

A PRO-FORMA CASH FLOW ANALYSIS

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7427 Gallant Circle, Citrus Heights, Ca

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

| | | | |
|--------------------|----|----------------|------------------------------|
| List Price | \$ | 298,000 | |
| Offer Price | \$ | 275,000 | SUGGESTED OFFER PRICE |
| Down Payment | \$ | 68,750 | |
| New Loan Amount | \$ | 206,250 | \$ 1,029 P/M |

| | | | |
|----------------------------------|----|----------------|-----------------------------|
| | | Current | |
| Gross Scheduled Income | | \$26,700 | Rents Below are "projected" |
| Less Vacancy Factor | | \$1,335 | Rents |
| Gross Operating Income | | \$25,365 | 2bd/1ba \$ 1,050 |
| Less: Annual Operating Expenses | \$ | 9,443 | 2bd/2ba \$ 1,175 |
| Net Operating Income | | \$15,923 | Total \$ 2,225 |
| Annual Loan Payments | | \$12,350 | |
| Pre tax cash flow (Cash on cash) | | \$3,572 | |
| Equity Build Up/Princ. Pay down | \$ | 3,391 | |
| Total Return | | \$6,963 | |

EXPENSES

| | | | |
|----------------------------|----|-------|---------------|
| Taxes | \$ | 3,438 | |
| Pro-mgmt - \$100 per month | \$ | 1,200 | 1st 3 mo free |
| WSG | \$ | 2,785 | |
| Insurance | \$ | 1,000 | |
| Landscape Maint | \$ | 1,020 | |

| ANNUAL | RECAP |
|---------------------|-----------------|
| Rent | \$26,700 |
| GRM | 10.30 |
| CAP | 5.79% |
| Cash/Cash | 5% |
| Total Return | 10% |

| | | |
|----------------|----|----------|
| Total Expenses | \$ | 9,442.50 |
|----------------|----|----------|

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: The Real Estate Insider Group