

A PRO-FORMA CASH FLOW ANALYSIS



5544 Keoncrest Cir, Sacramento, Ca 95841

Four Plex
 All Units 2 bd/1ba
 New Central Heat & Air units
 3 units have fire places
 2 units with granite counters in kit.

Sales Price	\$ 330,000	
Down Payment	\$ 82,000	
New Loan Amount	\$ 248,000	\$ 1,369 P/M
	Current	
Gross Scheduled Income	\$36,000	
Less Vacancy Factor	\$1,800	
Gross Operating Income	\$34,200	
Less: Annual Operating Expenses	\$ 13,529	
Net Operating Income	\$20,671	
Annual Loan Payments	\$16,428	
Pre tax cash flow (Cash on cash)	\$4,243	
Equity Build Up/Princ. Pay down	\$ 3,497	
Total Return	\$7,740	

Rents	
2bd/1ba - #1	\$ 800
2bd/1ba - #2	\$ 750
2bd/1ba - #3	\$ 750
2bd/1ba - #4	\$ 700
Total	\$ 3,000

EXPENSES

Taxes	\$ 4,125	
Pro-mgmt	\$ 2,400	1st 3 mos free
HOA - Garbage & Landscape Maint	\$ 3,480	
Water - Sac Suburban	\$ 1,224	
Sewer and Drainage	\$ 1,800	
Misc Maint & Repairs	\$ 500	
Total Expenses	\$ 13,529.00	

ANNUAL	RECAP
Rent	\$36,000
GRM	9.17
CAP	6.26%
Cash/Cash	5%
Total Return	9%

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