

CASH FLOW DUPLEX INVESTMENT

10152 & 10154 Crawford Way

Sacramento, Ca 95827

 <p>Front View of the Duplex</p>	 <p>Duplex on the Left Side</p>	<p>List Price - \$195,000</p> <p>Wow.. If you want a Fixer this is it... This is one of those duplexes that has been in the “shadow inventory” for a while now.</p> <p>Corner lot duplex – it’s the “ugliest duplex on the block”</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3 Bed/2Ba ea side.• 1 car garages each side• Near Parks & Schools
 <p>Corner lot View to right of the Duplex</p>	 <p>View of the corner lot 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.** 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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10152-10154 Crawford Way, Sacramento

Duplex
 All Units 3 bd/2ba
 1 car garages each side

NOTE: THIS PROFORMA IS BASED UPON AN ESTIMATED FIXUP AND WITH A PROFORMA LOAN TO HELP GIVE YOU AN IDEA OF CASH FLOW AND IT'S POTENTIAL VALUE

List Price \$ 113,850

Fixed Up Price \$ 165,000 SUGGESTED OFFER PRICE

Down Payment \$ 41,250

New Loan Amount \$ 123,750 \$ 762 P/M

	Current
Gross Scheduled Income	\$24,000
Less Vacancy Factor	\$1,200
Gross Operating Income	\$22,800
Less: Annual Operating Expenses	\$ 8,183
Net Operating Income	\$14,618
Annual Loan Payments	\$9,148
Pre tax cash flow (Cash on cash)	\$5,470
Equity Build Up/Princ. Pay down	\$ 1,450
Total Return	\$6,920

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

EXPENSES

Taxes	\$ 2,063
Pro-mgmt	\$ 1,500
Landscaping	\$ 1,020
WSG	\$ 1,800
Insurance	\$ 800
Maintenance/Repairs	\$ 1,000

ANNUAL	RECAP
Rent	\$24,000
GRM	4.74
CAP	8.86%
Cash/Cash	13%
Total Return	17%

Total Expenses \$ 8,182.50

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 Coldwell Banker Real Estate