

Short Sale - Cash Flow – Duplex 3961 La Honda Way, Carmichael



Listed at - \$265,000

Nice looking Duplex that shows Pride of Ownership. Located on a cul-de-sac street consisting of single family homes. Near shopping, parks, and schools.

DESCRIPTION:

- 3 Bd/1.5ba ea side
- Central Heat & Air
- Washer/Dryer hook ups
- Patios & Back Yards
- Garages

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

3961 La Honda Way, Carmichael, Ca

3 bd/1.5 ba each side
 Garages
 CH&A
 Built 1973

Current Rents are below market so this cash flow analysis is based on pro-forma rents

List Price \$ 265,000

Offer Price \$ 225,000 SUGGESTED OFFER PRICE
 Down Payment \$ 56,250
 New Loan Amount \$ 168,750 \$ 1,040 P/M

Market
 Gross Scheduled Income \$26,400
 Less Vacancy Factor \$1,320
 Gross Operating Income \$25,080
 Less: Annual Operating Expenses \$ 9,733
 Net Operating Income \$15,348
 Annual Loan Payments \$12,474
 Pre tax cash flow (Cash on cash) \$2,874
 Equity Build Up/Princ. Pay down \$ 2,221
 Total Return \$5,094

Rents - Current
 3bd/1.5 ba \$ 925
 3bd/1.5 ba \$ 1,000
 Total \$ 1,925
 Rents @ market \$1,100 ea
 26400

EXPENSES

Taxes \$ 2,813
 Pro-mgmt - \$100 per month \$ 1,200
 Landscaping \$ 1,020
 WSG \$ 2,800
 Insurance \$ 900
 Maintenance/Repairs \$ 1,000

1st 3 mo free

ANNUAL	RECAP
Rent	\$26,400
GRM	8.52
CAP	6.82%
Cash/Cash	5%
Total Return	9%

Total Expenses \$ 9,732.50

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: Keller Williams Realty