


Short Sale - Cash Flow – Duplex

3148-3150 Laurelhurst, Rancho Cordova, Ca 95670

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$125,000</p> <p>A Duplex in an improving part of Rancho Cordova near the new city center, work centers, light rail and freeway access.</p> <p>Neighborhood school within walking distance.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3Bd/2ba & 2bd/2ba• Fireplace• Washer/Dryer hook ups• Patios & Back Yards
 <p>View to the Left</p>	 <p>View across the street</p>	

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that might be lower or higher 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 and sometimes in this market, multiple offers do occur. 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 changes 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:

Ed Favinger, Broker, CRS, GRI
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A PRO-FORMA CASH FLOW ANALYSIS



For more information call or email me
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 916-203-1260

3148-3150 Laurelhurst

3 bed/2 bath & 2 bed/2bath
 1 car garages each
 Central Heat & Air

Figured at the higher price to include improvement & repairs

Asking Price	\$	125,000	
Offer Price	\$	135,000	
Down Payment	\$	33,750	
New Loan Amount	\$	101,250	\$ 559 P/M

		Current
Gross Scheduled Income		\$21,900
Less Vacancy Factor		\$1,095
Gross Operating Income		\$20,805
Less: Annual Operating Expenses	\$	8,563
Net Operating Income		\$12,243
Annual Loan Payments		\$6,707
Pre tax cash flow (Cash on cash)		\$5,536
Equity Build Up/Princ. Pay down	\$	1,409
Total Return		\$6,945

Rents		
3bd.2ba	\$	950
2bd/2ba	\$	875
Total	\$	1,825

EXPENSES

Taxes	\$	1,688
Pro-mgmt	\$	1,500
Landscaping	\$	1,200
WSG	\$	2,400
Insurance	\$	775
Maintenance/Repairs - Est.	\$	1,000

ANNUAL	RECAP
Rent	\$21,900
GRM	6.16
CAP	9.07%
Cash/Cash	16%
Total Return	21%

Total Expenses	\$	8,562.50
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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: *New Cal Financial Group*