

A PRO-FORMA CASH FLOW ANALYSIS

For more information:
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6128-30 Oakgreen Circle, Carmichael

3bd/2ba/2car & a 2bd/2/ba/1car
 Central Heat & Air
 Fireplaces

One of a Kind Duplex

List Price	\$	214,900	
Offer Price		195,000	
Offer Price + Fix Up costs =	\$	240,000	SUGGESTED OFFER PRICE
Down Payment	\$	60,000	
New Loan Amount	\$	180,000	\$ 985 P/M

		Current
Gross Scheduled Income		\$27,600
Less Vacancy Factor		\$1,380
Gross Operating Income		\$26,220
Less: Annual Operating Expenses	\$	10,400
Net Operating Income		\$15,820
Annual Loan Payments		\$11,815
Pre tax cash flow (Cash on cash)		\$4,005
Equity Build Up/Princ. Pay down	\$	2,398
Total Return		\$6,402

Rents		
3bd/2ba	\$	1,250
2bd/2ba	\$	1,050
Total	\$	2,300

EXPENSES

Taxes	\$	3,000
Pro-mgmt	\$	1,200
Landscaping	\$	1,500
WSG	\$	2,800
Insurance	\$	900
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$27,600
GRM	8.70
CAP	6.59%
Cash/Cash	7%
Total Return	11%

Total Expenses	\$	10,400.00
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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: Keller Williams Realty