

A PRO-FORMA CASH FLOW ANALYSIS



**9070-9072 Salmon Falls, Sacramento, Ca**

3 Bed/2Ba/2 Car Garage Ea side  
 Long Term Tenants  
 Near Light Rail & Freeways

List Price	<b>\$ 365,000</b>	
<b>Offer Price</b>	<b>\$ 350,000</b>	
Down Payment	\$ 87,500	
New Loan Amount	\$ 262,500	\$ 1,410 P/M @5%
	Current	
Gross Scheduled Income	\$27,300	
Less Vacancy Factor	\$0	
Gross Operating Income	\$27,300	
Less: Annual Operating Expenses	\$ 10,577	
Net Operating Income	\$16,723	
Annual Loan Payments	\$16,916	
Pre tax cash flow (Cash on cash)	-\$193	
Equity Build Up/Princ. Pay down	\$ 3,544	
Total Return	\$3,351	

<b>Current Rents</b>	
3bd/2ba	\$ 1,075
3bd/2ba	\$ 1,200
Total	\$ 2,275

**EXPENSES**

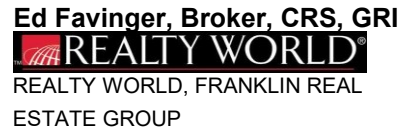
Taxes	\$ 4,375	
Pro-mgmt	\$ 1,200	1st 3 mos free
WS&G	\$ 3,782	
Landscaping	\$ -	
Misc Maint & Repairs	\$ 500	
Insurance	\$ 720	
Total Expenses	\$ 10,577.00	

ANNUAL	RECAP
<b>Rent</b>	<b>\$27,300</b>
<b>GRM</b>	<b>12.82</b>
<b>CAP</b>	<b>4.78%</b>
<b>Cash/Cash</b>	<b>0%</b>
<b>Total Return</b>	<b>4%</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 GM REALTY**

A PRO-FORMA CASH FLOW ANALYSIS



**9070-9072 Salmon Falls, Sacramento, Ca**

3 Bed/2Ba/2 Car Garage Ea side  
 Long Term Tenants  
 Near Light Rail & Freeways

List Price	<b>\$ 365,000</b>	
<b>Offer Price</b>	<b>\$ 350,000</b>	
Down Payment	\$ 87,500	
New Loan Amount	\$ 262,500	\$ 1,410 P/M @5%
	Current	
Gross Scheduled Income	\$33,600	
Less Vacancy Factor	\$0	
Gross Operating Income	\$33,600	
Less: Annual Operating Expenses	\$ 10,577	
Net Operating Income	\$23,023	
Annual Loan Payments	\$16,916	
Pre tax cash flow (Cash on cash)	\$6,108	
Equity Build Up/Princ. Pay down	\$ 3,544	
Total Return	\$9,651	

<b>Market Rents</b>	
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
<b>Rent</b>	<b>\$33,600</b>
<b>GRM</b>	<b>10.42</b>
<b>CAP</b>	<b>6.58%</b>
<b>Cash/Cash</b>	<b>7%</b>
<b>Total Return</b>	<b>11%</b>

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