

CASH FLOW DUPLEX INVESTMENT – SHORT SALE
7549-7551 Gallant Circle
Citrus Heights, Ca 95621

| | | |
|---|---|--|
|  <p>Front View of of the Duplex</p> |  <p>View of the Duplex on the Right</p> | <p>List Price - \$235,000</p> <hr/> <p>Short Sale in a great area of Duplexes – Both units are occupied – needs some exterior curb appeal</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3 bd/2Ba & a 2bd/2ba• Comp Roof• C H & A• Garages (one a 2 car)• Pride of Ownership area• Near shopping, schools & freeway |
|  <p>View of the Duplex on the Left Side</p> |  <p>View across the street</p> | |

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that is lower 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. 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 change 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.**

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

7549 - 51 Gallant Circle, Citrus Heights, Ca 95621

Duplex
 Mix of (1) 3 Bed/2ba/2 Car Gar. & (1) 2Bed/2Ba/1 Car Gar.
 Central Heat and Air
 Comp shingle roof
 Great Area

| | | | |
|-------------------------|----|---------|------------------------------|
| List Price | \$ | 235,000 | |
| YOUR Offer Price | \$ | 210,000 | SUGGESTED OFFER PRICE |
| Down Payment | \$ | 52,500 | |
| New Loan Amount | \$ | 157,500 | \$ 995 P/M |

| | | |
|----------------------------------|----|----------|
| | | Current |
| Gross Scheduled Income | | \$25,200 |
| Less Vacancy Factor | | \$1,260 |
| Gross Operating Income | | \$23,940 |
| Less: Annual Operating Expenses | \$ | 8,300 |
| Net Operating Income | | \$15,640 |
| Annual Loan Payments | | \$11,945 |
| Pre tax cash flow (Cash on cash) | | \$3,695 |
| Equity Build Up/Princ. Pay down | \$ | 1,758 |
| Total Return | | \$5,453 |

| | |
|--------------|-----------------|
| Rents | |
| 2bd/2ba | \$ 950 |
| 3bd/2ba | \$ 1,150 |
| Total | \$ 2,100 |

EXPENSES

| | | |
|---------------------|----|-------|
| Taxes | \$ | 2,625 |
| Pro-mgmt | \$ | 1,500 |
| Landscaping | \$ | 1,200 |
| WSG | \$ | 1,200 |
| Insurance | \$ | 775 |
| Maintenance/Repairs | \$ | 1,000 |

| ANNUAL | RECAP |
|---------------------|-----------------|
| Rent | \$25,200 |
| GRM | 8.33 |
| CAP | 7.45% |
| Cash/Cash | 7% |
| Total Return | 10% |

| | | |
|----------------|----|----------|
| Total Expenses | \$ | 8,300.00 |
|----------------|----|----------|

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: Showcase Real Estate