

Single Family Home

Sales Price:
\$93,000

Rent:
\$1150/month

Cash Flow Accelerated:

\$330.90/month

Cash Flow Outright:

\$868.33/month

Total ROI Accelerated:

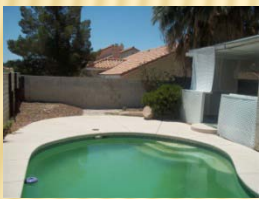
21.28%

Total ROI Outright:

19.00%

- Single family property
 - Built in 1990
 - Approx 1484 sq. ft.
 - 3 bed/ 2.5 bath
 - 2 car garage
 - Pool in backyard

North Las Vegas, NV 89031

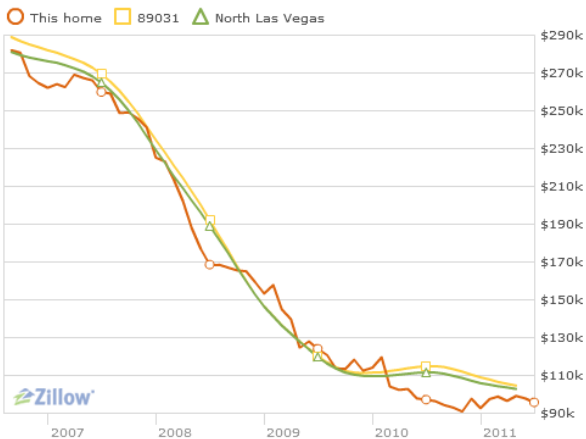


About Property

located in the Eldorado Master plan community in the city of North Las Vegas, located within 1 mile to shopping, parks, all school levels, and direct freeway access.

The master plan community was built by Pardee Homes in the late 80's to the mid 90's and the community has a master plan HOA as well as a Sub HOA which is indicated by the well kept common areas, yards, and homes in the area. Overall, the area is desirable as an owner occupied or rental due to its location.

This house is a two story 3 bedroom 2 1/2 bath house with two car garage. The rear yard has a covered patio, dog area, and a pool for entertaining. The house has vaulted ceilings in the master bedroom, the living room, and a fireplace in the family room.



Accelerated Path Pro-forma

Purchase Price	\$93,000
Down Payment	\$18,600
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$6510
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$31,610
Income & Expenses	
Monthly Rent Estimate	\$1150
Annual Rental Income	\$13,800
Mortgage Payment (PITI) 5.5%	\$561.10
HOA Monthly	\$51
Property Mgt Monthly	\$92
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$115
Cash Flows & Returns	
Monthly Cash Flow	\$330.90
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	21.28%

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

Outright Path Pro-forma

Purchase Price	\$93,000
Rehab Estimate	\$3500
Coordination Fee	\$2500
Closing Costs Estimate	\$1860
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$101,360
Income & Expenses	
Monthly Rent Estimate	\$1150
Annual Rental Income	\$13,800
Annual Taxes & Insurance Estimate	\$1664
HOA/Pool Monthly	\$51
Property Mgt Monthly	\$92
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$115
Cash Flows & Returns	
Monthly Cash Flow	\$868.33
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	19.00%

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