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REALTY WORLD, Your Property

Source

**A PRO-FORMA CASH FLOW ANALYSIS**

For more information call or email me

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**7461 Tiara Way, Citrus Heights, Ca**

- Four - Plex
- All 2 bedroom 1.5 bath townhome style units
- Central Heat and Air
- Private Patios
- Near Schools and Shopping

List Price **\$ 28,900**

**YOUR Offer Price \$ 289,000 SUGGESTED OFFER PRICE**

Down Payment \$ 57,800

New Loan Amount \$ 231,200 \$ 1,172 P/M

	Current
Gross Scheduled Income	\$34,860
Less Vacancy Factor	\$1,743
Gross Operating Income	\$33,117
Less: Annual Operating Expenses	\$ 12,713
Net Operating Income	\$20,405
Annual Loan Payments	\$14,066
Pre tax cash flow (Cash on cash)	\$6,338
Equity Build Up/Princ. Pay down	\$ 3,732
Total Return	\$10,070

<b>Rents</b>	
2bd/1.5ba	\$ 745.00
2bd/1.5ba	\$ 710.00
2bd/1.5ba	\$ 730.00
2bd/1.5ba	<b>\$ 720.00</b>
total	\$ 2,905.00

**EXPENSES**

Taxes	\$ 3,613
Pro-mgmt	\$ 2,400
Landscaping	\$ 1,200
WSG	\$ 2,400
Insurance	\$ 1,100
Maintenance/Repairs	\$ 2,000

ANNUAL	RECAP
Rent	<b>\$34,860</b>
GRM	<b>8.29</b>
CAP	<b>7.06%</b>
Cash/Cash	<b>11%</b>
Total Return	<b>17%</b>

Total Expenses **\$ 12,712.50**

**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: CalWeb Properties**