

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email
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5616 Marconi A & B, Carmichael, Ca

Duplex
 3 bedroom 3.5 bath each side
 CH&A
 Laundry Hook ups
 FirePlaces
 2 car garages

List Price	\$	295,000	
Offer Price	\$	350,000	SUGGESTED OFFER PRICE
Down Payment	\$	87,500	
New Loan Amount	\$	262,500	\$ 1,410 P/M

		Current
Gross Scheduled Income		\$37,800
Less Vacancy Factor		\$1,890
Gross Operating Income		\$35,910
Less: Annual Operating Expenses	\$	11,775
Net Operating Income		\$24,135
Annual Loan Payments		\$16,916
Pre tax cash flow (Cash on cash)		\$7,220
Equity Build Up/Princ. Pay down	\$	3,536
Total Return		\$10,755

Rents		
3bd/3.5ba	\$	1,575
3bd/3.5ba	\$	1,575
Total	\$	3,150

EXPENSES

Taxes	\$	4,375
Pro-mgmt	\$	1,200
Landscaping	\$	1,200
WSG	\$	2,800
Insurance	\$	1,200
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$37,800
GRM	9.26
CAP	6.90%
Cash/Cash	8%
Total Return	12%

Total Expenses	\$	11,775.00
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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: Mark III Management