# 46 W 10th St, Reno — Pro Forma (14 rooms)

*Blue = inputs (edit these). Black = formulas. Yellow = key assumptions.*

| | | |
|---|---|---|
| **Assumptions** | | |
| List price ($) | $925,000 | From listing agreement |
| Rooms | 14 | Martin: 14 rooms historically r |
| Rent per room ($/mo) | $800 | Martin's asking rent; current r |
| Operating costs (% of income) | 20.0% | Martin's assumption: taxes, ir |
| Vacancy & credit loss | 7.0% | Assumption for vacancy scen |
| Actual gross income ($/yr) | $74,626 | PMI reports Jan–Oct 2026, a |
| Actual operating expenses ($/yr) | $26,573 | PMI reports annualized; incl. |

| Line item ($/yr) | Actual | 20% costs |
|---|---|---|
| Gross scheduled income | $74,626 | $134,400 |
| Vacancy & credit loss | - | - |
| **Effective gross income** | $74,626 | $134,400 |
| Operating costs | ($26,573) | ($26,880) |
| Costs as % of income | 35.6% | 20.0% |
| **Net operating income** | **$48,053** | **$107,520** |
| **Cap rate at list price** | **5.2%** | **11.6%** |

*Pro forma assumes continued communal use of 14 rooms, which is subject to City of Reno approval. T*
*as a single-family residence. Not a representation of legally permitted income. Buyer to verify.*

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| ented | | |
| ooms $650–$1,050 | | |
| nsurance, utilities, management, maintenance | | |
| ario | | |
| nnualized (MLS input form) | | |
| taxes $2,847 and insurance $1,800 | | |
| | | |
| **20% costs + vacancy** | | |
| $134,400 | | |
| ($9,408) | | |
| $124,992 | | |
| ($24,998) | | |
| 20.0% | | |
| **$99,994** | | |
| **10.8%** | | |
| | | |
| *The property is recorded* | | |
| | | |
| | | |