

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me

favinger@rwnetwork.com

916-203-1260

7629 - 7631 Southcliff Dr., Fair Oaks, Ca 95628

Custom Duplex in high end area
 3bd/2ba/2ca & a 2/2 no garage
 Central Heat & Air
 FIXER UPPER

PRICE AFTER FIX UP	\$ 300,000	
Listed at \$319,900		
Cash flow - after fix up	\$ 300,000	
Down Payment	\$ 75,000	
New Loan Amount	\$ 225,000	\$ 1,242 P/M

	Current
Gross Scheduled Income	\$33,600
Less Vacancy Factor	\$1,680
Gross Operating Income	\$31,920
Less: Annual Operating Expenses	\$ 10,625
Net Operating Income	\$21,295
Annual Loan Payments	\$14,904
Pre tax cash flow (Cash on cash)	\$6,391
Equity Build Up/Princ. Pay down	\$ 3,132
Total Return	\$9,523

Rents		
3bd/2ba	\$	1,600
2bd/2ba	\$	1,200
Total	\$	2,800

EXPENSES

Taxes	\$ 3,750
Pro-mgmt	\$ 1,500
Landscaping	\$ 1,200
WSG	\$ 2,400
Insurance	\$ 775
Maintenance/Repairs	\$ 1,000

ANNUAL	RECAP
Rent	\$33,600
GRM	8.93
CAP	7.10%
Cash/Cash	9%
Total Return	13%

Total Expenses	\$ 10,625.00
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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: Gaymond Lee Broker

Ed Favinger, Broker, CRS, GRI

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REALTY WORLD, YOUR PROPERTY
SOURCE

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OWNER OCCUPIED FINANCING
See how little it costs to live in a nice area

List Price	\$	319,900.00
Offer Price	\$	300,000.00
Est. FHA DownPayment - (Only \$3.5% down)	\$	10,500.00
Est. Loan Amount	\$	289,500.00
Est Loan Pymnt	\$	1,511.19
Est. Taxes Monthly	\$	312.50
Est. Insurance Monthly	\$	66.67
Monthly PITI	\$	1,890.36
Est. Water Sewer & Grbg	\$	225.00
Total	\$	2,115.36
Rent from nex door	\$	1,200.00
Your Est. Out of Pocket	\$	915.36

Where can you live in a nice neighbor hood like this for so little..?

These numbers are estimates only and change with interest rates and price

Listed by Gaymond Lee