

Overview

Marquessa Pirates Cove Rd
Marquessa Pirates Cove Rd
Las Vegas, Nv 89145
United States

Purchase Info	
Square Feet	1,130
Purchase Price	\$245,000
Initial Cash Invested	\$259,450

Income Analysis	Monthly	Annual
Net Operating Income	\$1,762	\$21,144
Cash Flow	\$1,762	\$21,144

Financial Metrics	
Cap Rate (Purchase Price)	8.6%
Cash on Cash Return (Year 1)	8.1%
Internal Rate of Return (Year 10)	11.6%
Sale Price (Year 10)	\$399,079



Purchase Analysis

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Purchase Info	
Purchase Price	\$245,000
+ Buying Costs	\$2,450
+ Initial Improvements	\$12,000
= Initial Cash Invested	\$259,450
Square Feet	1,130
Cost per Square Foot	\$217
Monthly Rent per Square Foot	\$1.83

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	9.9
Operating Expense Ratio	14.9%
Cap Rate (Purchase Price)	8.6%
Cash on Cash Return	8.1%

Assumptions	
Appreciation Rate	5.0%
Vacancy Rate	0.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$17,150

Income	Monthly	Annual
Gross Rent	\$2,070	\$24,840
Vacancy Loss	-\$0	-\$0
Operating Income	\$2,070	\$24,840

Expenses (% of Income)	Monthly	Annual
Insurance (3%)	-\$63	-\$756
Management Fees (0%)	-\$0	-\$0
Repairs (0%)	-\$0	-\$0
Taxes (3%)	-\$55	-\$660
HOA Association Fees (9%)	-\$190	-\$2,280
Operating Expenses (15%)	-\$308	-\$3,696

Net Performance	Monthly	Annual
Net Operating Income	\$1,762	\$21,144
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$1,762	\$21,144

Buy and Hold Projection

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Income	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Gross Rent	\$24,840	\$25,585	\$26,353	\$27,958	\$32,411	\$43,557	\$58,537
Vacancy Loss	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Operating Income	\$24,840	\$25,585	\$26,353	\$27,958	\$32,411	\$43,557	\$58,537

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Insurance	-\$756	-\$779	-\$802	-\$851	-\$986	-\$1,326	-\$1,782
Management Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Repairs	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Taxes	-\$660	-\$680	-\$700	-\$743	-\$861	-\$1,157	-\$1,555
HOA Association Fees	-\$2,280	-\$2,348	-\$2,419	-\$2,566	-\$2,975	-\$3,998	-\$5,373
Operating Expenses	-\$3,696	-\$3,807	-\$3,921	-\$4,160	-\$4,822	-\$6,481	-\$8,710

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Net Operating Income	\$21,144	\$21,778	\$22,432	\$23,798	\$27,588	\$37,076	\$49,827
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$21,144	\$21,778	\$22,432	\$23,798	\$27,588	\$37,076	\$49,827
Cap Rate (Purchase Price)	8.6%	8.9%	9.2%	9.7%	11.3%	15.1%	20.3%
Cap Rate (Market Value)	8.2%	8.1%	7.9%	7.6%	6.9%	5.7%	4.7%
Cash on Cash Return	8.1%	8.4%	8.6%	9.2%	10.6%	14.3%	19.2%
Return on Equity	8.2%	8.1%	7.9%	7.6%	6.9%	5.7%	4.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$257,250	\$270,112	\$283,618	\$312,689	\$399,079	\$650,058	\$1,058,876
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Equity	\$257,250	\$270,112	\$283,618	\$312,689	\$399,079	\$650,058	\$1,058,876
Potential Cash-Out Refi	\$180,075	\$189,079	\$198,533	\$218,882	\$279,355	\$455,041	\$741,213

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$257,250	\$270,112	\$283,618	\$312,689	\$399,079	\$650,058	\$1,058,876
- Selling Costs	-\$18,008	-\$18,908	-\$19,853	-\$21,888	-\$27,936	-\$45,504	-\$74,121
= Proceeds After Sale	\$239,242	\$251,205	\$263,765	\$290,801	\$371,144	\$604,554	\$984,755
+ Cumulative Cash Flow	\$21,144	\$42,922	\$65,354	\$112,256	\$242,392	\$568,147	\$1,005,935
- Initial Cash Invested	-\$259,450	-\$259,450	-\$259,450	-\$259,450	-\$259,450	-\$259,450	-\$259,450
= Net Profit	\$936	\$34,677	\$69,669	\$143,607	\$354,086	\$913,251	\$1,731,239
Internal Rate of Return	0.4%	6.7%	8.9%	10.6%	11.6%	11.8%	11.6%
Return on Investment	0%	13%	27%	55%	136%	352%	667%

Graphs

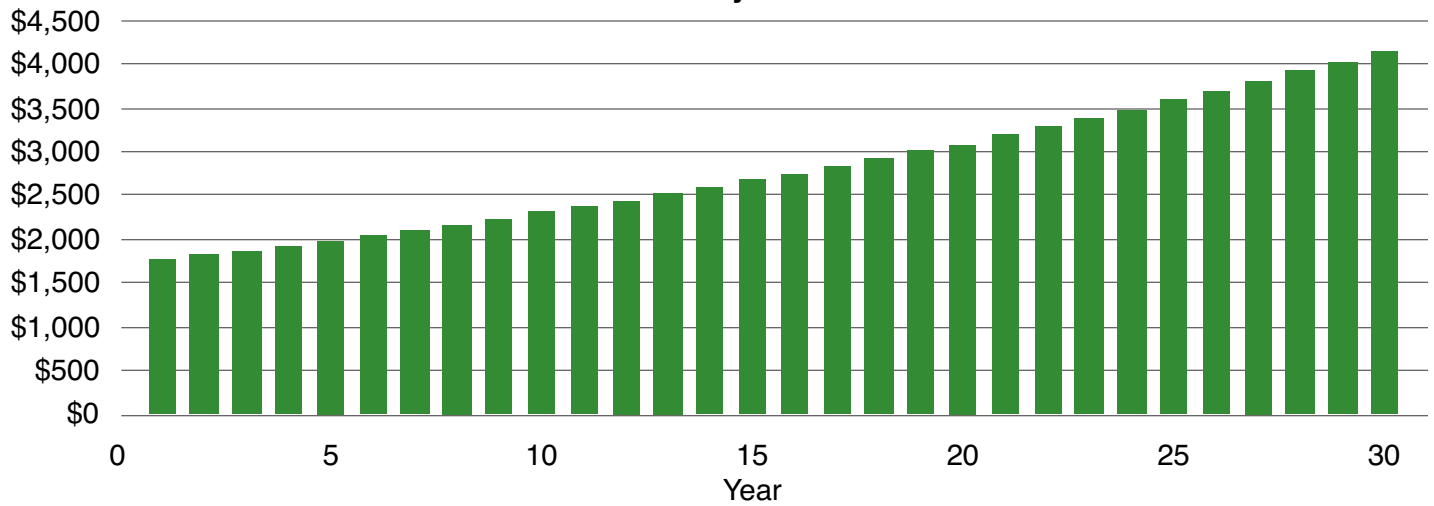
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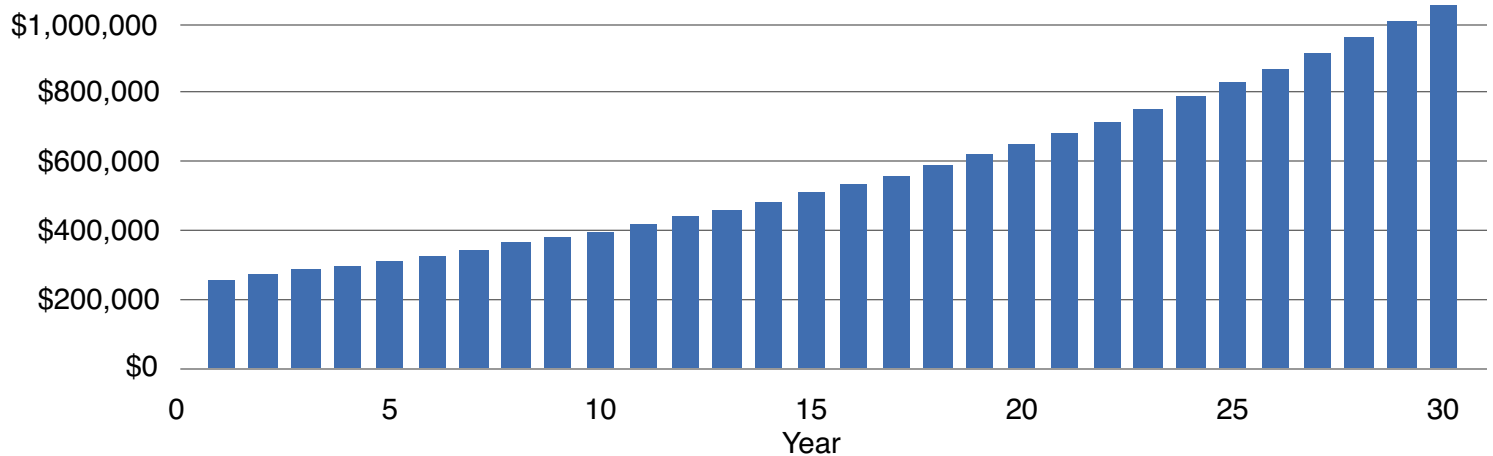
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Monthly Cash Flow



Market Value



Internal Rate of Return (IRR)

