

Asking Price \$1,250,000

425 – 445 Casazza Drive

Reno, NV 89502

Income per unit

425	\$1,200	
429	\$1,300	
435	\$1,300	
439	\$1,300	
443	\$1,150	
445	\$1,150	
TOTAL	\$7,400 monthly	Annual \$88,800

Actual Yearly Expenses

Water	\$840
Property taxes	\$1,567
Sewer	\$3,451
Insurance	\$4,320
Trash	\$1,527
Business Lic	\$90
Landscaping Maint.	\$1,200
Repairs	\$1,832
TOTAL	\$14,827

NET OPERATING INCOME \$73,973

ANNUAL CAP RATE 5.92%