(SIPA)
Single Family Investment Property Analysis

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Single Family Rental (SFR)

801 Northwood Blvd

Incline Village NV 89451

$634,990 Listing price

ACTIVE

Condo/Townhouse

What is **(SIPA)**?

The SIPA is a comprehensive analysis reporting tool for single family investment properties that provides all the pertinent information necessary to make an informed and strategic purchase decision.

Developed at Address Income to be used exclusively for its clients

Investment Ranking

Address Income's analysis ranking for this property.

981 / 1682 Active properties

Part of AI Investor Tools

(MIPA)
(SFR)
(Target List)
(My Loan)
(My Offer)

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Property info.

Click to view listing online

Location

Address	801 Northwood Blvd
City	Incline Village
State	NV
Zip	89451
Area	Incline Village

Property Details

Sqft	960
Year built	1965
Bed	2
Bath	1
Garages	0
Lot Sqft	44

Pricing metrics

Asking price	$634,990	
$/SF	$661	*ABOVE*
Price Change	▼-$15k	▼-2%
Days on Mkt.	21	

MLS # (ID) 250005224

Listing agent notes

Status **ACTIVE**

Updated & Turnkey Condo in Central Incline Village   Beautifully updated 2-bedroom, 1.5-bath condo in the heart of Incline Village. Ideal for personal use or as a short-term rental investment (STR permit eligibility subject to Washoe County). Recent upgrades include newer kitchen appliances (range, refrigerator, dishwasher), fully remodeled bathrooms, new carpet, and durable Flooret LVP flooring throughout.

Enjoy two private decks (recently repaired), in-unit washer/dryer with dedicated laundry closet, and two covered parking spaces. Includes two private storage closets—perfect for Tahoe gear, bikes, or workshop setup. Low-maintenance ownership: HOA covers water, sewer, trash, snow removal, exterior maintenance, and landscaping. Located just minutes from Diamond Peak Ski Resort, Incline Village golf courses, restaurants, and walkable access to private Lake Tahoe beaches. Move-in ready or furnished short term rental ready with excellent income potential. HOA covers sewer, water, trash, snow removal, exterior maintenance, and landscaping. Ideal location close to Diamond Peak Ski Resort, 2 golf courses, walk to Lake Tahoe and access to private beaches. STR permit eligible.

Unit is occupied full time until June 15, 2025. Please request in showingtime 24 hours in advance and wait for confirmation. Do not disturb Tenant. Buyer and buyer's agent to verify all information including HOA dues and rules. Buyer to verify STR permit availability, income projections, and all listing details.

Listing Agent	Bradley Buxton
Listing Office	Address Income

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* Renovation - After looking at the listing, we use estimated rehab renovations on a pre unit basis just as a place holder.

* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.

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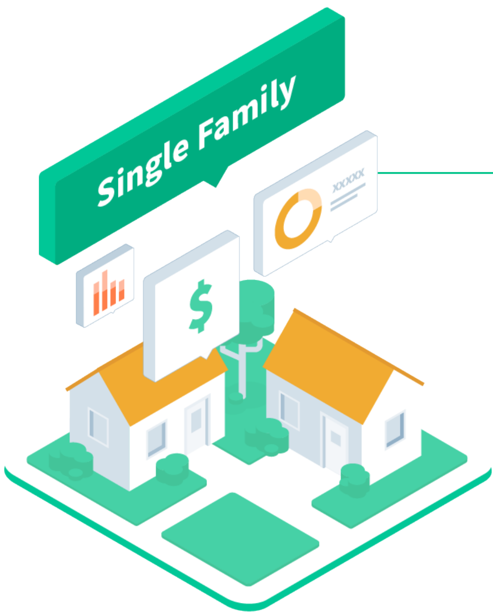
Investment summary.

We view investment properties as a math equation, a quest for the **answer to the income question.** We do all the calculations for you, here are the projected answers*.



Lending Assumptions

Cash down	$190,497
Loan amount	$444,493
Interest rate	7.10%
Loan to value	70%

Senario Guide

	Market Rent	Proforma Rent
	The market rent for the current property condition	The rent **after a renovation**
Purchase Price	$634,990	$634,990
Renovation*		**$9,600**
Basis Cost	$634,990	$644,590

Renovation Required?

Address Income (per month)

	Purchase	market rents	proforma rents
801 Northwood Blvd	**w/ loan**	-$1,005	-$780
	w/ cash	$1,982	$2,208

Annual Net operating income (NOI)	$23,790	$26,490	
Cap rate (Annual Return)	3.75%	4.17%	
Cash on cash return (CoC)	-6.33%	-4.68%	**financing***
Projected Rent	$2,900	$3,132	

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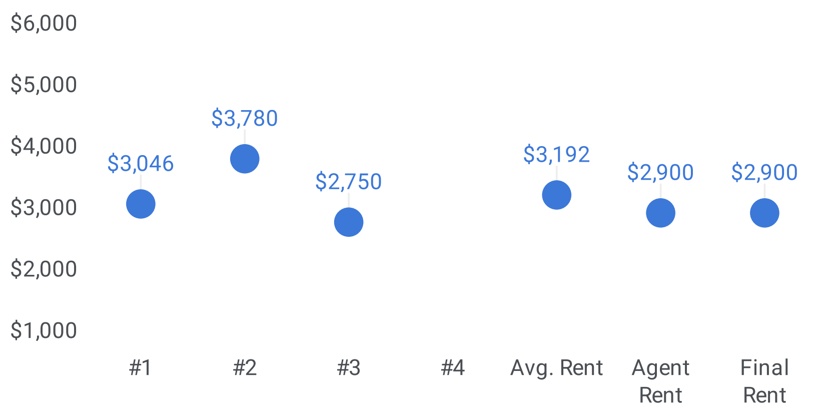
Rent assumptions.

We place a strong emphasis on delivering top-notch rent projections to our investors, which are based on our in-depth market knowledge and, more importantly, **the latest market data.** We take analysis seriously, what level is this analysis?

Analysis Level Guide

LV 1	(pre escrow)	Rents generated from market data
LV 2	(pre escrow)	Rents reviewed by Address Income agents
LV 3	(in escrow)	Rents, property condition, all expenses **verified**

Rent Generator



Analysis Level

LV 1

Rent Projections

Rent Source	Market Rent	Proforma Rent
#1	$3,046	
#2	$3,780	
#3	$2,750	
#4		
Avg. Rent	$3,192	
Agent Rent	$2,900	
Final Rent	$2,900	**$3,132**
(+) Annual gross rental income	$34,800	**$37,584**

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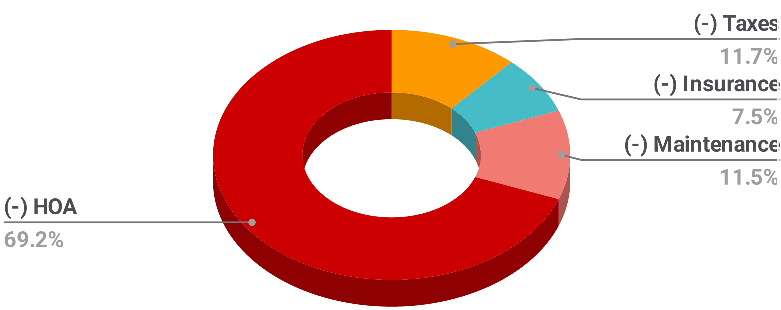
Cash flow scenarios.

Our team has made reliable assumptions* for both the current and future cash flow of the property. **We make every effort to ensure this cash flow is as close as possible to year 1 expectations.** Based on market conditions, we recommend making assumptions for expenses rather than relying on the owner to provide them, as this approach is quicker. The actual expenses will be obtained during escrow.

When do we use actual expenses?

If we obtain actual expenses from the owner or listing agent we update our expenses to reflect what the owner is reporting.



Single Family Rental Cash flow

	Annual Income	Market Rent	Proforma Rent	
	(+) Gross rental income	$34,800	$37,584	(GRI)
	(-) Vacancy rate	$1,044	$1,128	3%
	(=) Net rental income	$33,756	$36,456	
	(+) Other income			
	(=) Annual gross income	**$33,756**	**$36,456**	(AGI)
	Annual Expenses			
Actual/Fixed	(-) Taxes	$1,166	$1,166	
Assumption/Fixed	(-) Water	$0	$0	Tenant bill
	(-) Power	$0	$0	Tenant bill
	(-) Garbage	$0	$0	Tenant bill
	(-) Sewer	$0	$0	
Assumption/Fixed	(-) Insurance	$750	$750	
Assumption	(-) Management	$0	$0	Investor option
Assumption/Fixed	(-) Maintenance	$1,150	$1,150	
	(-) HOA	$6,900	$6,900	
	(-) Other	$0	$0	
	(=) Ann. operating expenses	**$9,966**	**$9,966**	(OpEx)
	Operating Expense Ratio	29.52%	27.34%	(OpEx) %
	(+) Ann. gross income	$33,756	$36,456	
	(-) Ann. operating expenses	$9,966	$9,966	(OpEx)
	(=) Net operating income	**$23,790**	**$26,490**	(NOI)

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Financing analysis.

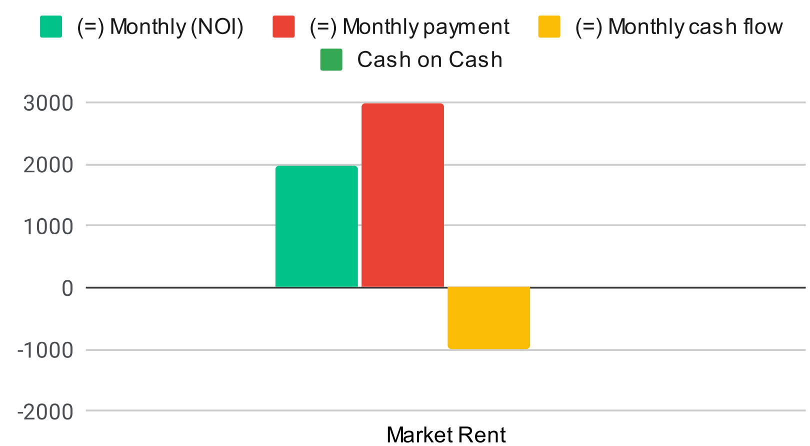
Using market loan assumptions we form the debt outlook. These are just intended to get us in the ballpark. During escrow, loan rates will be locked and the LTV may change depending on the size of the property and debt coverage.

Estimated Loan Summary

Rate	7.1%
Amortized (mo)	360
Loan amount	$444,493
LTV (Loan To Value)	70%
Down payment	30%
Purchase Price	$634,990
Amount Down:	$190,497
Monthly Payment	$2,987
Total Annual Payment	$35,846
Loan Type (Residential = 4 units and under)	RESIDENTIAL
Ammortization Schedule	**360**

Financing cash flow

	Market Rent	Proforma Rent
(=) Annual (NOI)	$23,790	$26,490
(=) Monthly (NOI)	$1,982	$2,208
(=) Annual loan payment	$35,846	$35,846
(=) Monthly payment	$2,987	$2,987
(=) Annual cash flow	-$12,056	-$9,355
(=) Monthly cash flow	**-$1,005**	**-$780**
Cash on Cash	**-6.33%**	**-4.68%**
Debt Coverage Ratio (DCR)	0.66	0.74



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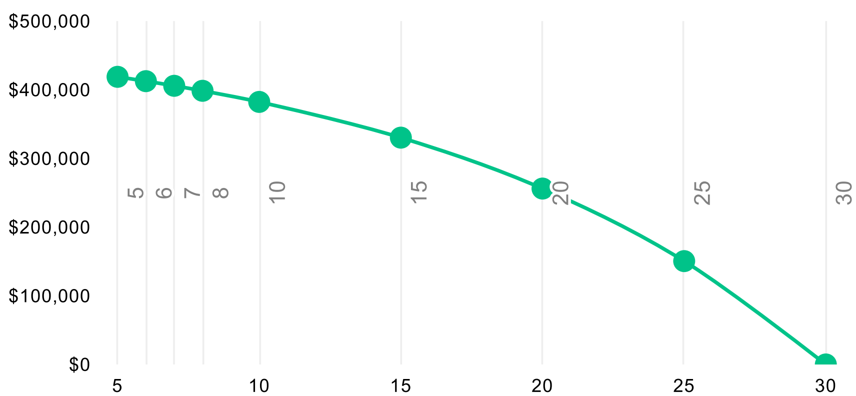
Future wealth building.

Building wealth through investment properties can be an effective way to achieve financial independence and long-term wealth.

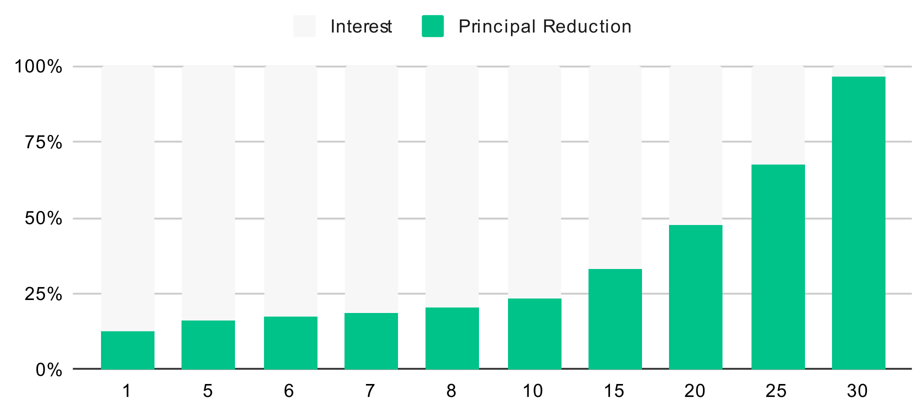
Payment Schedule

Year	Payment	Principal Reduction	Interest	Balance
1	$35,846	$4,429	$31,417	$440,064
5	$35,846	$5,879	$29,967	$418,852
6	$35,846	$6,310	$29,536	$412,543
7	$35,846	$6,773	$29,073	$405,770
8	$35,846	$7,269	$28,576	$398,500
10	$35,846	$8,375	$27,470	$382,323
15	$35,846	$11,932	$23,914	$330,279
20	$35,846	$16,999	$18,846	$256,133
25	$35,846	$24,219	$11,627	$150,497
30	$35,846	$34,504	$1,341	$0

Loan Balance



Principal and Interest %



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How it works.

Our Process

Organize all available single family listings

All properties from MLS

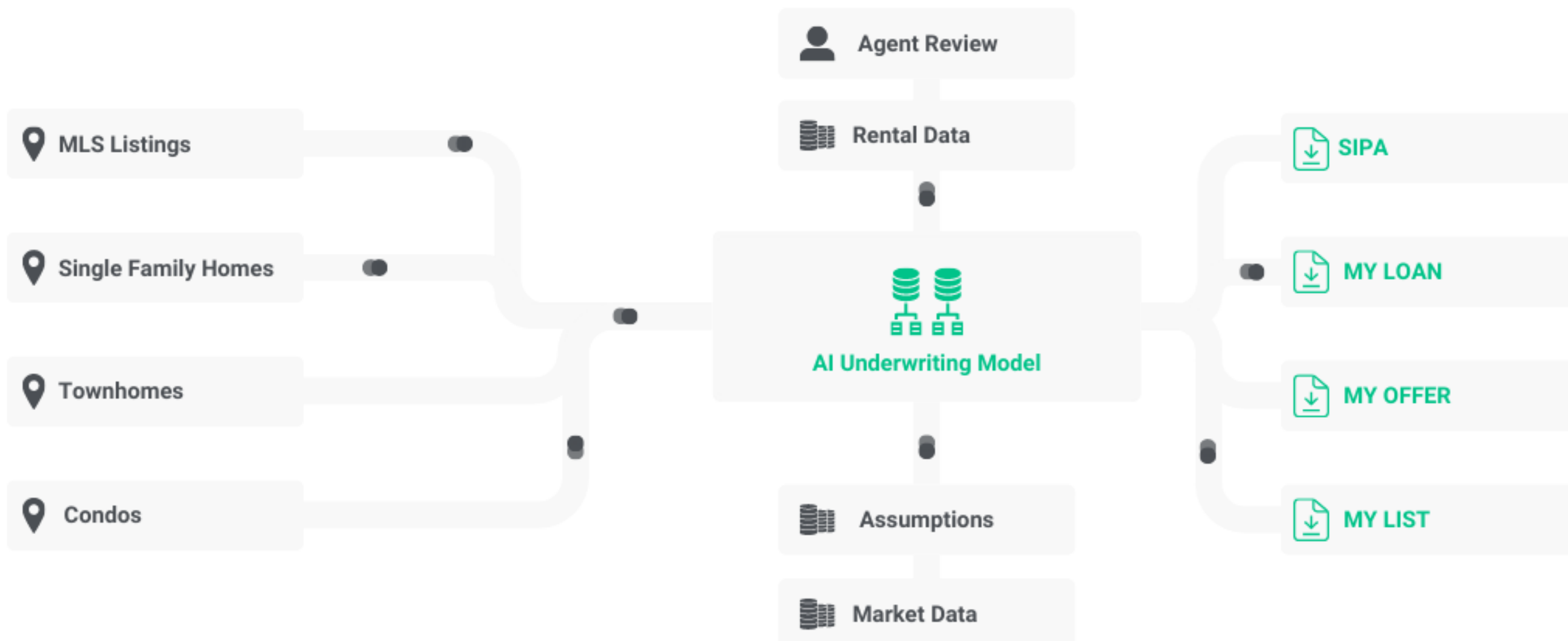
Total analysis for all available listings

Investor Tools

Complete analysis reports

Makes process easy for clients

Makes decisions easy for clients



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Every home is an investment.

Interactive Investor Map - Reno

Get access to our interactive map showing Reno's top 100 home investments ranked by cash flow

GET STARTED

Invest where people live

Address Income is an innovative real estate brokerage that combines traditional real estate services and investments into one comprehensive service offering advanced analysis, tools and technology to individuals and institutional clients.

Click below for map

Reno Top 100 Today

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Home Investments |

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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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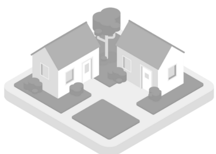

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