

Single Family Home

Sales Price:
\$115,000

Rent:
\$1275/month

Cash Flow Accelerated:

\$482.63/month

Cash Flow Outright:

\$1005.00/month

Total ROI Accelerated:

27.39%

Total ROI Outright:

21.71%

- Single family property
 - Built in 2001
 - Approx 1935 sq. ft.
 - 4 bed/ 2.5 bath
 - 2 car garage

Las Vegas, NV 89031



About Property

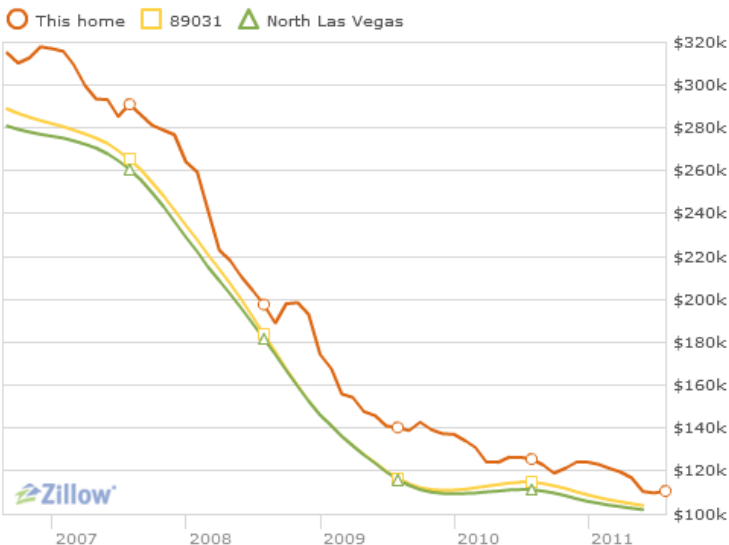
located within the Somerset Ridge 2 subdivision in the north central portion of the Las Vegas Valley. It has 4 bedrooms, 2 ½ bathrooms, and a 2 car garage.

The home has quick access to neighborhood retail, schools and the 215 highway (one of the most convenient multi-lane roads). Aliante Station is a nearby amenity which includes movie theaters and restaurants of various price ranges.

Albertson's, Smiths Food & Drug Center, Wal-Mart, and Fresh & Easy Neighborhood Market are a few of the local grocery stores within 2 miles of this home, so you won't have to travel far to get daily errands done!

This home is in the Clark School District. The nearest schools are Eva G. Simmons Elementary School, Brian & Teri Cram Middle School and Cheyenne High School.

has a large rear yard and front yard setbacks, making parking larger vehicles easy. The subdivision has wide streets and mature landscaping.



Accelerated Path Pro-forma

Purchase Price	\$115,000
Down Payment	\$23,000
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$8050
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$37,550
Income & Expenses	
Monthly Rent Estimate	\$1275
Annual Rental Income	\$15,300
Mortgage Payment (PITI) 5.5%	\$673.03
HOA Monthly	\$17.33
Property Mgt Monthly	\$102
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$51
Cash Flows & Returns	
Monthly Cash Flow	\$482.63
TOTAL ROI <small>*5YR replacement cost @ \$95/sq ft</small>	27.39%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from these values.

Outright Path Pro-forma

Purchase Price	\$115,000
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$2300
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$123,800
Income & Expenses	
Monthly Rent Estimate	\$1275
Annual Rental Income	\$15,300
Annual Taxes & Insurance Estimate	\$1808
HOA Monthly	\$17.33
Property Mgt Monthly	\$102
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$51
Cash Flows & Returns	
Monthly Cash Flow	\$1005
TOTAL ROI <small>*5YR replacement cost @ \$95/sq ft</small>	21.71%

Note: This pro-forma is for illustrative purposes only. Actual results may vary from this pro-forma.