

Single Family Home

Sales Price:
\$102,000

Rent:
\$1075/month

Cash Flow Accelerated:

\$342.68/month

Cash Flow Outright:

\$806.00/month

Total ROI Accelerated:

21.48%

Total ROI Outright:

18.01%

- Single family property
 - Built in 2006
 - Approx 1656 sq. ft.
 - 3 bed/ 2.5 bath
 - 2 car garage

Henderson, NV 89015

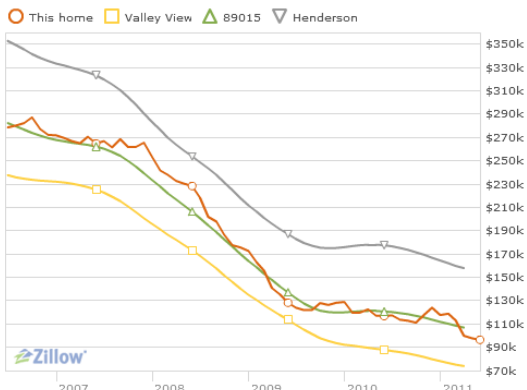


About Property

located in the lovely Pueblo Crossing subdivision of Henderson, NV. This 1656 sq ft home has 3 bedrooms, 2 ½ bathrooms, and a 2 car garage. The floor has been updated adding great value to this family friendly home.

This home is surrounded by all the latest shopping attractions. Lake Mead Shopping and Victory Village Plaza are 2 shopping areas less than 5 miles from this home. In addition to these shopping areas, Albertson's, Smiths Grocery, Food 4 Less, and Fresh & Easy Neighborhood Market are all within a 3 mile radius of this home, making local errands easy.

The local elementary, Chester T Sewell, is less than a mile down the road from this home. If you like golf, Tuscany Golf Club is just a short drive away! Henderson, NV is the place to be! Its family oriented, offers the safety and accommodation of a suburb lifestyle in a promising growing area of Nevada!



Accelerated Path Pro-forma

Purchase Price	\$102,000
Down Payment	\$20,400
Rehab Estimate	\$3000
Retainer Fee	\$2500
Closing Costs Estimate	\$7140
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$33,540
Income & Expenses	
Monthly Rent Estimate	\$1075
Annual Rental Income	\$12,900
Mortgage Payment (PITI) 5.5%	\$588.32
HOA Monthly	\$58
Property Mgt Monthly	\$86
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$43
Cash Flows & Returns	
Monthly Cash Flow	\$342.68
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	21.48%

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

Outright Path Pro-forma

Purchase Price	\$102,000
Rehab Estimate	\$3000
Retainer Fee	\$2500
Closing Costs Estimate	\$2040
HOA Closing Estimate	\$500
Total Out-of-Pocket	\$110,040
Income & Expenses	
Monthly Rent Estimate	\$1075
Annual Rental Income	\$12,900
Annual Taxes & Insurance Estimate	\$1500
HOA Monthly	\$58
Property Mgt Monthly	\$86
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$43
Cash Flows & Returns	
Monthly Cash Flow	\$806
TOTAL ROI <small>*5YR replacement cost @ \$90/sq ft</small>	18.01%

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