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REALTY WORLD, YOUR PROPERTY SOURCE

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A PRO-FORMA CASH FLOW ANALYSIS

8145-47 Deseret Avenue, Fair Oaks, Ca 95628

Duplex
2bd/2ba/1car & 2bd/1ba/1car
Central Heat & air & Fire Places

List Price	\$	194,900	
Offer Price	\$	194,900	SUGGESTED OFFER PRICE
Down Payment	\$	48,725	
New Loan Amount	\$	146,175	\$ 900 P/M

		Current
Gross Scheduled Income		\$22,500
Less Vacancy Factor		\$1,125
Gross Operating Income		\$21,375
Less: Annual Operating Expenses	\$	8,336
Net Operating Income		\$13,039
Annual Loan Payments		\$10,805
Pre tax cash flow (Cash on cash)		\$2,233
Equity Build Up/Princ. Pay down	\$	1,924
Total Return		\$4,157

Rents		
2bd/2ba	\$	975
2bd/1ba	\$	900
Total	\$	1,875

EXPENSES

Taxes	\$	2,436
Pro-mgmt	\$	1,200
Landscaping - Optional	\$	900
WSG	\$	2,000
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	8,336.25

ANNUAL	RECAP
Rent	\$22,500
GRM	8.66
CAP	6.69%
Cash/Cash	5%
Total Return	9%

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: REMAX Gold Natomas