

A PRO-FORMA CASH FLOW ANALYSIS

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Duplex located at 5208-10 Shereen Court, Sacramento, Ca

Duplex
 3 bd/2ba/2car & a 2 bd/2ba/1car
 Central Heat & air

THIS IS A SHORT SALE...!

List Price \$ 259,000

Offer Price \$ 259,000 SUGGESTED OFFER PRICE
 Down Payment \$ 64,750
 New Loan Amount \$ 194,250 \$ 1,043 P/M

Current
 Gross Scheduled Income \$26,160
 Less Vacancy Factor \$1,308
 Gross Operating Income \$24,852
 Less: Annual Operating Expenses \$ 9,138
 Net Operating Income \$15,715
 Annual Loan Payments \$12,517
 Pre tax cash flow (Cash on cash) \$3,197
 Equity Build Up/Princ. Pay down \$ 2,867
 Total Return \$6,064

Rents
 3bd/2ba \$ 1,180
 2bd/2ba \$ 1,000
 Total \$ 2,180

EXPENSES

Taxes \$ 3,238
 Pro-mgmt - \$100 per month \$ 1,200
 Landscaping \$ -
 WSG \$ 2,800
 Insurance \$ 900
 Maintenance/Repairs \$ 1,000

1st 3 mo free
 optional

ANNUAL	RECAP
Rent	\$26,160
GRM	9.90
CAP	6.07%
Cash/Cash	5%
Total Return	9%

Total Expenses \$ 9,137.50

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 "SALES PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE

NOTE 3: THIS PROPERTY IS LISTED BY: Keller Williams Realty