

A PRO-FORMA CASH FLOW ANALYSIS

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5432 Olympic Way, Sacramento, Ca 95842

6 units
 all 2 bedroom 1.5 bath
 Town House Style Units
 Laundry Hook ups
 patios/decks

Asking Price	\$	495,000	
Offer Price	\$	495,000	
Down Payment	\$	173,250	
New Loan Amount	\$	321,750	\$ 1,654 P/M

		Current	
Gross Scheduled Income		\$56,940	
Less Vacancy Factor		\$2,847	
Gross Operating Income		\$54,093	
Less: Annual Operating Expenses	\$	20,208	
Net Operating Income		\$33,886	
Annual Loan Payments		\$19,846	
Pre tax cash flow (Cash on cash)		\$14,040	
Equity Build Up/Princ. Pay down	\$	5,077	
Total Return		\$19,117	

Rents	
2 bd/1.5 ba	\$750-\$850

EXPENSES

Taxes	\$	6,188	
Pro-mgmt	\$	2,520	
Landscaping	\$	1,200	
WSG	\$	6,000	Est
Insurance	\$	1,300	Est
Maintenance/Repairs - Est.	\$	2,500	Est
Smud	\$	500	Est
Total Expenses	\$	20,207.50	

ANNUAL	RECAP
Rent	\$56,940
GRM	8.69
CAP	6.85%
Cash/Cash	8%
Total Return	11%

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: Titan Real Estate Services