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**A PRO-FORMA CASH FLOW ANALYSIS**

**Duplex located at 3107-3109 Laurelhurst Drive, Rancho Cordova**

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

*The offer price below takes into account that this will be a multiple offer situation & the "fix up costs" are factored in too.*

List Price \$ 155,400

**Offer Price \$ 180,000 SUGGESTED OFFER PRICE**

Down Payment \$ 45,000

New Loan Amount \$ 135,000 \$ 684 P/M

	Current
Gross Scheduled Income	\$22,800
Less Vacancy Factor	\$1,140
Gross Operating Income	\$21,660
Less: Annual Operating Expenses	\$ 9,170
Net Operating Income	\$12,490
Annual Loan Payments	\$8,213
Pre tax cash flow (Cash on cash)	\$4,277
Equity Build Up/Princ. Pay down	\$ 2,179
Total Return	\$6,456

**Rents**

3bd/2ba	\$ 950
3bd/2ba	\$ 950
 Total	 \$ 1,900

**EXPENSES**

Taxes	\$ 2,250
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	\$22,800
GRM	7.89
CAP	6.94%
Cash/Cash	10%
Total Return	14%

Total Expenses \$ 9,170.00

**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: Connectrealty.com Inc**

