

# Single Family Home

Sales Price:  
**\$110,000**

Rent:  
**\$1050/month**

Cash Flow Accelerated:  
**\$281.35/month**

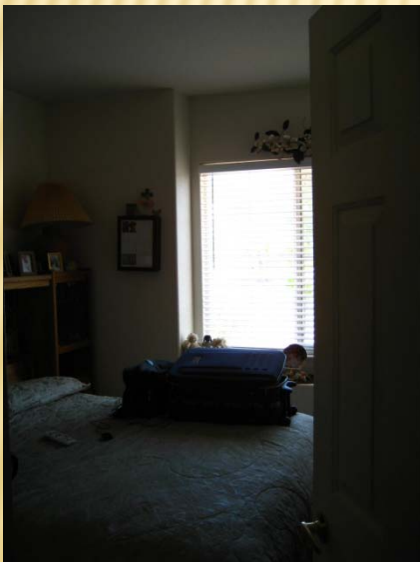
Cash Flow Outright:  
**\$781.00/month**

Total ROI Accelerated:  
**16.95%**

Total ROI Outright:  
**14.63%**

- Single family property
  - Built in 1995
  - Approx 1532 sq. ft.
    - 3 bed/ 2 bath
    - 2 car garage
    - Pool
- Leased out for 1yr

**North Las Vegas, NV 89032**

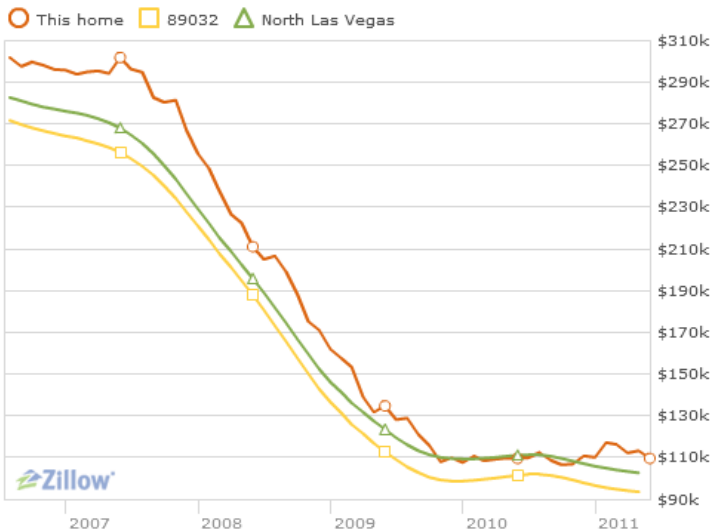
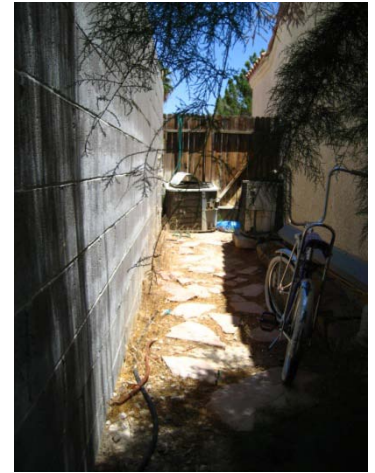


## About Property

1532 sq ft single story home in the Decatur Meadows subdivision of North Las Vegas. It has 3 bedrooms, 2 bathrooms, and a 2 car garage. The key feature of this home is the custom pool in the backyard. This is a great feature to have in the hot heat of Nevada! It is currently leased out.

I-15 is less than 5 miles from this home, making travel easy and quick! You also won't have to travel far to get daily errands done because within a 3 mile radius of this home, there are several shopping chains including giants such as Wal-Mart & Food 4 Less. If you have to travel by plane, the North Las Vegas airport is minutes away as well.

This home is in a very versatile area, both singles and families alike will find the convenience of this home a great place to reside! If you like the feel of a suburban neighborhood, but want the excitement of a bustling city such as Las Vegas close enough to travel to, this is a must see!



# Accelerated Path Pro-forma

<b>Purchase Price</b>	<b>\$110,000</b>
Down Payment	\$22,000
Rehab Estimate	\$0
Coordination Fee	\$2500
Closing Costs Estimate	\$7700
HOA Closing Estimate	\$500
<b>Total Out-of-Pocket</b>	<b>\$32,200</b>
<b>Income &amp; Expenses</b>	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Mortgage Payment (PITI) 5.5%	\$624.65
HOA/Pool Monthly	\$0/\$60
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
<b>Cash Flows &amp; Returns</b>	
Monthly Cash Flow	\$281.35
<b>TOTAL ROI</b> <small>*5YR replacement cost @ \$95/sq ft</small>	<b>16.95%</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>\$110,000</b>
Rehab Estimate	\$0
Coordination Fee	\$2500
Closing Costs Estimate	\$2200
HOA Closing Estimate	\$500
<b>Total Out-of-Pocket</b>	<b>\$114,700</b>
<b>Income &amp; Expenses</b>	
Monthly Rent Estimate	\$1050
Annual Rental Income	\$12,600
Annual Taxes & Insurance Estimate	\$1500
HOA/Pool Monthly	\$0/\$60
Property Mgt Monthly	\$84
Vacancies/Repairs <small>*Not figured in monthly cash flow</small>	\$84
<b>Cash Flows &amp; Returns</b>	
Monthly Cash Flow	\$781.00
<b>TOTAL ROI</b> <small>*5YR replacement cost @ \$75/sq ft</small>	<b>14.63%</b>

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