

A PRO-FORMA CASH FLOW ANALYSIS

BANK OWNED DUPLEX

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

10228 South White Rock Road, Rancho Cordova

2 bd/1ba ea - Bread & Butter units
 1 car garages each

**These numbers are figured at the higher price
 to include improvement & repairs**

Asking Price	\$ 79,100	Purchase Price	
Offer Price	\$ 110,000	Est \$30,000 to fix up & make really nice	
Down Payment	\$ 27,500	What you would be into it	
New Loan Amount	\$ 82,500	FINANCING IS BASED ON A HYPOTHETICAL	
		\$ 455 P/M	

	Current	
Gross Scheduled Income	\$19,200	
Less Vacancy Factor	\$960	
Gross Operating Income	\$18,240	
Less: Annual Operating Expenses	\$ 8,250	
Net Operating Income	\$9,990	
Annual Loan Payments	\$5,465	
Pre tax cash flow (Cash on cash)	\$4,525	
Equity Build Up/Princ. Pay down	\$ 1,148	
Total Return	\$5,674	

Rents	
2 bd/1 ba	\$ 800
2 bd/1 ba	\$ 800
Total	\$ 1,600

EXPENSES

Taxes	\$ 1,375
Pro-mgmt	\$ 1,500
Landscaping	\$ 1,200
WSG	\$ 2,400
Insurance	\$ 775
Maintenance/Repairs - Est.	\$ 1,000

ANNUAL	RECAP
Rent	\$19,200
GRM	5.73
CAP	9.08%
Cash/Cash	16%
Total Return	21%

Total Expenses	\$ 8,250.00
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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: REMAX GOLD