


Bank Owned - Cash Flow – Duplex

4207 Casa Blanca Lane, Carmichael, Ca 95608

 <p>View of the Duplex</p>	 <p>Duplex to the right of Subject Property</p>	<p>Listed at - \$153,000</p> <p>Located on a little street of Duplexes. All the units on this street are 2 bedrooms, 2 bathrooms, 1 car garages each, with central heat and air. In the heart of Carmichael but not that far from Hwy 80</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bd/2ba Ea. Side• Central Heat & Air• Washer/Dryer hook ups• Patios & Back Yards• Garages
 <p>Duplex directly across the street</p>	 <p>View across the street & to the left</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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4207 Casa Blanca, Carmichael

2 bedrooms/2baths each side
 Garages
 CH&A
 Built 1973

The Cash Flow figures below are based upon full price offer + the costs of improvements to make it more than just "rent ready"

List Price \$ 153,000

Offer Price \$ 173,000 SUGGESTED OFFER PRICE
 Down Payment \$ 43,250
 New Loan Amount \$ 129,750 \$ 799 P/M

Market
 Gross Scheduled Income \$22,800
 Less Vacancy Factor \$1,140
 Gross Operating Income \$21,660
 Less: Annual Operating Expenses \$ 9,083
 Net Operating Income \$12,578
 Annual Loan Payments \$9,591
 Pre tax cash flow (Cash on cash) \$2,986
 Equity Build Up/Princ. Pay down \$ 1,708
 Total Return \$4,694

Rents - Current
 2bd/2ba \$ 950
 2bd/2ba \$ 950
 Total \$ 1,900

EXPENSES

Taxes \$ 2,163
 Pro-mgmt - \$100 per month \$ 1,200 1st 3 mo free
 Landscaping \$ 1,020
 WSG \$ 2,800
 Insurance \$ 900
 Maintenance/Repairs \$ 1,000

ANNUAL	RECAP
Rent	\$22,800
GRM	7.59
CAP	7.27%
Cash/Cash	7%
Total Return	11%

Total Expenses \$ 9,082.50

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: Prudential Nor Cal Realty