

A PRO-FORMA CASH FLOW ANALYSIS



9075-9077 Salmon Falls, Sacramento, Ca

3 Bed/2Ba/2 Car Garage Ea side
 Long term tenants
 Near Light Rail & Freeways

List Price	\$ 354,900	
Offer Price	\$ 350,000	
Down Payment	\$ 87,500	
New Loan Amount	\$ 262,500	\$ 1,410 P/M @5%
	Current	
Gross Scheduled Income	\$25,200	
Less Vacancy Factor	\$0	
Gross Operating Income	\$25,200	
Less: Annual Operating Expenses	\$ 10,577	
Net Operating Income	\$14,623	
Annual Loan Payments	\$16,916	
Pre tax cash flow (Cash on cash)	-\$2,293	
Equity Build Up/Princ. Pay down	\$ 3,544	
Total Return	\$1,251	

Current Rents	
3bd/2ba	\$ 1,000
3bd/2ba	\$ 1,100
Total	\$ 2,100

EXPENSES

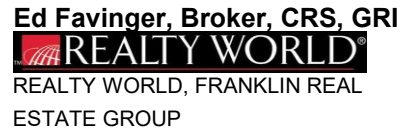
Taxes	\$ 4,375	
Pro-mgmt	\$ 1,200	1st 3 mos free
WS&G	\$ 3,782	
Landscaping	\$ -	
Misc Maint & Repairs	\$ 500	
Insurance	\$ 720	
Total Expenses	\$ 10,577.00	

ANNUAL	RECAP
Rent	\$25,200
GRM	13.89
CAP	4.18%
Cash/Cash	-3%
Total Return	1%

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 Lyon Real Estate

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3 Bed/2Ba/2 Car Garage Ea side
 Long term tenants
 Near Light Rail & Freeways

List Price	\$ 354,900	
Offer Price	\$ 350,000	
Down Payment	\$ 87,500	
New Loan Amount	\$ 262,500	\$ 1,410 P/M @5%
	Current	
Gross Scheduled Income	\$33,600	
Less Vacancy Factor	\$1,008	
Gross Operating Income	\$32,592	
Less: Annual Operating Expenses	\$ 10,577	
Net Operating Income	\$22,015	
Annual Loan Payments	\$16,916	
Pre tax cash flow (Cash on cash)	\$5,100	
Equity Build Up/Princ. Pay down	\$ 3,544	
Total Return	\$8,643	

Current Rents	
3bd/2ba	\$ 1,400
3bd/2ba	\$ 1,400
Total	\$ 2,800

EXPENSES

Taxes	\$ 4,375	
Pro-mgmt	\$ 1,200	1st 3 mos free
WS&G	\$ 3,782	
Landscaping	\$ -	
Misc Maint & Repairs	\$ 500	
Insurance	\$ 720	
Total Expenses	\$ 10,577.00	

ANNUAL	RECAP
Rent	\$33,600
GRM	10.42
CAP	6.29%
Cash/Cash	6%
Total Return	10%

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