

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me
favinger@rwnetwork.com
 916-203-1260

The Lincoln Village Drive Duplexes

10067 and 10075 Lincoln Village
 Duplexes side by side
 2 bedroom 1 bath each side
 Central Heat & Air

**They are currently renting for \$750.00 per month - they can be raised to at least \$875
 Cash flow based upon \$875.00**

Asking Price	\$ 157,500	
Offer Price	\$ 140,000	
Down Payment	\$ 35,000	
New Loan Amount	\$ 105,000	\$ 580 P/M

		Current
Gross Scheduled Income		\$21,000
Less Vacancy Factor		\$1,050
Gross Operating Income		\$19,950
Less: Annual Operating Expenses	\$	8,625
Net Operating Income		\$11,325
Annual Loan Payments		\$6,955
Pre tax cash flow (Cash on cash)		\$4,370
Equity Build Up/Princ. Pay down	\$	1,462
Total Return		\$5,831

Rents		
2bd/1ba	\$	875
2bd/1ba	\$	875
Total	\$	1,750

EXPENSES

Taxes	\$	1,750
Pro-mgmt	\$	1,500
Landscaping	\$	1,200
WSG	\$	2,400
Insurance	\$	775
Maintenance/Repairs - Est.	\$	1,000

ANNUAL	RECAP
Rent	\$21,000
GRM	6.67
CAP	8.09%
Cash/Cash	12%
Total Return	17%

Total Expenses	\$	8,625.00
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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

NOTE 3: THIS PROPERTY IS LISTED BY: Lyon Real Estate