

123 Any Street, Las Vegas, NV

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(Items in blue type require manual input. All other cells auto-populate.)

Pro Forma Estimate: Rental Income & Cap Rate

Financials:

Buy Price:	\$288,500	\$134 /SF
Gross Rent/mo.:	\$2,200	\$1.02 /SF
Gross Rent/yr.:	\$26,400	
Net Rent/yr. (NOI):	\$20,251	
Expn's as % of Gr. Rent:	23%	
Ann'l Return/Cap Rate:*	6.90%	

*(based on Total Acquisition Cost, not Buy Price)

Rental Expenses (annual):

M'gt. Fee:	0%	\$0
Vacancy (mo./yr.):	1	\$2,200
Home Warranty:		\$450
Leasing Commission:		\$350
Mnt'nc & Repr:		\$300
Insurance:	\$40	\$480
Property Taxes:		\$2,009
HOA:	\$30	\$360
2nd HOA	\$0	\$0
Utilities:		\$0
Pest Control:		\$0
Lawn Maintenance:		\$0
Cardkey, clicker:		\$0
TOTAL EXPENSES/YR.:		\$6,149

Monthly Per Square Foot Breakdown:

Gross Rent / Sq. Ft.:	\$1.02
Net Rent / Sq. Ft.:	\$0.79
Expenses / Sq. Ft.:	\$0.24
Expenses %age G. Rent:	23.29%

Discount:

Market Value:	\$315,000	\$147 /SF
Buy Price:	\$288,500	
Discount:	8%	92%
Tota Acquisition Cost:	\$293,343	
Discount:	7%	93%

Property Specifics:

Year Built:	2000	
Square Feet:	2,148	
Lot:	7,200	0.17 ac.
Type:	1ST, 3BR, 2.5BA, 3CG, 1f/p	
APN:	123-45-678-900	
HOA:	Summerlin South	

Acquisition Costs:

Buy Price:	\$288,500	\$134
Closing Costs:	1.15%	\$3,318
Transfer Tax:	included	\$0
Recording Fee:	included	\$0
Liens:		\$0
Rehab + Cleaning:		\$1,225
Trash-out:		\$75
Locksmith:		\$75
HOA Xfr. Fee:		\$150
Cardkey/clicker:		\$0
Eviction:	\$390?	\$0
Cash for Keys:	\$500?	\$0
SID/LID p'mt.:		\$0
TOTAL ACQS'TN. COST:		\$293,343

Rehab:

Paint, interior:	\$500
Paint, exterior:	\$0
Carpet clean/replace:	\$300
Appliances:	\$0
Interior Repairs:	\$300
Landscaping:	\$125
Other Repairs:	\$0
Granite Counters:	\$0
Cleaning:	\$0
Pool Repair:	\$0
TOTAL:	\$1,225

The above Cost Estimate is an *estimate only*. No guarantee is expressed or implied in this Estimate. This is not a security, security instrument, or security derivative. It has been prepared in good faith to the best of my knowledge and ability. I do not assume any responsibility for unintentional errors. This information is not to be construed as legal and/or tax advise. Investors, at their discretion, may want to consult their own legal and/or tax counsel.

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