

# (SIPA)

## Single Family Investment Property Analysis



### Single Family Rental (SFR)

What is (SIPA)?

The SIPA is a comprehensive analysis reporting tool for single family investment properties that provides all the pertinent information necessary to make an informed and strategic purchase decision.

*\*Developed at Address Income to be used exclusively for its clients*

### Investment Ranking

Address Income's analysis ranking for this property.

**1282** / **2472**

Active  
properties

Part of AI Investor Tools

(MIPA) (Target List) (My Loan)  
(SFR) (My Offer)



6170 N Deer Meadows Court

\$850,000

Listing price

Reno

NV

89519

ACTIVE

Houses



Jake Andronico |

Home Investments |

NV License S.0200197 |

415 233 1796 |

[jandronico@addressincome.com](mailto:jandronico@addressincome.com)

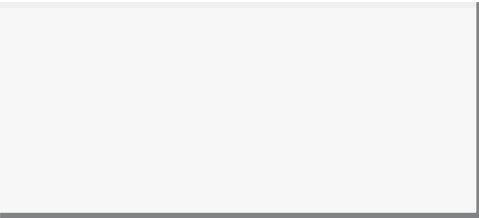


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Property info.



Click to view listing online



Location

Address	6170 N Deer Meadows Court
City	Reno
State	NV
Zip	89519
AI Area	Caughlin Ranch, West Reno

Property Details

Sqft	2866
Year built	1999
Bed	3
Bath	3
Garages	3
Lot Sqft	379494720

Pricing metrics

Asking price	\$850,000	
\$/SF	\$297	AVERAGE

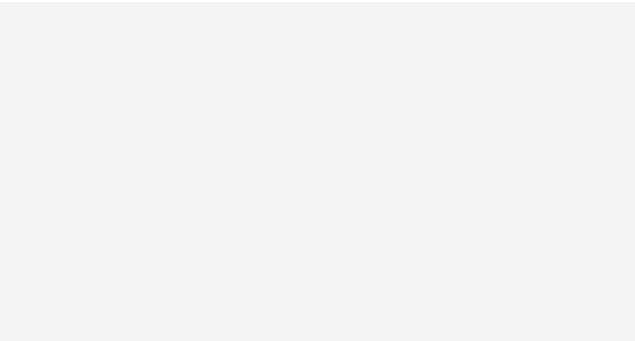
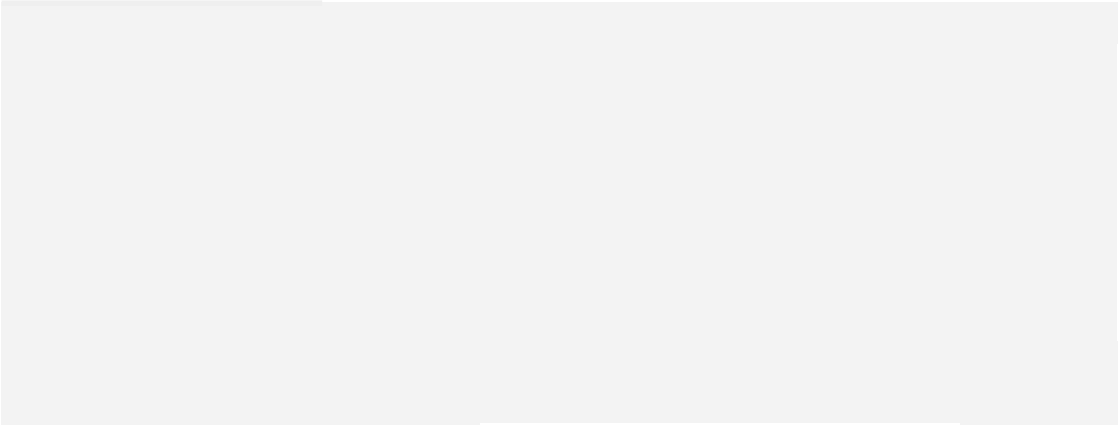
Price Change	0
Days on Mkt.	1

MLS # (ID)	250053884
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Listing agent notes

Status

ACTIVE



Listing Agent	Jake Andronico
Listing Office	Address Income



\* Renovation - After looking at the listing, we use estimated rehab renovations on a pre unit basis just as a place holder.

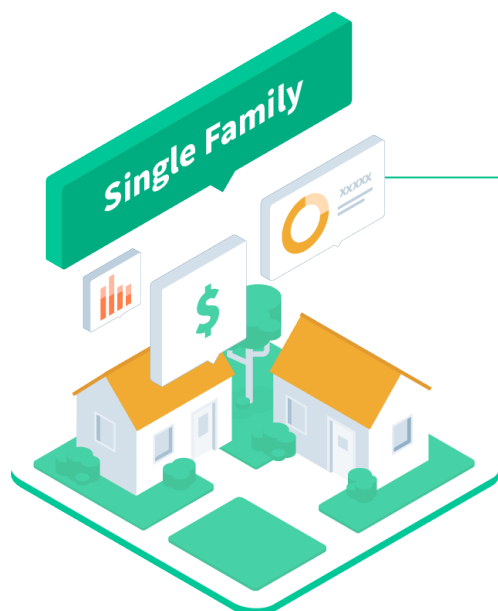
\* The purchaser is responsible for verifying the reliability of the assumptions made during the property underwriting process. Address Income explicitly disclaims any warranty or representation as to the accuracy or reliability of the assumptions made.



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# Investment summary.

We view investment properties as a math equation, a quest for the **answer to the income question**. We do all the calculations for you, here are the projected answers\*.



## Lending Assumptions

Cash down	\$255,000
Loan amount	\$595,000
Interest rate	6.38%
Loan to value	70%

## Scenario Guide

	Market Rent	Proforma Rent
	The market rent for the current property condition	The rent <b>after a renovation</b>
Purchase Price	\$850,000	\$850,000
Renovation*		<b>\$0</b>
Basis Cost	\$850,000	\$850,000

Renovation Required?

Turn Key

## Address Income (per month)

	Purchase	market rents	proforma rents
	w/ loan	<b>-\$1,170</b>	<b>-\$1,170</b>
	w/ cash	\$2,542	\$2,542
6170 N Deer Meadows Court			
Annual Net operating income (NOI)		\$30,507	\$30,507
Cap rate (Annual Return)		3.59%	3.59%
Cash on cash return (CoC)		<b>-5.50%</b>	<b>-5.50%</b>
Projected Rent		\$3,450	\$3,450

financing\*

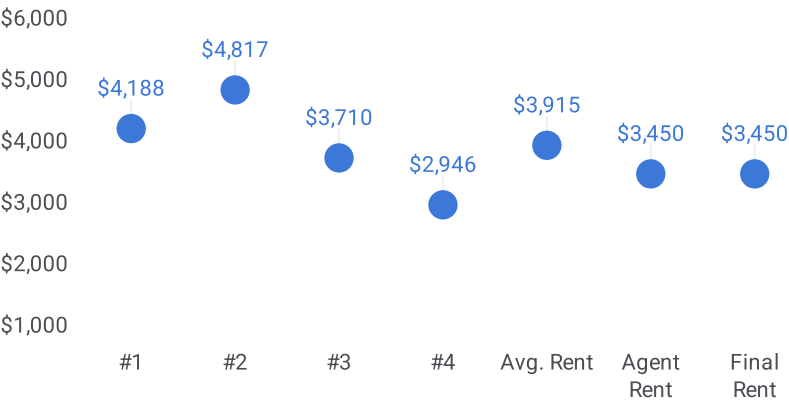
# Rent assumptions.

We place a strong emphasis on delivering top-notch rent projections to our investors, which are based on our in-depth market knowledge and, more importantly, **the latest market data**. We take analysis seriously, what level is this analysis?

### Analysis Level Guide

LV 1	(pre escrow)	Rents generated from market data
LV 2	(pre escrow)	Rents reviewed by Address Income agents
LV 3	(in escrow)	Rents, property condition, all expenses <b>verified</b>

### Rent Generator



### Analysis Level

LV 2

### Rent Projections

Rent Source	Market Rent	Proforma Rent
#1	\$4,188	
#2	\$4,817	
#3	\$3,710	
#4	\$2,946	
Avg. Rent	\$3,915	
Agent Rent	\$3,450	
Final Rent	\$3,450	\$3,450
(+) Annual gross rental income	\$41,400	\$41,400

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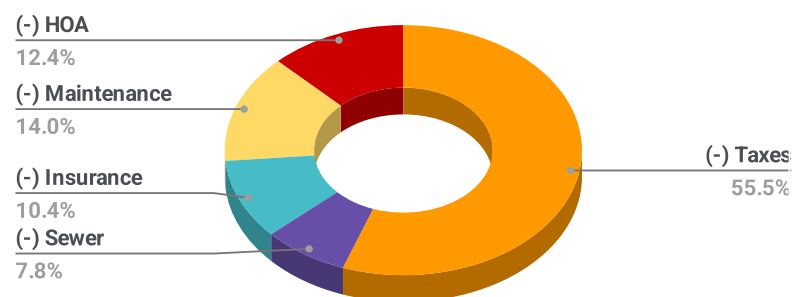


# Cash flow scenarios.

Our team has made reliable assumptions\* for both the current and future cash flow of the property. **We make every effort to ensure this cash flow is as close as possible to year 1 expectations.** Based on market conditions, we recommend making assumptions for expenses rather than relying on the owner to provide them, as this approach is quicker. The actual expenses will be obtained during escrow.

## When do we use actual expenses?

If we obtain actual expenses from the owner or listing agent we update our expenses to reflect what the owner is reporting.



## Single Family Rental Cash flow

		Market Rent	Proforma Rent	
<b>Annual Income</b>				
(+) Gross rental income		\$41,400	\$41,400	(GRI)
(-) Vacancy rate		\$1,242	\$1,242	3%
(=) Net rental income		\$40,158	\$40,158	
(+) Other income				
(=) Annual gross income		<b>\$40,158</b>	<b>\$40,158</b>	(AGI)
<b>Annual Expenses</b>				
Actual/Fixed	(-) Taxes	\$5,355	\$5,355	
Assumption/Fixed	(-) Water	\$0	\$0	Tenant bill
	(-) Power	\$0	\$0	Tenant bill
	(-) Garbage	\$0	\$0	Tenant bill
	(-) Sewer	\$750	\$750	
Assumption/Fixed	(-) Insurance	\$1,000	\$1,000	
Assumption	(-) Management	\$0	\$0	Investor option
Assumption/Fixed	(-) Maintenance	\$1,350	\$1,350	
	(-) HOA	\$1,196	\$1,196	
	(-) Other	\$0	\$0	
(=) Ann. operating expenses		<b>\$9,651</b>	<b>\$9,651</b>	(OpEx)
Operating Expense Ratio		24.03%	24.03%	(OpEx) %
(+) Ann. gross income		\$40,158	\$40,158	
(-) Ann. operating expenses		\$9,651	\$9,651	(OpEx)
(=) Net operating income		<b>\$30,507</b>	<b>\$30,507</b>	(NOI)

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# Financing analysis.

Using market loan assumptions we form the debt outlook. These are just intended to get us in the ballpark. During escrow, loan rates will be locked and the LTV may change depending on the size of the property and debt coverage.

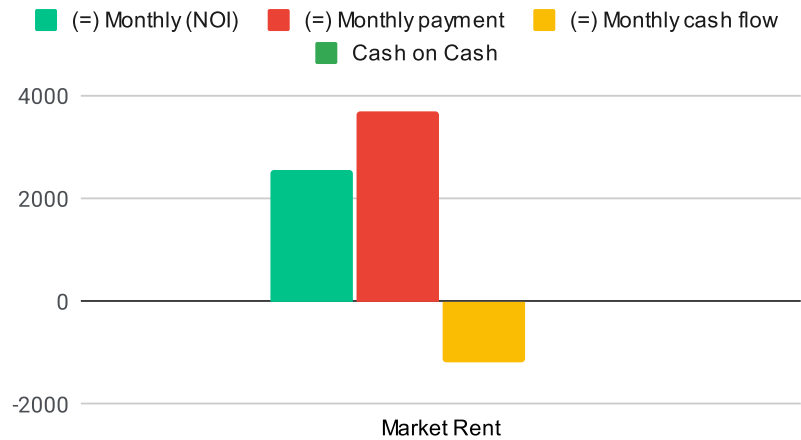
## Estimated Loan Summary

Rate	6.4%
Amortized (mo)	360
Loan amount	\$595,000
LTV (Loan To Value)	70%
Down payment	30%
Purchase Price	\$850,000
Amount Down:	\$255,000
Monthly Payment	\$3,712
Total Annual Payment	\$44,544
Loan Type (Residential = 4 units and under)	RESIDENTIAL
Ammortization Schedule	360



## Financing cash flow

	Market Rent	Proforma Rent
(=) Annual (NOI)	\$30,507	\$30,507
(=) Monthly (NOI)	\$2,542	\$2,542
(=) Annual loan payment	\$44,544	\$44,544
(=) Monthly payment	\$3,712	\$3,712
(=) Annual cash flow	-\$14,037	-\$14,037
(=) Monthly cash flow	-\$1,170	-\$1,170
Cash on Cash	-5.50%	-5.50%
Debt Coverage Ratio (DCR)	0.68	0.68



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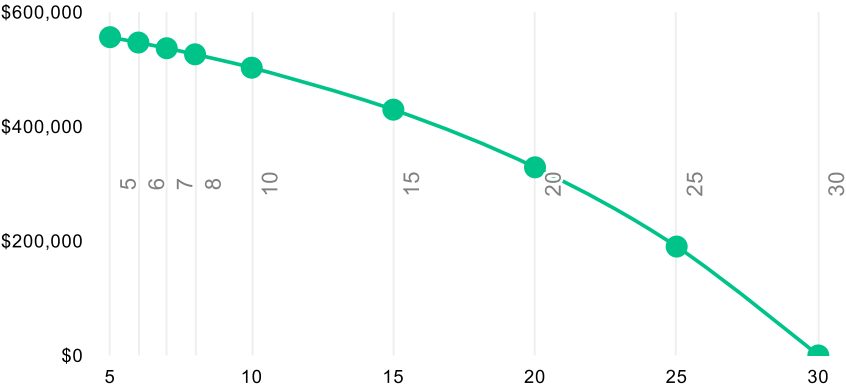
# Future wealth building.

Building wealth through investment properties can be an effective way to achieve financial independence and long-term wealth.

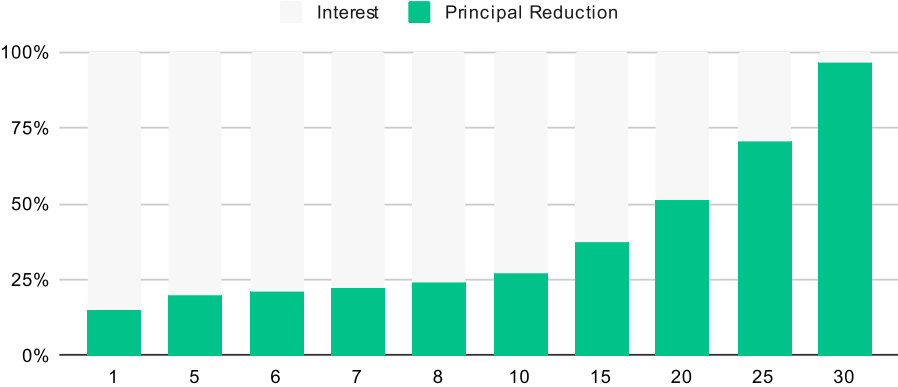
Payment Schedule

Year	Payment	Principal Reduction	Interest	Balance
1	\$44,544	\$6,810	\$37,735	\$588,190
5	\$44,544	\$8,782	\$35,763	\$556,178
6	\$44,544	\$9,358	\$35,186	\$546,819
7	\$44,544	\$9,973	\$34,572	\$536,847
8	\$44,544	\$10,627	\$33,917	\$526,220
10	\$44,544	\$12,068	\$32,476	\$502,826
15	\$44,544	\$16,585	\$27,959	\$429,508
20	\$44,544	\$22,792	\$21,753	\$328,751
25	\$44,544	\$31,322	\$13,223	\$190,286
30	\$44,544	\$43,044	\$1,501	\$0

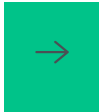
Loan Balance



Principal and Interest %

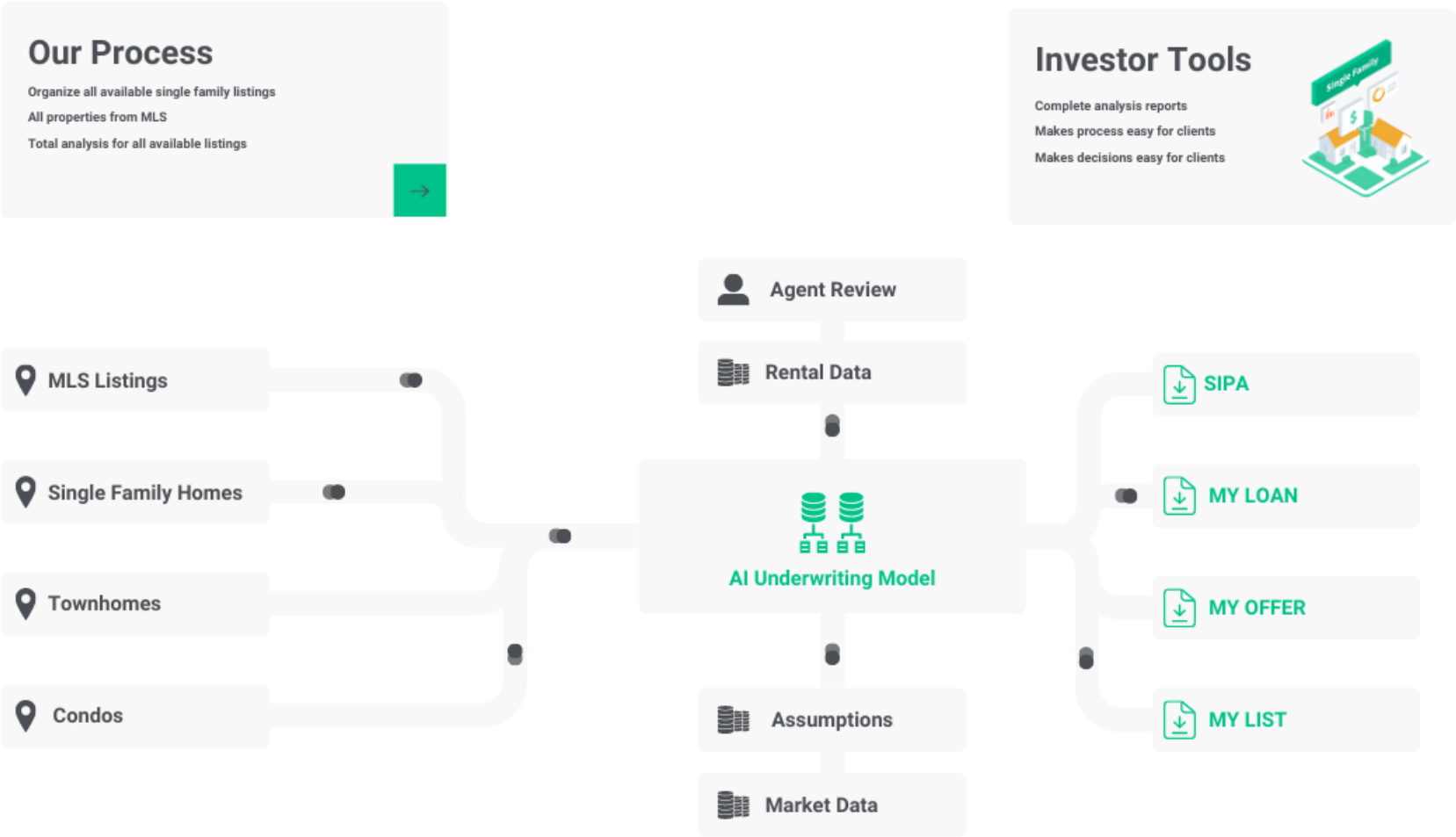


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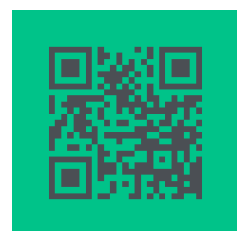
# How it works.



# Every home is an investment.

Invest where people live

Address Income is an innovative real estate brokerage that combines traditional real estate services and investments into one comprehensive service offering advanced analysis, tools and technology to individuals and institutional clients.



[addressincome.com](https://addressincome.com)

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## Interactive Investor Map - Reno

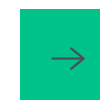
Get access to our interactive map showing Reno's top 100 home investments ranked by cash flow

[GET STARTED](#)



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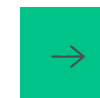
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