

**A PRO-FORMA CASH FLOW ANALYSIS**

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**2719-2721 Bravado Drive, Rancho Cordova, Ca**

Duplex  
 Corner lot in an improving area of Rancho Cordova  
 Central Heat and Air  
 Walk to Light Rail and elementary school  
 Near new Folsom Lake college extension

List Price	\$	259,000	
<b>Offer Price</b>	\$	<b>245,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	61,250	
New Loan Amount	\$	183,750	\$ 927.94 P/M

@4.5%

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	9,829
Net Operating Income		\$12,972
Annual Loan Payments		\$11,135
Pre tax cash flow (Cash on cash)		\$1,836
Equity Build Up/Princ. Pay down	\$	2,969
Total Return		\$4,806

**Rents**

2bd/1ba	\$	1,000
2bd/1ba	\$	1,000
<b>Total</b>	<b>\$</b>	<b>2,000</b>

**EXPENSES**

Taxes	\$	3,063
Pro-mgmt - \$100 per month	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,546
Insurance	\$	1,000
Maintenance/Repairs (est. only)	\$	1,000

1st 3 mo free

ANNUAL	RECAP
<b>Rent</b>	<b>\$24,000</b>
<b>GRM</b>	<b>10.21</b>
<b>CAP</b>	<b>5.29%</b>
<b>Cash/Cash</b>	<b>3%</b>
<b>Total Return</b>	<b>8%</b>

Total Expenses	\$	9,828.50
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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 "OFFER PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT THE SUGGESTED PRICE**

**NOTE 3: THIS PROPERTY IS LISTED BY: TL COMMERCIAL INC.**