

**A PRO-FORMA CASH FLOW ANALYSIS - 1st YEAR**

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**3825-3827 Cambridge Rd., Cameron Park, Ca 95682**

(2) 3 Bed/2.5ba/2car Homees on one lot  
 Central Heat and Air  
 Tenants pay most of the utilities inclu  
 water, sewer and garbage

**\*\*\*NOTE\*\*\***

**Vacancy factor shows 0 because we  
 have both units leased up**

<b>Purchase Price</b>	<b>\$ 500,000</b>		
Down Payment	\$ 125,000		
New Loan Amount	\$ 375,000	\$	2,070 P/M
			<b>Current</b>
Gross Scheduled Income	\$35,340		<b>Market</b>
Less Vacancy Factor	\$0		<b>Rents</b>
Gross Operating Income	\$35,340		
Less: Annual Operating Expenses	\$ 10,101		3bd/2.5ba \$ 1,445.00
Net Operating Income	\$25,239		3bd/2.5ba \$ 1,500.00
Annual Loan Payments	\$24,840		
Pre tax cash flow (Cash on cash)	\$399		
Equity Build Up/Princ. Pay down	\$ 5,288		<b>Total \$ 2,945.00</b>
Total Return	\$5,686		

**EXPENSES**

Taxes	6,250		
Pro-mgmt	1,200	1st 3 mo free	
Landscaping	0		
Water/Sewer/Garbage	305		
Insurance	1,846		
Maintenance/Repairs - Est.	500		
Total Expenses	10,101		

ANNUAL	RECAP
<b>Rent</b>	<b>\$35,340</b>
<b>GRM</b>	<b>14.15</b>
<b>CAP</b>	<b>5.05%</b>
<b>Cash/Cash</b>	<b>0%</b>
<b>Total Return</b>	<b>5%</b>

**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: THIS PROPERTY IS LISTED BY: Realty World, Your Property Source**