

# SHORT SALE - CASH FLOW DUPLEX INVESTMENT

## 7982-7984 Marsala Court

### Citrus Heights, Ca 95610

 <p>Front View of the Duplex</p>	 <p>Street view entering cul-de-sac</p>	<p>List Price - \$165,000</p> <p>Pride of Ownership type of Duplex – Near the Sunrise Mall, Schools, Parks and Shopping. Quiet Neighborhood perfect for an Owner to live on one side and rent the other.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> <li>• 3 Bed/2Ba, 2 car gar &amp; a 2 Bed/2 Ba, 2 car gar</li> <li>• CH&amp;A</li> <li>• Patios</li> <li>• Corner lot</li> <li>• This one needs some work...</li> </ul>
 <p>View of Duplex to the left just sold for \$220,000</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 1<sup>ST</sup> SIX 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**

SHORT SALE

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 916-203-1260

**7982 - 84 Marsala Court, Citrus Heights, Ca 95610**

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

**NOTE - FIGURES ARE BASED UPON  
 SALES PRICE + FIX UP COSTS**

List Price	\$	165,000	
<b>YOUR Offer Price</b>	\$	210,000	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	42,000	
New Loan Amount	\$	168,000	\$ 1,062 P/M

		Current
Gross Scheduled Income		\$27,000
Less Vacancy Factor		\$1,350
Gross Operating Income		\$25,650
Less: Annual Operating Expenses	\$	9,500
Net Operating Income		\$16,150
Annual Loan Payments		\$12,741
Pre tax cash flow (Cash on cash)		\$3,409
Equity Build Up/Princ. Pay down	\$	1,875
Total Return		\$5,284

<b>Rents</b>		
2bd/2ba	\$	1,000
3bd/2ba	\$	1,250
<b>Total</b>	<b>\$</b>	<b>2,250</b>

**EXPENSES**

Taxes	\$	2,625
Pro-mgmt	\$	1,500
Landscaping	\$	1,200
WSG	\$	2,400
Insurance	\$	775
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$27,000</b>
<b>GRM</b>	<b>7.78</b>
<b>CAP</b>	<b>7.69%</b>
<b>Cash/Cash</b>	<b>8%</b>
<b>Total Return</b>	<b>13%</b>

Total Expenses	\$	9,500.00
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**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**