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REALTY WORLD, Your Property Source  
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**A PRO-FORMA CASH FLOW ANALYSIS**

**Duplex located at 4001 and 4003 Westporter**

Duplex  
 2 bd/1ba/1car ea side  
 Central Heat & air

**THIS IS A SHORT SALE...!**

List Price \$ 179,000

**Offer Price \$ 179,000 SUGGESTED OFFER PRICE**  
 Down Payment \$ 44,750  
 New Loan Amount \$ 134,250 \$ 681 P/M

**Current**  
 Gross Scheduled Income \$21,480  
 Less Vacancy Factor \$1,074  
 Gross Operating Income \$20,406  
 Less: Annual Operating Expenses \$ 9,158  
 Net Operating Income \$11,249  
 Annual Loan Payments \$8,168  
 Pre tax cash flow (Cash on cash) \$3,081  
 Equity Build Up/Princ. Pay down \$ 2,167  
 Total Return \$5,248

**Rents**  
 2bd/1ba \$ 895  
 2bd/1ba \$ 895  
 Total \$ 1,790

**EXPENSES**

Taxes \$ 2,238  
 Pro-mgmt - \$100 per month \$ 1,200  
 Landscaping \$ 1,020  
 WSG \$ 2,800  
 Insurance \$ 900  
 Maintenance/Repairs \$ 1,000

1st 3 mo free  
 optional

ANNUAL	RECAP
Rent	\$21,480
GRM	8.33
CAP	6.28%
Cash/Cash	7%
Total Return	12%

Total Expenses \$ 9,157.50

**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: Neighborhood Real Estate**