

# Single Family Home

Sales Price:  
**\$100,000**

Rent:  
**\$1050/month**

Cash Flow Accelerated:  
**\$360.02/month**

Cash Flow Outright:  
**\$814.25/month**

Total ROI Accelerated:  
**20.66%**

Total ROI Outright:  
**16.22%**

- Single family property
  - Built in 1998
  - Approx 1313 sq. ft.
  - 3 bed/ 2 bath
  - 2 car garage

## Henderson, NV 89015

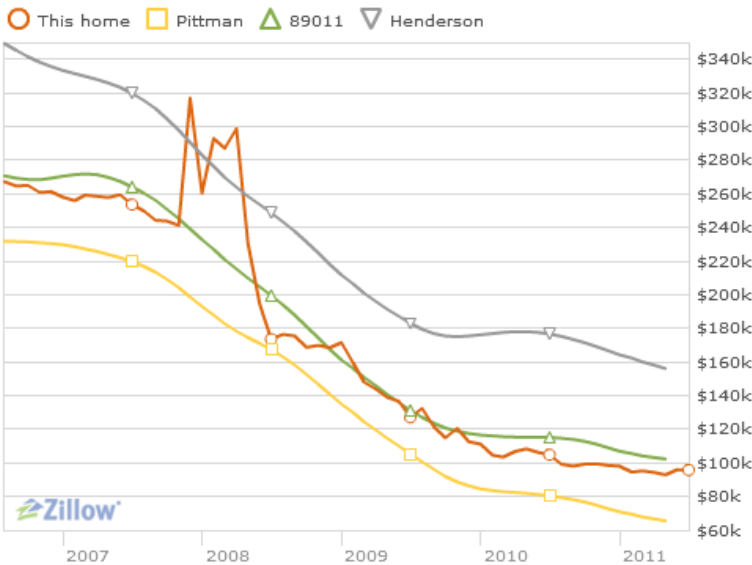
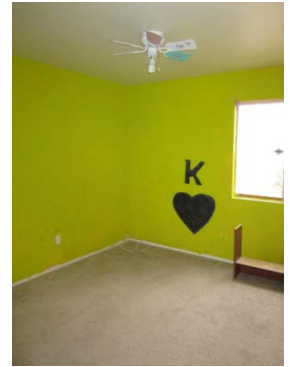


## About Property

comfy 1313 sq ft, 3 bedroom, 2 bathroom and 2 car garage single story home in the South Valley Ranch subdivision of Henderson, NV.

This home is in the Clark School District. The nearest schools are Edna F. Hinman Elementary School, Francis H. Cortney Junior High School and Green Valley High School.

Known as a community of small town values with big city efficiencies, the city of Henderson is the largest full-service city in the state of Nevada providing residents all the essential services – ambulance, fire suppression, police, sewer and water services. Known throughout the nation for its premier master-planned communities, outstanding parks and recreation facilities, and cultural arts programs and amenities, Henderson offers an enhanced quality of life for those who choose to live, learn, work, and play here.



# Accelerated Path Pro-forma

<b>Purchase Price</b>	<b>\$100,000</b>
Down Payment	\$20,000
Rehab Estimate	\$3000
Coordination Fee	\$2500
Closing Costs Estimate	\$7000
HOA Closing Estimate	\$500
<b>Total Out-of-Pocket</b>	<b>\$33,000</b>
<b>Income &amp; Expenses</b>	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Mortgage Payment (PITI) 5.5%	\$585.98
HOA Monthly	\$20
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
<b>Cash Flows &amp; Returns</b>	
Monthly Cash Flow	\$360.02
<b>TOTAL ROI</b> <small>*5YR replacement cost @ \$105/sq ft</small>	<b>20.66%</b>

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

# Outright Path Pro-forma

<b>Purchase Price</b>	<b>\$100,000</b>
Rehab Estimate	\$3000
Coordination Fee	\$2500
Closing Costs Estimate	\$2000
HOA Closing Estimate	\$500
<b>Total Out-of-Pocket</b>	<b>\$108,000</b>
<b>Income &amp; Expenses</b>	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Annual Taxes & Insurance Estimate	\$1581
HOA Monthly	\$20
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
<b>Cash Flows &amp; Returns</b>	
Monthly Cash Flow	\$814.25
<b>TOTAL ROI</b> <small>*5YR replacement cost @ \$105/sq ft</small>	<b>16.62%</b>

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