

# SHORT SALE - Cash Flow – Duplex

## 5249-5251 Sharidge Court, Fair Oaks, Ca

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$250,000</p> <p>Located near the intersection of Sunrise Blvd and Madison Ave, the Sunrise Market Place, Restaurants, Neighborhood Shopping, and Movie Theaters. End of a quiet cul de sac &amp; nestled among single family homes.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 2 Bd/2ba &amp; a 3 Bd/2ba Units</li><li>• Two car garages</li><li>• Washer/Dryer hook ups</li><li>• Patios &amp; Back Yards</li></ul>
 <p>View to the left</p>	 <p>Duplex on the Corner</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 1<sup>ST</sup> 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](#)**

**916-203-1260 Mobile**

**916-990-0770 Office**

**A PRO-FORMA CASH FLOW ANALYSIS**

**Ed Favinger, Broker, CRS, GRI**  
  
 REALTY WORLD, FRANKLIN REAL  
 ESTATE GROUP

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

**5249-5251 Sharidge Court, Fair Oaks, Ca 95628**

Duplex  
 3 bd/2ba & 3bd/2ba Units  
 CH&A  
 Laundry Hook ups  
 2 Car Garages Each Side

List Price	\$	<b>250,000</b>	
<b>Offer Price</b>	\$	<b>250,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	62,500	
New Loan Amount	\$	187,500	\$ 1,007 P/M

		Current
Gross Scheduled Income		\$28,800
Less Vacancy Factor		\$1,440
Gross Operating Income		\$27,360
Less: Annual Operating Expenses	\$	10,525
Net Operating Income		\$16,835
Annual Loan Payments		\$12,083
Pre tax cash flow (Cash on cash)		\$4,753
Equity Build Up/Princ. Pay down	\$	2,526
Total Return		\$7,278

<b>Rents</b>		
3bd/2ba	\$	1,250
2bd/2ba	\$	1,150
Total	\$	2,400

**EXPENSES**

Taxes	\$	3,125
Pro-mgmt	\$	1,200
Landscaping	\$	1,200
WSG	\$	2,800
Insurance	\$	1,200
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$28,800
GRM	8.68
CAP	6.73%
Cash/Cash	8%
Total Return	12%

Total Expenses

\$ 10,525.00

**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: Davis & Davis Associates**