

A PRO-FORMA CASH FLOW ANALYSIS

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9650-9652 Lake Natoma Drive, Orangevale, Ca

Duplex
3 bed 2 ba & 2 bed, 2 ba
CH&A
Laundry Hook ups
FirePlaces

List Price	\$	221,000	
Offer Price	\$	235,000	SUGGESTED OFFER PRICE
Down Payment	\$	58,750	
New Loan Amount	\$	176,250	\$ 946 P/M

		Current
Gross Scheduled Income		\$27,000
Less Vacancy Factor		\$1,350
Gross Operating Income		\$25,650
Less: Annual Operating Expenses	\$	10,338
Net Operating Income		\$15,313
Annual Loan Payments		\$11,358
Pre tax cash flow (Cash on cash)		\$3,955
Equity Build Up/Princ. Pay down	\$	2,374
Total Return		\$6,329

Rents		
3bd/2ba	\$	1,250
2bd/2ba	\$	1,000
Total	\$	2,250

EXPENSES

Taxes	\$	2,938
Pro-mgmt	\$	1,200
Landscaping	\$	1,200
WSG	\$	2,800
Insurance	\$	1,200
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$27,000
GRM	8.70
CAP	6.52%
Cash/Cash	7%
Total Return	11%

Total Expenses

\$ 10,337.50

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 "SALES PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE

NOTE 3: THIS PROPERTY IS LISTED BY: Keller Williams Realty