

**A PRO-FORMA CASH FLOW ANALYSIS**

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 916-203-1260

**2614-2616 Bravado Drive, Rancho Cordova**

3 bed/2 ba Each side  
 central heat and air  
 Near Light Rail & Hwy 50  
**RENTS ARE PROJECTED - CURRENTLY AT \$1,000 PER MONTH**

List Price	\$	285,000	
<b>Offer Price</b>	\$	<b>270,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	67,500	
New Loan Amount	\$	202,500	\$ 1,027 P/M

		<b>Current</b>
Gross Scheduled Income		\$27,600
Less Vacancy Factor		\$1,380
Gross Operating Income		\$26,220
Less: Annual Operating Expenses	\$	7,380
Net Operating Income		\$18,840
Annual Loan Payments		\$12,320
Pre tax cash flow (Cash on cash)		\$6,520
Equity Build Up/Princ. Pay down	\$	3,272
Total Return		\$9,792

<b>Rents</b>		
2bd/1ba	\$	1,150
2bd/1ba	\$	1,150
<b>Total</b>	<b>\$</b>	<b>2,300</b>

**EXPENSES**

Taxes	\$	3,375	
Pro-mgmt - \$100 per month	\$	1,200	1st 3 mo free
WSG	\$	1,805	
Insurance	\$	1,000	

ANNUAL	RECAP
<b>Rent</b>	<b>\$27,600</b>
<b>GRM</b>	<b>9.78</b>
<b>CAP</b>	<b>6.98%</b>
<b>Cash/Cash</b>	<b>10%</b>
<b>Total Return</b>	<b>15%</b>

Total Expenses	\$	7,380.00
----------------	----	----------

**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 "OFFER PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE**