

CASH FLOW DUPLEX INVESTMENT
10904-10906 Gadsten Way
Rancho Cordova, Ca 95670

 <p>Front View of the Duplex</p>	 <p>School on the right Side</p>	<p>List Price - \$121.770</p> <p>Near Zinfandel and Sunrise Blvd & Hwy 50 Corridor.</p> <p>Nice area near schools, parks & shopping. One side of this building has been updated</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bed/1Ba ea side.• 1 car garages each side• Central Heat & Air• Next to a school
 <p>View across the street of the Duplex</p>	 <p>View of Duplex on the left side of property</p>	

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that is lower than the Current List Price. This company has analyzed this property as a potential investment and is submitting our findings & evaluations to you.

There is no guarantee that the Seller is willing to take a lower price. In addition, the following Cash Flow Information has not been verified and any offer to purchase would be subject to verification of Income and Expenses. This is a “pro-forma” only and is subject to change based upon factors such as change in the interest rate for any new loan, the amount of down payment that may be required and changes in income and expenses.

These figures are based upon certain assumptions that the fixed expenses we have shown are very close to the actual costs because of our long time experience in Management of Rental Properties in this area. **DON'T FORGET TO ASK ME ABOUT OUR DEAL TO MANAGE YOUR INVESTMENT FOR FREE FOR THE 1ST THREE MONTHS WHEN YOU PURCHASE THROUGH ME.** Call me for the “details”....

For more information on this property or any other investment property in the greater Sacramento Region, please call me at anytime:

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A PRO-FORMA CASH FLOW ANALYSIS

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL
 ESTATE GROUP

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Duplex
 All Units 2 bd/1ba
 Central Heat & air & Fire Places
 Some Updates
 1 car garages each side

NOTE: I think this property is listed a little low by the asset manager.

List Price \$ 121,770

Offer Price \$ 130,000

Down Payment \$ 32,500

New Loan Amount \$ 97,500

SUGGESTED OFFER PRICE

\$ 601 P/M

Current
 Gross Scheduled Income \$21,600
 Less Vacancy Factor \$1,080
 Gross Operating Income \$20,520
 Less: Annual Operating Expenses \$ 8,445
 Net Operating Income \$12,075
 Annual Loan Payments \$7,207
 Pre tax cash flow (Cash on cash) \$4,868
 Equity Build Up/Princ. Pay down \$ 1,143
 Total Return \$6,011

Rents

2bd/1ba	\$	900
2bd/1ba	\$	900
Total	\$	1,800

EXPENSES

Taxes \$ 1,625
 Pro-mgmt \$ 1,200
 Landscaping \$ 1,020
 WSG \$ 2,800
 Insurance \$ 800
 Maintenance/Repairs \$ 1,000

ANNUAL	RECAP
Rent	\$21,600
GRM	5.64
CAP	9.29%
Cash/Cash	15%
Total Return	18%

Total Expenses \$ 8,445.00

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

NOTE 3: THIS PROPERTY IS LISTED BY: Lyon Real Estate Fair Oaks