

**A PRO-FORMA CASH FLOW ANALYSIS**

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**2755 El Caprice, Rancho Cordova**

12 units  
 (4) 1 bedroom 1 bath units  
 (8) 2 bedroom 1 bath units  
 laundry facility  
 some units with Fireplaces

Asking Price	<b>\$ 590,000</b>	
<b>Offer Price</b>	<b>\$ 650,000</b>	
Down Payment	\$ 195,000	
New Loan Amount	\$ 455,000	\$ 2,339 P/M

	Current
Gross Scheduled Income	\$98,400
Less Vacancy Factor	\$4,920
Gross Operating Income	\$93,480
Less: Annual Operating Expenses	\$ 33,796
Net Operating Income	\$59,684
Annual Loan Payments	\$28,064
Pre tax cash flow (Cash on cash)	\$31,620
Equity Build Up/Princ. Pay down	\$ 7,180
Total Return	\$38,800

<b>Rents</b>	
8 U @775	\$ 6,200
4 U @500	\$ 2,000
<b>Total</b>	<b>\$ 8,200</b>

**EXPENSES**

Taxes	\$ 7,500
Pro-mgmt	\$ 5,040
Landscaping	\$ 1,200
WSG	\$ 10,316
Insurance	\$ 2,500
Maintenance/Repairs - Est.	\$ 2,500
Smud	\$ 516.00
PGE	\$ 4,224
Total Expenses	<b>\$ 33,796.00</b>

Est

ANNUAL	RECAP
<b>Rent</b>	<b>\$98,400</b>
<b>GRM</b>	<b>6.61</b>
<b>CAP</b>	<b>9.18%</b>
<b>Cash/Cash</b>	<b>16%</b>
<b>Total Return</b>	<b>20%</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: SCJ Cooper Real Estate**