

BANK OWNED - CASH FLOW DUPLEX INVESTMENT
5006 Sunshine Lane
Sacramento, Ca 95841



Front View of the Duplex



Duplex on the Right Side



View of Right Side & up the street of the Duplex



View across the street

List Price - \$135,900

Looks like a “Beater/Fixer” on a decent looking street near American River College and Hwy 80 – Partial Tile Roof.. This one has been on the market over 60 days.

Great location – See the numbers on Page Two

DESCRIPTION:

- 2 Bed/1Ba ea side.
- CH&A
- Patios
- Ceiling Fans

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.** 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
favinger@rwnetwork.com
 916-203-1260

5006 Sunshine Lane, Sacramento, Ca 95841

Duplex
 2 bedrooms 1 bathroom each side
 Central Heat and Air
 Part Tile Roof & part flat top
 Patios

List Price **\$ 135,900**

YOUR Offer Price \$ 115,000 SUGGESTED OFFER PRICE

Down Payment \$ 23,000

New Loan Amount \$ 92,000

\$ 581 P/M

	Current
Gross Scheduled Income	\$22,800
Less Vacancy Factor	\$1,140
Gross Operating Income	\$21,660
Less: Annual Operating Expenses	\$ 6,713
Net Operating Income	\$14,948
Annual Loan Payments	\$6,977
Pre tax cash flow (Cash on cash)	\$7,970
Equity Build Up/Princ. Pay down	\$ 1,027
Total Return	\$8,997

Rents	
2bd/1ba	\$ 950

EXPENSES

Taxes	\$ 1,438
Pro-mgmt	\$ 1,500
Landscaping	\$ 800
WSG	\$ 1,200
Insurance	\$ 775
Maintenance/Repairs	\$ 1,000

Optional
 Optional

ANNUAL	RECAP
Rent	\$22,800
GRM	5.04
CAP	13.00%
Cash/Cash	35%
Total Return	39%

Total Expenses **\$ 6,712.50**

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: GreatWest GMAC Real Estate