

A PRO-FORMA CASH FLOW ANALYSIS

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5638-40 Palm Avenue, Sacramento, Ca 95841

Duplex
 2Bed/1Ba/1 Car Gar each side.
 Central Heat and Air
 Comp shingle roof

| | |
|----------------------------------|-------------------|
| List Price | \$ 88,000 |
| YOUR Offer Price | \$ 120,000 |
| Down Payment | \$ 30,000 |
| New Loan Amount | \$ 90,000 |
| | Current |
| Gross Scheduled Income | \$21,600 |
| Less Vacancy Factor | \$1,080 |
| Gross Operating Income | \$20,520 |
| Less: Annual Operating Expenses | \$ 7,575 |
| Net Operating Income | \$12,945 |
| Annual Loan Payments | \$6,826 |
| Pre tax cash flow (Cash on cash) | \$6,119 |
| Equity Build Up/Princ. Pay down | \$ 1,004 |
| Total Return | \$7,124 |

SUGGESTED OFFER PRICE

\$ 569 P/M

Rents

| | |
|---------|--------|
| 2bd/1ba | \$ 900 |
| 2bd/1ba | \$ 900 |

EXPENSES

| | |
|---------------------|--------------------|
| Taxes | \$ 1,500 |
| Pro-mgmt | \$ 1,500 |
| Landscaping | \$ 800 |
| WSG | \$ 2,000 |
| Insurance | \$ 775 |
| Maintenance/Repairs | \$ 1,000 |
| | |
| Total Expenses | \$ 7,575.00 |

| ANNUAL | RECAP |
|---------------------|-----------------|
| Rent | \$21,600 |
| GRM | 5.56 |
| CAP | 10.79% |
| Cash/Cash | 20% |
| Total Return | 24% |

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: Security Pacific