

A PRO-FORMA CASH FLOW ANALYSIS

**3625 Altos Avenue, Sacramento, Ca 95838**

Tri-plex  
 All 1 bed/1bath units  
 Great Location

List Price	\$	<b>249,000</b>	
<b>Offer Price</b>	\$	<b>249,000</b>	
Down Payment	\$	62,250	
New Loan Amount	\$	186,750	\$ 947 P/M @4.50

		Current
Gross Scheduled Income		\$23,700
Less Vacancy Factor		\$0
Gross Operating Income		\$23,700
Less: Annual Operating Expenses	\$	9,257
Net Operating Income		\$14,444
Annual Loan Payments		\$11,362
Pre tax cash flow (Cash on cash)		\$3,082
Equity Build Up/Princ. Pay down	\$	3,018
Total Return		\$6,100

**Rents are projected below**

1bd/1ba	\$	675
1bd/1ba	\$	675
1bd/1ba	\$	625
Total	\$	<u>1,975</u>

**EXPENSES**

Taxes	\$	3,113
Pro-mgmt	\$	1,800
WS&G	\$	3,344
Landscaping	\$	-
Misc Maint & Repairs	\$	500
Insurance - Mercury Ins	\$	500
Total Expenses	\$	<b>9,256.50</b>

1st 3 mos free

ANNUAL	RECAP
<b>Rent</b>	<b>\$23,700</b>
<b>GRM</b>	<b>10.51</b>
<b>CAP</b>	<b>5.80%</b>
<b>Cash/Cash</b>	<b>5%</b>
<b>Total Return</b>	<b>10%</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: Listed by Realty World, Your Property Source, Sharon Kulbacki**