

Single Family Home

Sales Price:
\$93,000

Rent:
\$1025/month

Cash Flow Accelerated:

\$395.56/month

Cash Flow Outright:

\$818.00/month

Total ROI Accelerated:

20.61%

Total ROI Outright:

14.88%

- Single family property
 - Built in 1998
 - Approx 1459 sq. ft.
 - 3 bed/ 2 bath
 - 2 car garage

North Las Vegas, 89031



About Property

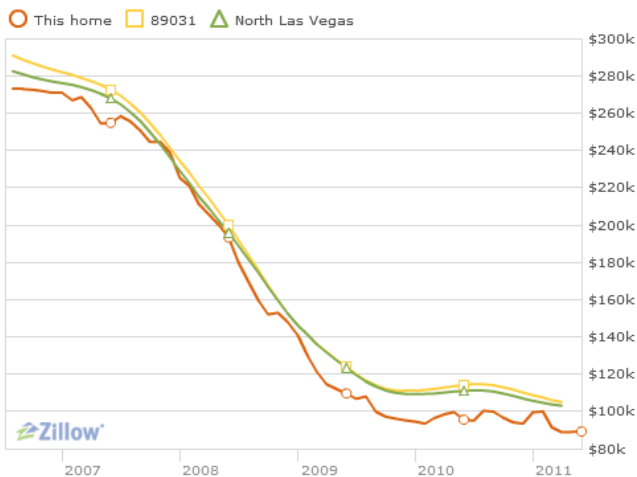
great 1459 sq ft single story home in the Rancho Buena Vista subdivision of North Las Vegas. It has vaulted ceilings throughout the home, with the bedrooms on separate sides of the home, allowing for maximum privacy.

This home is in a great location in regards to the local shopping attractions. Less than a mile up the road on Centennial Parkway there are stores such as Fresh & Easy Neighborhood Market, Pizza hut, Walgreens, Tire Works Total Car Care, Bob's Market, & Buffalo Wild Wings. Target, Ross Dress for Less, Toys R' Us, & The Home Depot are some of the shopping chains in the Deer Springs Town Center up the street of 5th St.

Don E Haden Elementary, Findlay Middle School, & Legacy High School are all within a mile of this home as well, making it a great location for a family with children.

Aliante Casino, El Dorado Park, and The Seastrand Community Park are just a few other attractions in the area.

If you like the serenity of a suburban neighborhood, but also want to be a 20 min drive from a faster pace lifestyle that downtown Las Vegas has to offer, this is a great find!



Accelerated Path Pro-forma

Purchase Price	\$93,000
Down Payment	\$18,600
Rehab Estimate	\$3000
Retainer Fee	\$2500
Closing Costs Estimate	\$6510
HOA Closing Estimate	\$0
Total Out-of-Pocket	\$30,610
Income & Expenses	
Monthly Rent Estimate	\$1025
Annual Rental Income	\$12,300
Mortgage Payment (PITI) 5.5%	\$547.44
HOA Monthly	\$0
Property Mgt Monthly	\$82
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$82
Cash Flows & Returns	
Monthly Cash Flow	\$395.56
TOTAL ROI <small>*5YR replacement cost @ \$80/sq ft</small>	20.61%

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	\$3000
Retainer Fee	\$2500
Closing Costs Estimate	\$1860
HOA Closing Estimate	\$0
Total Out-of-Pocket	\$100,360
Income & Expenses	
Monthly Rent Estimate	\$1025
Annual Rental Income	\$12,300
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$0
Property Mgt Monthly	\$82
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$82
Cash Flows & Returns	
Monthly Cash Flow	\$818.00
TOTAL ROI <small>*5YR replacement cost @ \$80/sq ft</small>	14.88%

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