

Single Family Home

Sales Price:
\$90,000

Rent:
\$1050/month

Cash Flow Accelerated:

\$424.94/month

Cash Flow Outright:

\$917.67/month

Total ROI Accelerated:

26.82%

Total ROI Outright:

21.15%

- Single family property
 - Built in 1997
 - Approx 1792 sq. ft.
 - 4 bed/ 2 bath
 - 2 car garage

North Las Vegas, NV 89081

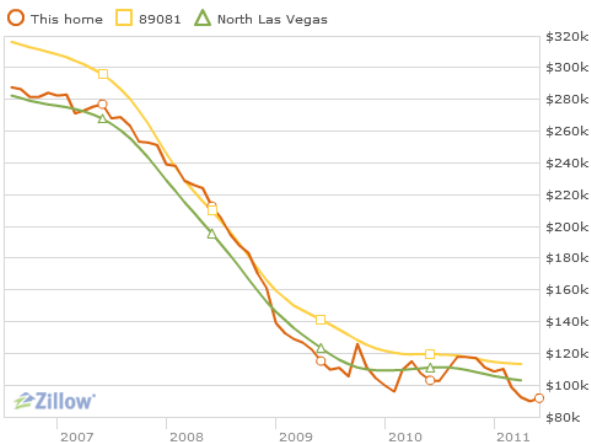
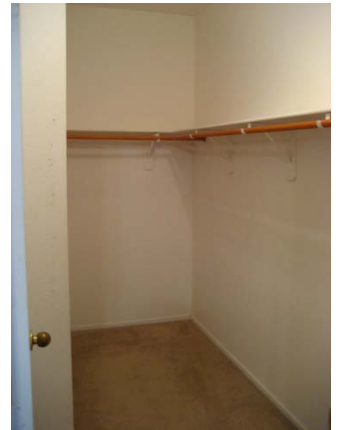


About Property

lovely 2-story, 1792 sq ft home in the Cobblestone Ridge subdivision of North Las Vegas, It has 4 bedrooms and 2 bathrooms, with a 2 car garage.

This home is a great location in respect to the surrounding amenities and attractions. The community park is just a short walk through the neighborhood. There are also many grocery chains located within 2 miles from this home such as Sam's Club, Smart & Final, Green Valley Grocery, & Smith's. Wal-mart is also located just down E Craig Rd which makes running errands easy.

This home is in the Clark School District. The nearest schools are Raul P. Elizondo Elementary School, Marvin M. Sedway Middle School and Canyon Springs High School. All are within 5 miles of this home, making it a great location for a family with children.



Accelerated Path Pro-forma

Purchase Price	\$90,000
Down Payment	\$18,000
Rehab Estimate	\$3285
Retainer Fee	\$2500
Closing Costs Estimate	\$6300
HOA Closing Estimate	\$0
Total Out-of-Pocket	\$30,085
Income & Expenses	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Mortgage Payment (PITI) 5.5%	\$541.06
HOA Monthly	\$0
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
Cash Flows & Returns	
Monthly Cash Flow	\$424.94
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	26.82%

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

Outright Path Pro-forma

Purchase Price	\$90,000
Rehab Estimate	\$3285
Retainer Fee	\$2500
Closing Costs Estimate	\$1800
HOA Closing Estimate	\$0
Total Out-of-Pocket	\$97,585
Income & Expenses	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Annual Taxes & Insurance Estimate	\$1587
HOA Monthly	\$0
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
Cash Flows & Returns	
Monthly Cash Flow	\$917.67
TOTAL ROI <small>*5YR replacement cost @ \$75/sq ft</small>	21.15%

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