

Property Cash Flow Analysis

Property: Nantucket, Stockton Ca

3bed & 2 bath 1410 Sq ft

\$ 139,000 **Purchase Price**
 \$ 27,800 Down payment
 \$ 111,200 Loan amount
 30 Term in years
 360 Total months
 6.750 % Loan Percent
\$ 721.24 Mortgage payment

Fix Up Costs

plumbing
 \$ - electrical
 flooring
 \$ - kitchen
 \$ - bathroom
 \$ 7,000 other
5,000 Total

Loan Costs

\$ 2,224 Points => 2.000
 \$ 1,100 Escrow
 \$ 15 Credit report
 \$ 1,000 Title insurance
 \$ 250 Processing Fee
 \$ 80 County Tax
 \$ 75 Recording fees
 \$ 250 Documentation
 \$ 250 Other charges
\$ 5,244 TOTAL COSTS OF LOAN

Total Investment:

Income

1,250 Unit #
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 1,250 **TOTAL INCOME**

Recurring Expenses

145 taxes
 sewer
 water
 PG&E
 trash
 75 insurance
 50 maintenance
 supplies
 gardening
 advertising
 50 misc. repairs
 management* 8% * If you elect to hire a management Co.
 38 vac. factor 3%
357 TOTAL Recurring Expenses

1,250 Gross Income
 -357 recurring expenses
 -721 mortgage

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171 Net Monthly Cash Income
 2,058 Yearly Income

Return on Investment

6% "Cash on cash" return for down payment and fix-up expenses
 39% After payoff of loan by tenants, return will be