

**A PRO-FORMA CASH FLOW ANALYSIS**

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 916-203-1260

**2728-30 El Caprice, Rancho Cordova**

Duplex  
 Mix of (1) 3 Bed/2ba/2 Car Gar. & (1) 2Bed/2Ba/1 Car Gar.  
 Central Heat and Air  
 Comp shingle roof  
 Great Area

List Price	\$	214,500	
<b>YOUR Offer Price</b>	\$	214,500	
Down Payment	\$	42,900	
New Loan Amount	\$	171,600	\$ 870 P/M

		Current
Gross Scheduled Income		\$25,500
Less Vacancy Factor		\$1,275
Gross Operating Income		\$24,225
Less: Annual Operating Expenses	\$	9,556
Net Operating Income		\$14,669
Annual Loan Payments		\$10,440
Pre tax cash flow (Cash on cash)		\$4,229
Equity Build Up/Princ. Pay down	\$	2,770
Total Return		\$6,998

<b>Rents</b>	
2bd/2ba	\$ 975
3bd/2ba	\$ 1,150
<b>Total</b>	<b>\$ 2,125</b>

**EXPENSES**

Taxes	\$	2,681
Pro-mgmt	\$	1,500
Landscaping	\$	1,200
WSG	\$	2,400
Insurance	\$	775
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$25,500
GRM	8.41
CAP	6.84%
Cash/Cash	10%
Total Return	16%

Total Expenses	\$	9,556.25
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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: Realty World, Your Property Source**