


CASH FLOW DUPLEX INVESTMENT
5642-5644 Clark Avenue
Carmichael, Ca 95608

 <p>Front View of the Duplex</p>	 <p>Duplex to the right Side</p>	<p>List Price - \$193,000</p> <p>Great Area of Pride of Ownership Duplexes and Single Family Homes Across the Street – Has a Quiet Country Feel - Near Parks, Schools & Shopping</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• A 2 Bed/1Ba ea side.• 1 car garages each side• Fireplaces• Central Heat & Air
 <p>View of property on the left side of property</p>	 <p>View across the street of the Duplex</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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5642-5644 Clark Avenue, Carmichael, Ca

Duplex
 2bd/1ba/1car each side
 Central Heat & Air & Fire Places
 In a quiet area of single family homes

List Price \$ 193,050

Offer Price \$ 220,000 SUGGESTED OFFER PRICE

Down Payment \$ 55,000

New Loan Amount \$ 165,000 \$ 950 P/M

Current
 Gross Scheduled Income \$23,880
 Less Vacancy Factor \$1,194
 Gross Operating Income \$22,686
 Less: Annual Operating Expenses \$ 9,570
 Net Operating Income \$13,116
 Annual Loan Payments \$11,405
 Pre tax cash flow (Cash on cash) \$1,711
 Equity Build Up/Princ. Pay down \$ 2,171
 Total Return \$3,883

Rents

2bd/1ba	\$	995
2bd/1ba	\$	995
Total	\$	1,990

EXPENSES

Taxes \$ 2,750
 Pro-mgmt \$ 1,200
 Landscaping \$ 1,020
 WSG \$ 2,800
 Insurance \$ 800
 Maintenance/Repairs \$ 1,000

ANNUAL	RECAP
Rent	\$23,880
GRM	9.21
CAP	5.96%
Cash/Cash	3%
Total Return	7%

Total Expenses \$ 9,570.00

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: Lyon Real Estate