

A PRO-FORMA CASH FLOW ANALYSIS

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4911 Indian Oaks Court, Sacramento, Ca 95841

Duplex
 3Bd, 2 bath & 2Bd 2 bath each
 Garages
 CH&A

List Price	\$	165,000	
Offer Price	\$	140,000	SUGGESTED OFFER PRICE
Down Payment	\$	35,000	
New Loan Amount	\$	105,000	\$ 647 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	8,670
Net Operating Income		\$14,130
Annual Loan Payments		\$7,762
Pre tax cash flow (Cash on cash)		\$6,368
Equity Build Up/Princ. Pay down	\$	1,382
Total Return		\$7,750

Rents		
3bd/2ba	\$	1,100
2bd/2ba	\$	900
Total	\$	2,000

EXPENSES

Taxes	\$	1,750
Pro-mgmt - \$100 per month	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	900
Maintenance/Repairs	\$	1,000

1st 3 mo free

ANNUAL	RECAP
Rent	\$24,000
GRM	5.83
CAP	10.09%
Cash/Cash	18%
Total Return	22%

Total Expenses	\$	8,670.00
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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