

**A PRO-FORMA CASH FLOW ANALYSIS**

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**3625-27 Sutterwoods Way, Sacramento, ca 95827**

2 bed/2ba/2car&2bed/1ba/1car  
 central heat and air

List Price	\$	309,900	
<b>Offer Price</b>	\$	<b>280,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	70,000	
New Loan Amount	\$	210,000	\$ 1,048 P/M

		<b>Current</b>
Gross Scheduled Income		\$27,240
Less Vacancy Factor		\$1,362
Gross Operating Income		\$25,878
Less: Annual Operating Expenses	\$	9,505
Net Operating Income		\$16,373
Annual Loan Payments		\$12,575
Pre tax cash flow (Cash on cash)		\$3,798
Equity Build Up/Princ. Pay down	\$	3,452
Total Return		\$7,251

Rents Below are "projected"

<b>Rents</b>		
2bd/1ba	\$	1,095
2bd/2ba	\$	1,175
<b>Total</b>	<b>\$</b>	<b>2,270</b>

**EXPENSES**

Taxes	\$	3,500
Pro-mgmt - \$100 per month	\$	1,200
WSG	\$	2,785
Insurance	\$	1,000
Landscape Maint	\$	1,020

1st 3 mo free

ANNUAL	RECAP
<b>Rent</b>	<b>\$27,240</b>
<b>GRM</b>	<b>10.28</b>
<b>CAP</b>	<b>5.85%</b>
<b>Cash/Cash</b>	<b>5%</b>
<b>Total Return</b>	<b>10%</b>

Total Expenses	\$	9,505.00
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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 "OFFER PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE**

**NOTE 3: THIS PROPERTY IS LISTED BY: Mark III Management**