



Home Investment Analysis

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Agent Analysis



\$555,000

3970 Bolivar Ct, Reno, NV 89502

4

beds

2.5

baths

2246

sqft

\$2,528

MONTHLY NET INCOME

5.3%

ANNUAL RETURN (CAP RATE)

#74

MARKET RANK

based on 3363 properties

#5

AREA RANK

based on 85 properties



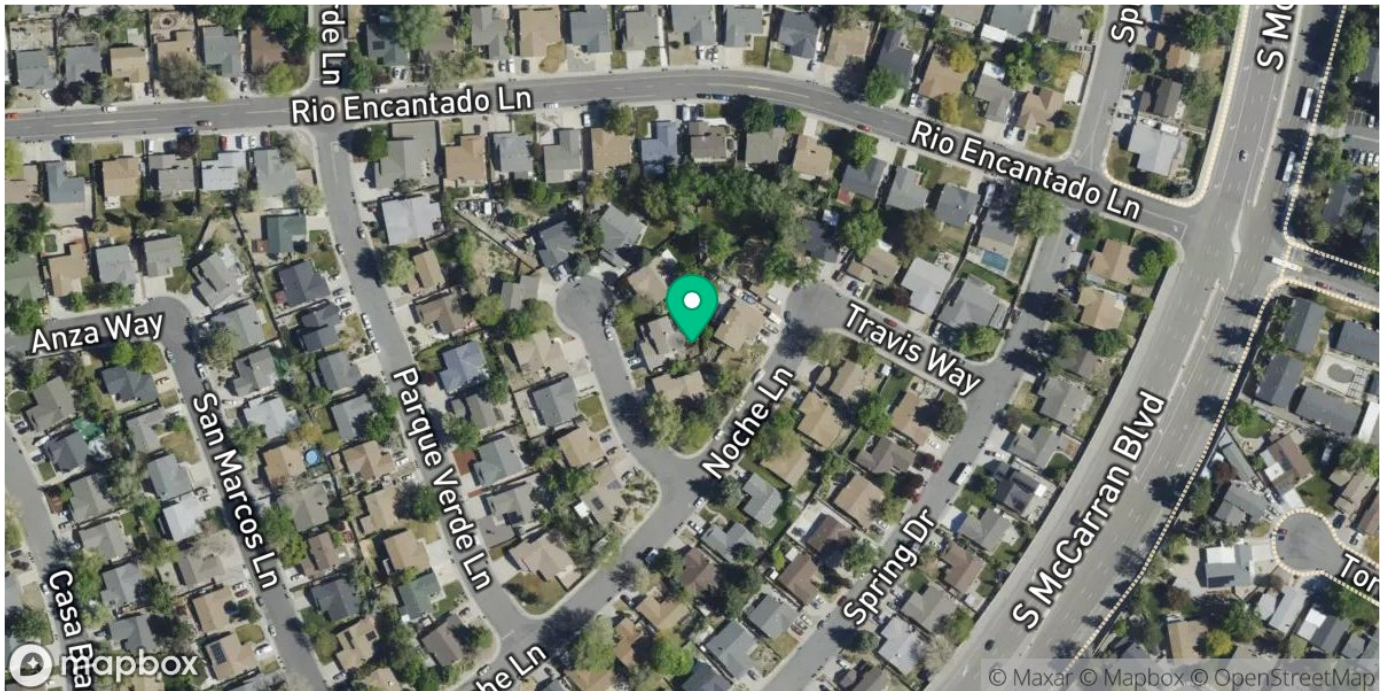
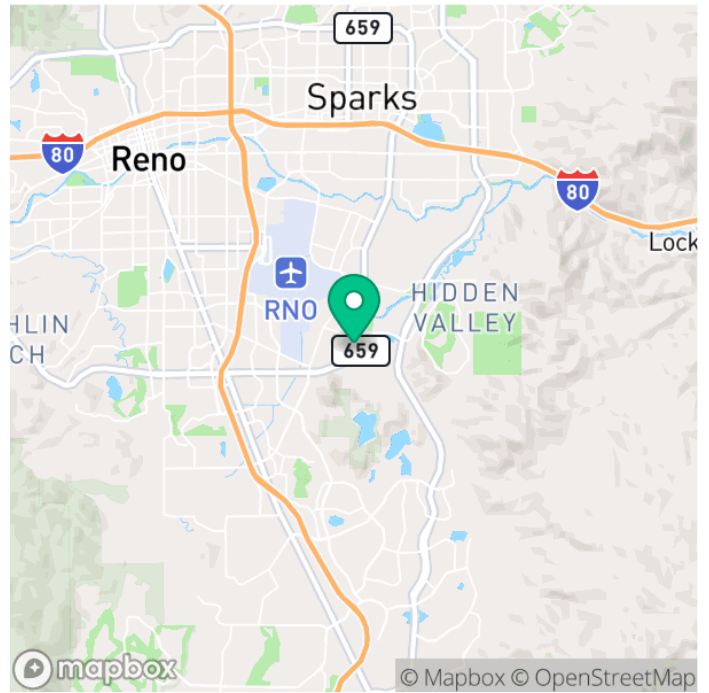
Property Summary

Address

3970 Bolivar Ct
Reno, NV 89502

Details

Property Type:	Single Family Residence
Bed / Bath:	4 BD / 2.5 BA
Square Footage:	2246
Year Built:	1978
MLS#:	#260006711





Investment Summary

KEY METRICS	MONTHLY	ANNUAL
Purchase Price	---	\$555,000
Rehab Cost	---	\$20,000
Address Income	\$2,528	\$30,332
Annual Return	---	5.275%

RENT ANALYSIS		
Estimated Rent	\$3,100	\$37,200
Vacancy Loss	\$97	\$1,163
Gross Rental Income	\$3,003	\$36,037

CASH FLOW		
Gross Income	\$3,003	\$36,037
Operating Expenses	\$479	\$5,752
Net Operating Income	\$2,528	\$30,332

FINANCING SUMMARY		
Interest Rate	---	---
Loan Amount	---	---
Cash Down	---	---
Cash on Cash	---	---
DSCR	---	---
PITI	---	---
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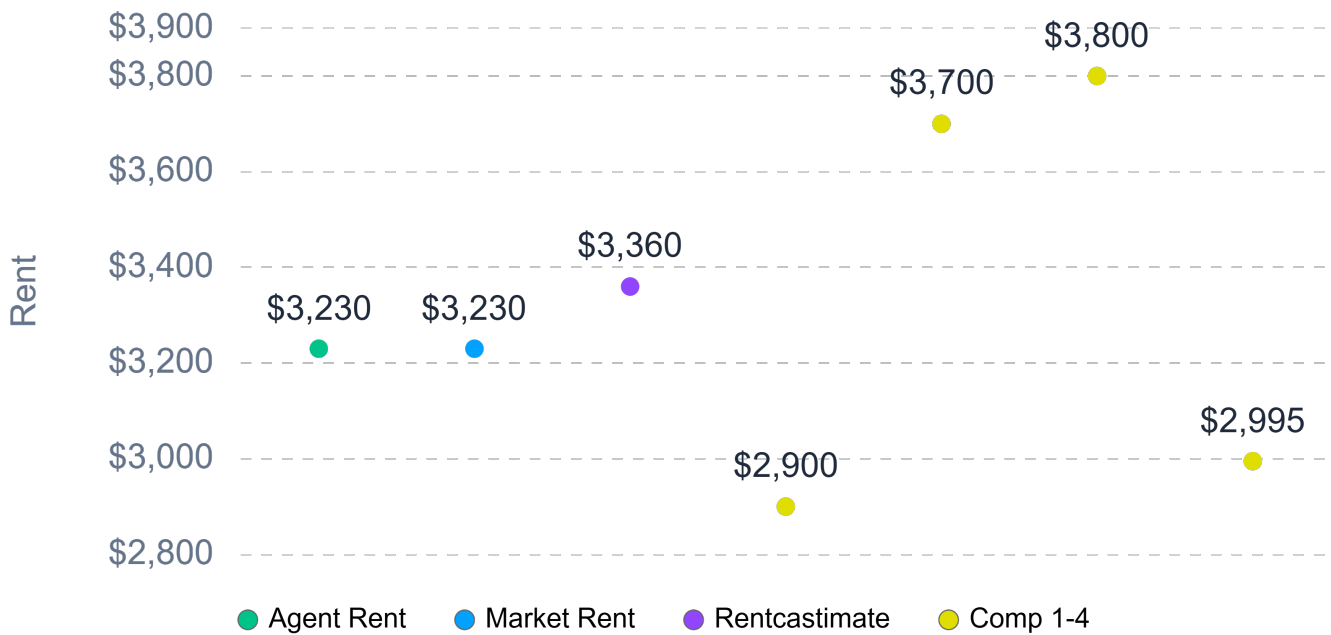


Rent Analysis

RENT SOURCES	MONTHLY	ANNUAL
Comp #1	\$2,900	\$34,800
Comp #2	\$3,700	\$44,400
Comp #3	\$3,800	\$45,600
Comp #4	\$2,995	\$35,940
Rentcastimate	\$3,360	\$40,320

FINAL RENTS	MONTHLY	ANNUAL
Market Rent	\$3,230	\$38,760
Agent Rent	\$3,230	\$38,760

Rent Comparison





Cash Flow

INCOME	MONTHLY	ANNUAL
(+) Gross Rental Income	\$3,100	\$37,200
(-) Vacancy Loss (3.1%)	\$97	\$1,163
(=) Net Rental Income	\$3,003	\$36,037
EXPENSES	MONTHLY	ANNUAL
(-) Taxes	\$210	\$2,517
(-) Water	\$0	\$0
(-) Power	\$0	\$0
(-) Garbage	\$0	\$0
(-) Sewer	\$57	\$685
(-) Insurance	\$83	\$1,000
(-) Management	\$0	\$0
(-) Maintenance	\$129	\$1,550
(-) HOA	\$0	\$0
(=) Operating Expenses	\$479	\$5,752
TOTALS	MONTHLY	ANNUAL
(+) Net Rental Income	\$3,003	\$36,037
(-) Operating Expenses	\$479	\$5,752
(=) Net Operating Income	\$2,528	\$30,332



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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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