

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me

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2755 El Caprice

Mix of (8) 2bd/1ba and & (4) 1bd/1ba units

Central Heat and Air

two units have fire places

Recent upgrades to parking lot and landscaping

Across the street from the new Folsom Lake College Rancho Cordova extension

Near Schools, Shopping & Highway 50

Sales Price	\$ 1,200,000	
Down Payment	\$ 340,000	
New Loan Amount	\$ 860,000	\$ 3,921.60 P/M

		Current	
Gross Scheduled Income	\$108,700		Proforma
Less Vacancy Factor	\$5,435		
Gross Operating Income	\$103,265		
Less: Annual Operating Expenses	\$ 51,555		
Net Operating Income	\$51,710		
Annual Loan Payments	\$47,059		
Pre tax cash flow (Cash on cash)	\$4,651		
Equity Build Up/Princ. Pay down	\$ 16,151		
Total Return	\$20,802		

EXPENSES

Taxes	\$ 15,000
PG&E	\$ 3,807
Sewer & Drainage	\$ 5,935
Electricity	\$ 1,421
Landscaping	\$ 1,500
Leasing	\$ 1,520
Management	\$ 4,800
Maint & Repair	\$ 6,740
Trash Waste Management	\$ 1,680
Water	\$ 4,200
Insurance	\$ 4,952

Total Expenses	\$ 51,555.00
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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; AS OF 8-25-15 Units 10 vacant - Applications are out