

## Bank Owned - Cash Flow – Duplex 6025 Rye Way, Carmichael, Ca 95608

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$169,500</p> <p>This one has been on the market a while – Needs work especially on one side. These are small units – I think the Bank is asking too much. Could be a good deal for right price.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 2 Bed, 1 Bath ea. Side</li><li>• Washer/Dryer hook ups</li><li>• Patios &amp; Back Yards</li><li>• Comp Shingle Roof</li><li>• Does Not have CH&amp;A</li><li>• Units are about 850 sq ft.</li></ul>
 <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 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:

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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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 916-203-1260

**6025 Rye Way, Carmichael, ca**

Duplex  
 2 bedrooms 1 bath each side

List Price	\$	169,500
<b>Offer Price</b>	<b>\$</b>	<b>145,000</b>
Down Payment	\$	36,250
New Loan Amount	\$	108,750
		<b>Current</b>
Gross Scheduled Income		\$19,800
Less Vacancy Factor		\$990
Gross Operating Income		\$18,810
Less: Annual Operating Expenses	\$	8,333
Net Operating Income		\$10,478
Annual Loan Payments		\$8,039
Pre tax cash flow (Cash on cash)		\$2,439
Equity Build Up/Princ. Pay down	\$	1,431
Total Return		\$3,870

**SUGGESTED OFFER PRICE**

\$ 670 P/M

**Rents**

2bd/1ba	\$	825
2bd/1ba	\$	825
<b>Total</b>	<b>\$</b>	<b>1,650</b>

**EXPENSES**

Taxes	\$	1,813
Pro-mgmt	\$	900
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
<b>Total Expenses</b>	<b>\$</b>	<b>8,332.50</b>

1st 3 mo free

ANNUAL	RECAP
<b>Rent</b>	<b>\$19,800</b>
<b>GRM</b>	<b>7.32</b>
<b>CAP</b>	<b>7.23%</b>
<b>Cash/Cash</b>	<b>7%</b>
<b>Total Return</b>	<b>11%</b>

**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: V R S Properties**