

**6441 Bannock Way**

6441 Bannock Way  
Las Vegas, NV 89107

Presented by:

**Rob Brown, MSRE**

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**FANTASTIK REALTY**

# Overview

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### Purchase Info

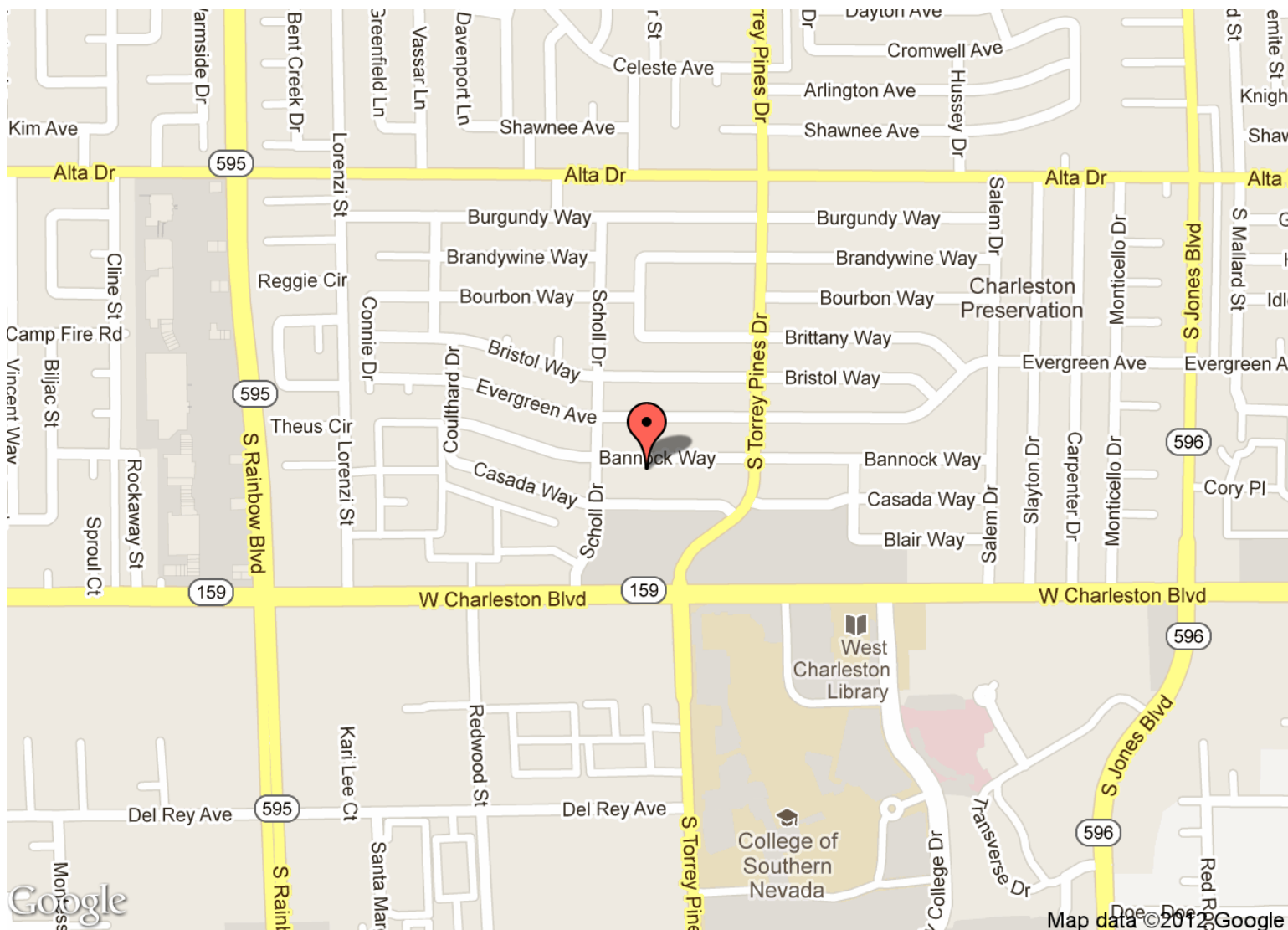
Square Feet	1,274
Initial Market Value	\$55,000
Purchase Price	\$51,000
Initial Cash Invested	\$52,020

### Income Analysis

	Monthly	Annual
Net Operating Income	\$580	\$6,957
Cash Flow	\$580	\$6,957

### Financial Metrics

Cap Rate (Purchase Price)	13.6%
Cash on Cash Return (Year 1)	13.4%
Internal Rate of Return (Year 10)	16.3%
Sale Price (Year 10)	\$73,915



# Purchase Analysis

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Purchase Info	
Initial Market Value	\$55,000
Purchase Price	\$51,000
+ Buying Costs	\$1,020
+ Initial Improvements	\$0
<b>= Initial Cash Invested</b>	<b>\$52,020</b>
Square Feet	1,274
Cost per Square Foot	\$40
Monthly Rent per Square Foot	\$0.64

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	5.2
Operating Expense Ratio	23.2%
Cap Rate (Purchase Price)	13.6%
<b>Cash on Cash Return</b>	<b>13.4%</b>

Assumptions	
Appreciation Rate	3.0%
Vacancy Rate	8.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$3,850

Income	Monthly	Annual
Gross Rent	\$820	\$9,840
Vacancy Loss	(\$66)	(\$787)
<b>Operating Income</b>	<b>\$754</b>	<b>\$9,053</b>

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (15%)	(\$113)	(\$1,358)
Insurance (3%)	(\$21)	(\$255)
Taxes (5%)	(\$40)	(\$483)
<b>Operating Expenses (23%)</b>	<b>(\$175)</b>	<b>(\$2,096)</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$580</b>	<b>\$6,957</b>
- Year 1 Improvements	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$580</b>	<b>\$6,957</b>

# 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	\$9,840	\$10,135	\$10,439	\$11,075	\$12,839	\$17,254	\$23,189
Vacancy Loss	(\$787)	(\$811)	(\$835)	(\$886)	(\$1,027)	(\$1,380)	(\$1,855)
<b>Operating Income</b>	<b>\$9,053</b>	<b>\$9,324</b>	<b>\$9,604</b>	<b>\$10,189</b>	<b>\$11,812</b>	<b>\$15,874</b>	<b>\$21,334</b>

Expenses	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Cleaning & Maintenance	(\$1,358)	(\$1,399)	(\$1,441)	(\$1,528)	(\$1,772)	(\$2,381)	(\$3,200)
Insurance	(\$255)	(\$263)	(\$271)	(\$287)	(\$333)	(\$447)	(\$601)
Taxes	(\$483)	(\$497)	(\$512)	(\$544)	(\$630)	(\$847)	(\$1,138)
<b>Operating Expenses</b>	<b>(\$2,096)</b>	<b>(\$2,159)</b>	<b>(\$2,224)</b>	<b>(\$2,359)</b>	<b>(\$2,735)</b>	<b>(\$3,675)</b>	<b>(\$4,939)</b>

Income Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
<b>Net Operating Income</b>	<b>\$6,957</b>	<b>\$7,166</b>	<b>\$7,381</b>	<b>\$7,830</b>	<b>\$9,077</b>	<b>\$12,199</b>	<b>\$16,394</b>
- Improvements	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Cash Flow</b>	<b>\$6,957</b>	<b>\$7,166</b>	<b>\$7,381</b>	<b>\$7,830</b>	<b>\$9,077</b>	<b>\$12,199</b>	<b>\$16,394</b>
Cap Rate (Purchase Price)	13.6%	14.1%	14.5%	15.4%	17.8%	23.9%	32.1%
Cap Rate (Market Value)	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%
<b>Cash on Cash Return</b>	<b>13.4%</b>	<b>13.8%</b>	<b>14.2%</b>	<b>15.1%</b>	<b>17.4%</b>	<b>23.5%</b>	<b>31.5%</b>
Return on Equity	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%	12.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Market Value	\$56,650	\$58,350	\$60,100	\$63,760	\$73,915	\$99,336	\$133,499
- Loan Balance	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>= Equity</b>	<b>\$56,650</b>	<b>\$58,350</b>	<b>\$60,100</b>	<b>\$63,760</b>	<b>\$73,915</b>	<b>\$99,336</b>	<b>\$133,499</b>
Potential Cash-Out Refi	\$39,655	\$40,845	\$42,070	\$44,632	\$51,741	\$69,535	\$93,450

Sale Analysis	Year 1	Year 2	Year 3	Year 5	Year 10	Year 20	Year 30
Equity	\$56,650	\$58,350	\$60,100	\$63,760	\$73,915	\$99,336	\$133,499
- Selling Costs	(\$3,966)	(\$4,084)	(\$4,207)	(\$4,463)	(\$5,174)	(\$6,954)	(\$9,345)
<b>= Proceeds After Sale</b>	<b>\$52,684</b>	<b>\$54,265</b>	<b>\$55,893</b>	<b>\$59,297</b>	<b>\$68,741</b>	<b>\$92,383</b>	<b>\$124,154</b>
+ Cumulative Cash Flow	\$6,957	\$14,122	\$21,503	\$36,935	\$79,753	\$186,934	\$330,976
- Initial Cash Invested	(\$52,020)	(\$52,020)	(\$52,020)	(\$52,020)	(\$52,020)	(\$52,020)	(\$52,020)
<b>= Net Profit</b>	<b>\$7,621</b>	<b>\$16,368</b>	<b>\$25,376</b>	<b>\$44,212</b>	<b>\$96,474</b>	<b>\$227,297</b>	<b>\$403,111</b>
<b>Internal Rate of Return</b>	<b>14.7%</b>	<b>15.6%</b>	<b>15.9%</b>	<b>16.1%</b>	<b>16.3%</b>	<b>16.4%</b>	<b>16.4%</b>
Return on Investment	15%	31%	49%	85%	185%	437%	775%

# Graphs

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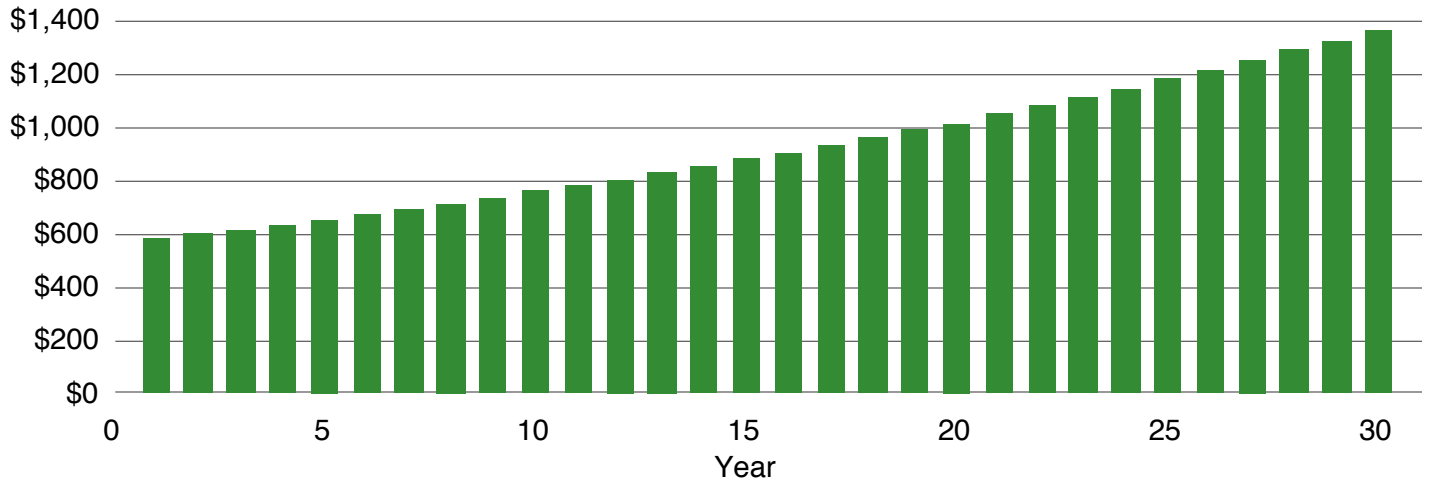


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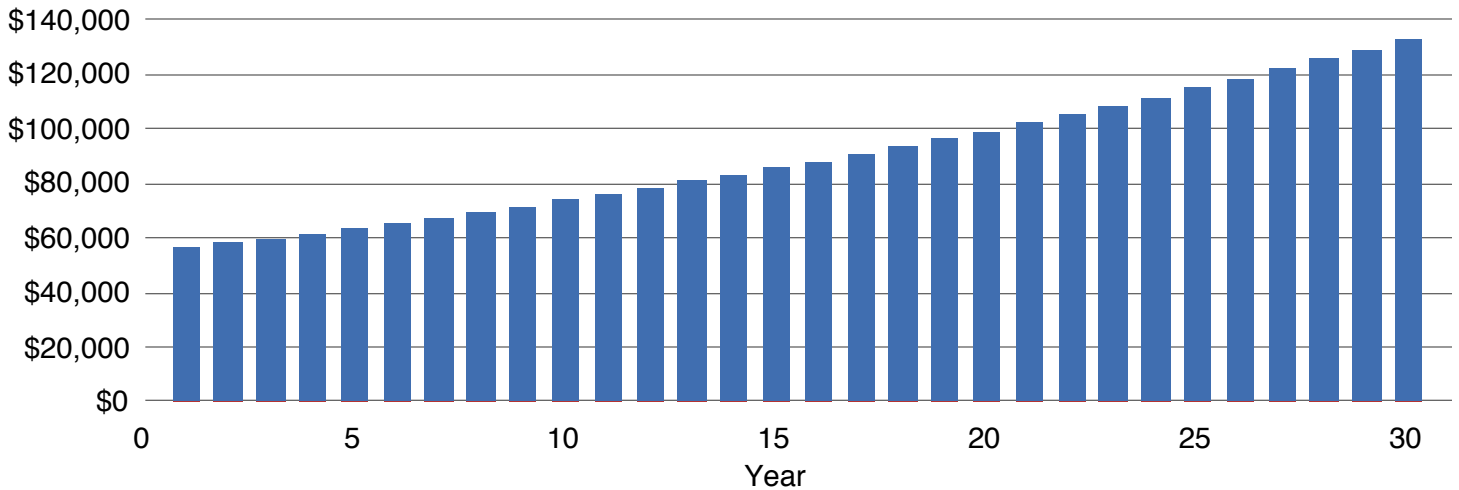
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### Monthly Cash Flow



### Market Value



### Internal Rate of Return (IRR)

