

# CASH FLOW DUPLEX INVESTMENT

## 10414 South White Rock Road

### Rancho Cordova, Ca 95670

 <p>Front View of the Duplex</p>	 <p>Duplex on the Right Side</p>	<p>List Price - \$195,000</p> <p>Wow.. This one is ready for you.. Both units are rented and were in great shape when I saw this 3 months ago.</p> <p><b>Carpet &amp; Floor coverings are fine – Updated Kitchens and Baths too.</b></p> <p>The Roof is a “flat top” in the rear and needed repair when this investor bought it.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 3 Bed/2Ba ea side.</li><li>• CH&amp;A</li><li>• Patios &amp; Courtyards</li></ul>
 <p>View to the left &amp; down the street of the Duplex</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> 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

**10414 South White Rock Rd, Rancho Cordova, Ca 95670**

Duplex  
 All Units 3 bd/2ba  
 Central Heat & air & Fire Places  
 Updated Kitchens & Baths  
 1 car garages each side

List Price	\$	195,000	
<b>Offer Price</b>	<b>\$</b>	<b>170,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	42,500	
New Loan Amount	\$	127,500	\$ 785 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	7,645
Net Operating Income		\$15,155
Annual Loan Payments		\$9,425
Pre tax cash flow (Cash on cash)		\$5,730
Equity Build Up/Princ. Pay down	\$	1,494
Total Return		\$7,225

**Rents**  
 3bd/2ba \$ 1,000 each unit

**EXPENSES**

Taxes	\$	2,125
Pro-mgmt	\$	1,500
Landscaping	\$	1,020
WSG	\$	1,200
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$24,000</b>
<b>GRM</b>	<b>8.13</b>
<b>CAP</b>	<b>8.91%</b>
<b>Cash/Cash</b>	<b>13%</b>
<b>Total Return</b>	<b>17%</b>

Total Expenses	\$	7,645.00
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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 "Ronald E Happe"**