

**A PRO-FORMA CASH FLOW ANALYSIS**

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**7761 Lianlana Way, Citrus Heights, Ca 95610**

8

all 2 bedroom 1 bath  
 Town House Style Units  
 Laundry Hook ups  
 patios/decks

Asking Price	\$	535,000	
<b>Offer Price</b>	\$	535,000	
Down Payment	\$	187,250	
New Loan Amount	\$	347,750	\$ 1,787 P/M

		Current	
Gross Scheduled Income		\$57,600	
Less Vacancy Factor		\$2,880	\$0 <b>Rents</b>
Gross Operating Income		\$54,720	2 bd/1 ba \$ 600
Less: Annual Operating Expenses	\$	23,172	
Net Operating Income		\$31,549	
Annual Loan Payments		\$21,449	
Pre tax cash flow (Cash on cash)		\$10,099	
Equity Build Up/Princ. Pay down	\$	5,487	
Total Return		\$15,587	

**EXPENSES**

Taxes	\$	6,688	
Pro-mgmt	\$	3,360	
Landscaping	\$	1,800	
WSG	\$	5,574	Est
Insurance	\$	2,750	Est
Maintenance/Repairs - Est.	\$	2,500	Est
Smud	\$	500	Est
 Total Expenses	\$	23,171.50	

ANNUAL	RECAP
<b>Rent</b>	<b>\$57,600</b>
<b>GRM</b>	<b>9.29</b>
<b>CAP</b>	<b>5.90%</b>
<b>Cash/Cash</b>	<b>5%</b>
<b>Total Return</b>	<b>8%</b>

**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: Coldwell Banker Real Estate**