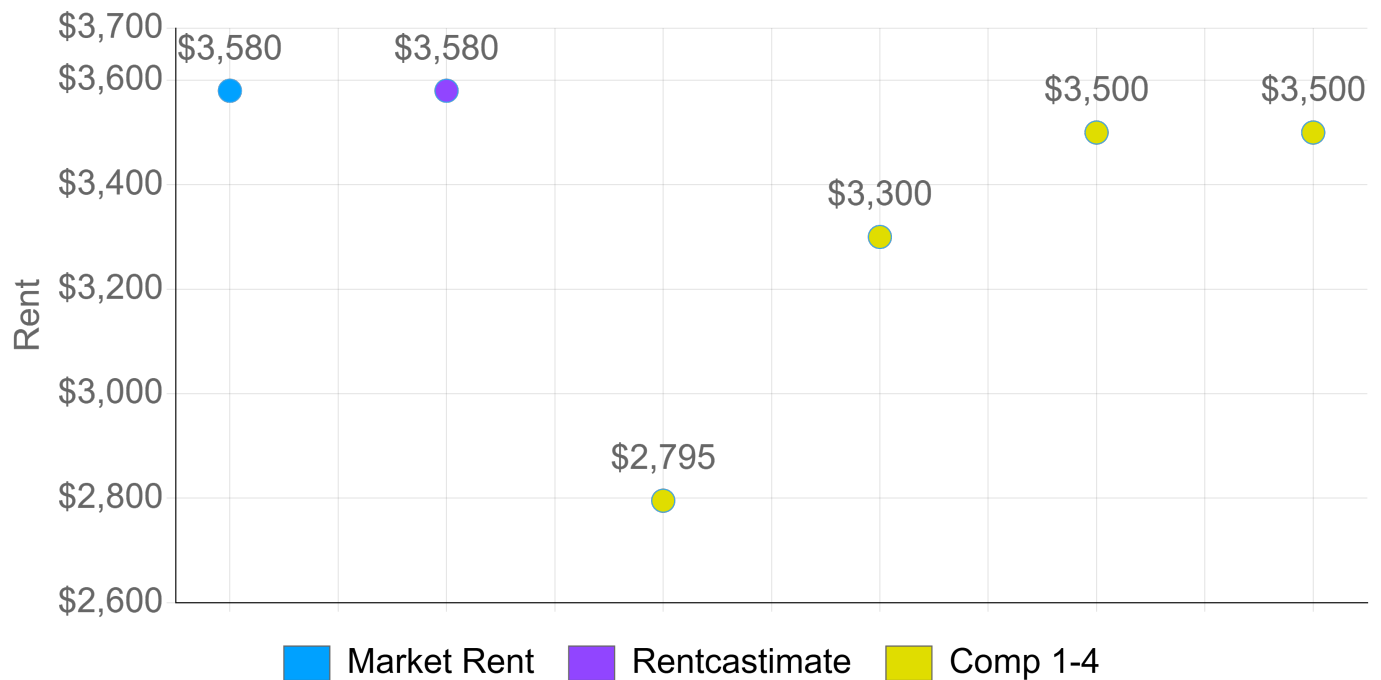
Annual

Comp #1	\$2,795	\$33,540
Comp #2	\$3,300	\$39,600
Comp #3	\$3,500	\$42,000
Comp #4	\$3,500	\$42,000
Rentcastimate	\$3,580	\$42,960

Final Rent

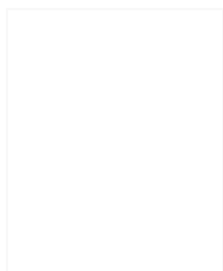
Market Rent	\$3,580	\$42,960
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Rent Comparison



Cash Flow

Income	Monthly	Annual
(+) Gross Rental Income	\$3,580	\$42,960
(-) Vacancy Loss (3.0%)	\$107	\$1,289
(=) Net Rental Income	\$3,473	\$41,671
Expenses	Monthly	Annual
(-) Taxes	\$360	\$4,316
(-) Water	\$0	\$0
(-) Power	\$0	\$0
(-) Garbage	\$0	\$0
(-) Sewer	\$57	\$685
(-) Insurance	\$83	\$1,000
(-) Management	\$0	\$0
(-) Maintenance	\$113	\$1,350
(-) HOA	\$120	\$1,440
(=) Operating Expenses	\$733	\$8,791
Totals	Monthly	Annual
(+) Net Rental Income	\$3,473	\$41,671
(-) Operating Expenses	\$733	\$8,791
(=) Net Operating Income	\$2,740	\$32,880



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