



Home Investment Analysis Report

Agent Verified Analysis



\$799,000

6170 N Deer Meadows Ct, Reno, NV 89519

3

beds

2.5

baths

2866

sqft



\$3,372

Monthly Net Income



5.0%

Annual Return



#101
2509

Market Rank



#2
41

Area Rank

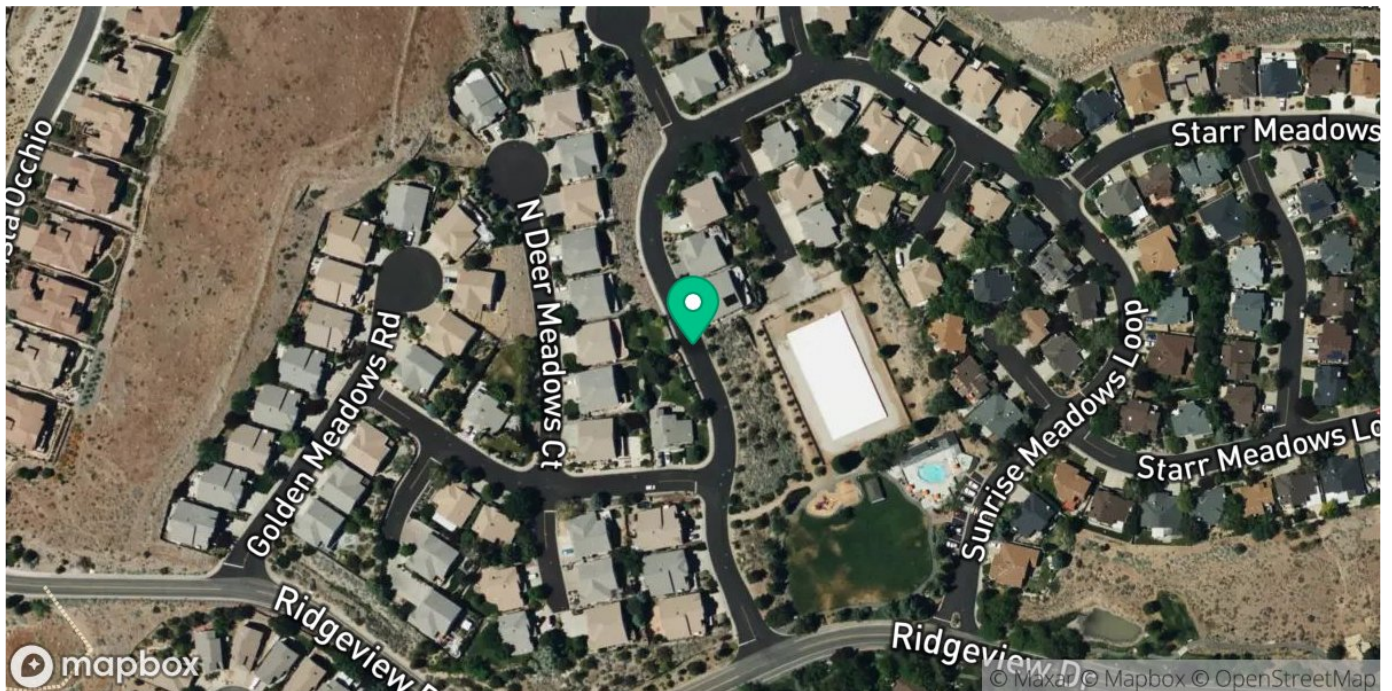
Property Summary

Address

6170 N Deer Meadows Ct
Reno, NV 89519

Details

Property Type:	Single Family Residence
Bed / Bath:	3 BD / 2.5 BA
Square Footage:	2866
Year Built:	1999
MLS#:	#250053884



Investment Summary

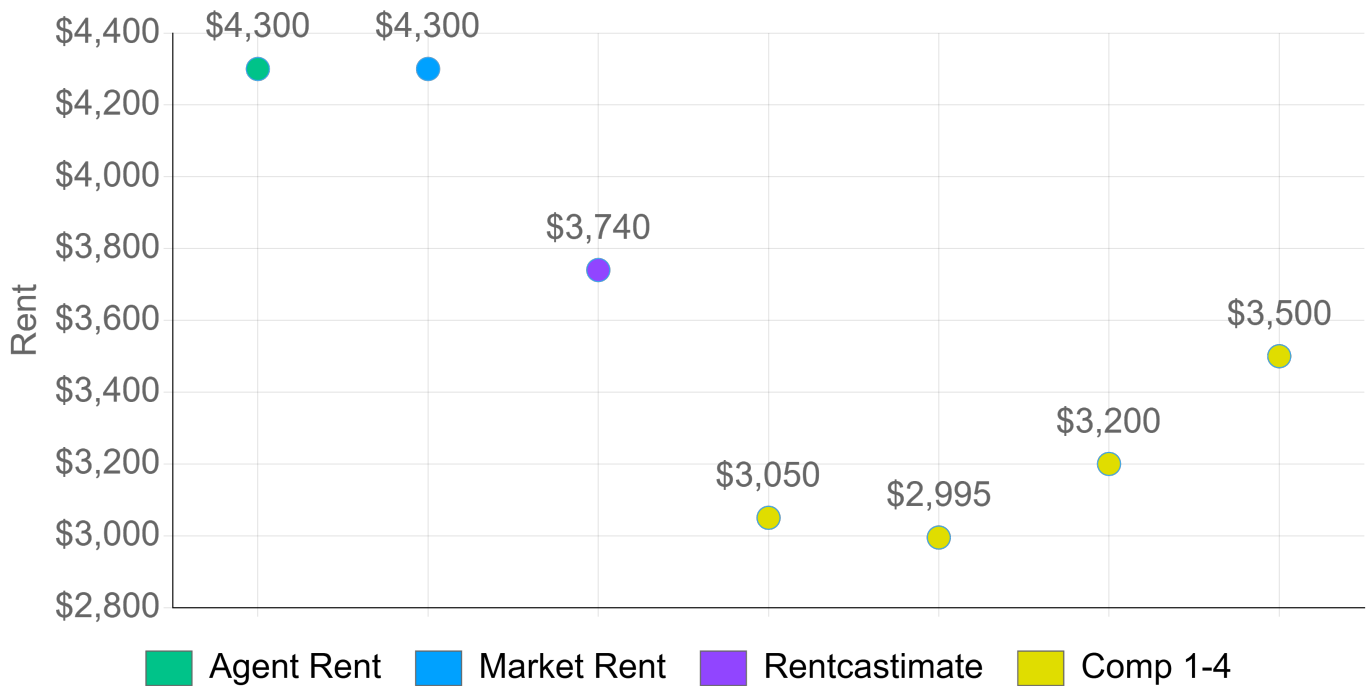
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$799,000	---	---
Rehab Cost	---	\$5,000	---	---
Address Income	\$3,372	\$40,466	---	---
Annual Return	---	5.033%	---	---
Rent Analysis				
Estimated Rent	\$4,300	\$51,600	---	---
Vacancy Loss	\$129	\$1,548	---	---
Gross Rental Income	\$4,171	\$50,052	---	---
Cash Flow				
Gross Income	\$4,171	\$50,052	---	---
Operating Expenses	\$799	\$9,586	---	---
Net Operating Income	\$3,372	\$40,466	---	---
Financing Summary				
Interest Rate	---	---	---	---
Loan Amount	---	---	---	---
Cash Down	---	---	---	---
Cash on Cash	---	---	---	---
DSCR	---	---	---	---
PITI	---	---	---	---
PITIA	---	---	---	---

Rent Analysis

Rent Sources	Monthly	Annual
Comp #1	\$3,050	\$36,600
Comp #2	\$2,995	\$35,940
Comp #3	\$3,200	\$38,400
Comp #4	\$3,500	\$42,000
Rentcastimate	\$3,740	\$44,880
Market Rent	\$4,300	\$51,600

Final Rent	Monthly	Annual
Agent Rent	\$4,300	\$51,600

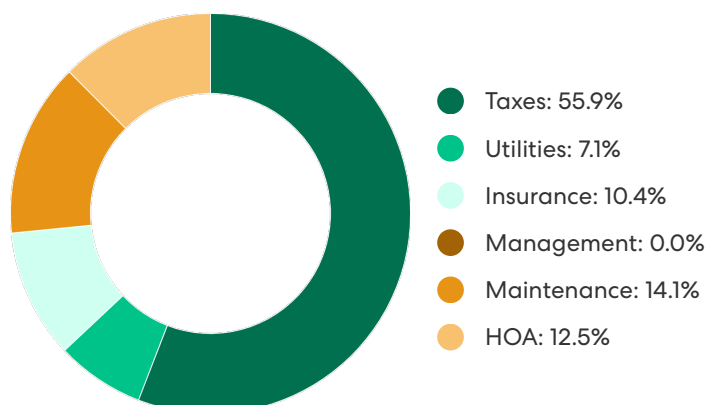
Rent Comparison



Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$4,300	\$51,600	---	---
(-) Vacancy Loss (3.0%)	\$129	\$1,548	---	---
(=) Net Rental Income	\$4,171	\$50,052	---	---
Expenses				
(-) Taxes	\$446	\$5,355	---	---
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	---	---
(-) Insurance	\$83	\$1,000	---	---
(-) Management	---	---	---	---
(-) Maintenance	\$113	\$1,350	---	---
(-) HOA	\$100	\$1,196	---	---
(=) Operating Expenses	\$799	\$9,586	---	---
Totals				
(+) Net Rental Income	\$4,171	\$50,052	---	---
(-) Operating Expenses	\$799	\$9,586	---	---
(=) Net Operating Income	\$3,372	\$40,466	---	---

Expense Breakdown



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