

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me
favinger@rwnetwork.com
 916-203-1260

Capitales

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

NOTE: THE OFFER PRICE IS SHOWN HIGHER BECAUSE OF THE ADDED IMPROVEMENTS YOU WILL NEED

List Price	\$	152,000	
Offer Price	\$	160,000	SUGGESTED OFFER PRICE
Down Payment	\$	40,000	
New Loan Amount	\$	120,000	\$ 739 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	8,920
Net Operating Income		\$13,880
Annual Loan Payments		\$8,870
Pre tax cash flow (Cash on cash)		\$5,010
Equity Build Up/Princ. Pay down	\$	1,579
Total Return		\$6,589

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

EXPENSES

Taxes	\$	2,000	
Pro-mgmt - \$100 per month	\$	1,200	1st 3 mo free
Landscaping	\$	1,020	
WSG	\$	2,800	
Insurance	\$	900	
Maintenance/Repairs	\$	1,000	

ANNUAL	RECAP
Rent	\$24,000
GRM	6.67
CAP	8.68%
Cash/Cash	13%
Total Return	16%

Total Expenses	\$	8,920.00
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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: