

A PRO-FORMA CASH FLOW ANALYSIS

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Duplex located at 9647 - 49 Arlison Dr., Sacramento, Ca

3 bed/2ba/2car & a 2bd/2ba/1car
 Central Heat and Air
 Fireplaces
 Near Shopping, Hwy50 & Light Rail

List Price	\$	209,900	
Offer Price	\$	209,900	SUGGESTED OFFER PRICE
Down Payment	\$	52,475	
New Loan Amount	\$	157,425	\$ 786 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	9,544
Net Operating Income		\$13,256
Annual Loan Payments		\$9,427
Pre tax cash flow (Cash on cash)		\$3,830
Equity Build Up/Princ. Pay down	\$	2,598
Total Return		\$6,427

Rents		
2bd/2ba	\$	900
3bd/2ba	\$	1,100
Total	\$	2,000

EXPENSES

Taxes	\$	2,624	
Pro-mgmt - \$100 per month	\$	1,200	1st 3 mo free
Landscaping	\$	1,020	
WSG	\$	2,800	
Insurance	\$	900	
Maintenance/Repairs	\$	1,000	
Total Expenses	\$	9,543.75	

ANNUAL	RECAP
Rent	\$24,000
GRM	8.75
CAP	6.32%
Cash/Cash	7%
Total Return	12%

NOTE 1: THE ABOVE CASH FLOW NUMBERS ARE ESTIMATES ONLY & ALL OF THE ABOVE INFORMATION IS TO BE INDEPENDENTLY VERIFIED IN THE COURSE OF THE DUE DILIGENCE PERIOD PROVIDED FOR FOR IN THE PURCHASE CONTRACT

NOTE 2: THE ABOVE CASH FLOW IS BASED UPON THE "SALES PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE