

**A PRO-FORMA CASH FLOW ANALYSIS**

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**Duplex located at 6813-15 Greenback Lane, Citrus Heights, Ca**

Duplex  
 All Units 2 bd/1ba  
 Central Heat & air  
 1 car garages each side

***Rents could be at \$900 per unit but it has to be nice looking - especially when you 1st pull up to it***

**THIS IS A SHORT SALE...!**

List Price \$ 129,500

**Offer Price \$ 160,000 SUGGESTED OFFER PRICE**  
 Down Payment \$ 40,000  
 New Loan Amount \$ 120,000 \$ 644 P/M

Current  
 Gross Scheduled Income \$21,000  
 Less Vacancy Factor \$1,050  
 Gross Operating Income \$19,950  
 Less: Annual Operating Expenses \$ 8,920  
 Net Operating Income \$11,030  
 Annual Loan Payments \$7,733  
 Pre tax cash flow (Cash on cash) \$3,297  
 Equity Build Up/Princ. Pay down \$ 1,771  
 Total Return \$5,068

**Rents**  
 2bd/1ba \$ 875  
 2bd/2ba \$ 875  
 Total \$ 1,750

**EXPENSES**

Taxes \$ 2,000  
 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	\$21,000
GRM	7.62
CAP	6.89%
Cash/Cash	8%
Total Return	13%

Total Expenses \$ 8,920.00

**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: Century 21**