

# CASH FLOW DUPLEX INVESTMENT

7107 Madison Avenue  
Citrus Heights, Ca 95621

		<p>List Price - \$132,500</p> <p><b><u>BANK OWNED DUPLEX</u></b></p> <p>On a Frontage Road of Madison Avenue. While this is next to a major traffic artery, inside it is quiet. Next to a single family neighborhood</p>
		<p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• A 2 Bed/1Ba Ea Side.</li><li>• 1 car garages for each side</li><li>• Fireplaces</li><li>• Central Heat &amp; Air</li></ul>

## 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

**7107 Madison Avenue, Citrus Heights**

Duplex  
 2bd/1ba/1car each side  
 Central Heat & air & Fire Places

List Price	\$	132,500
<b>Offer Price</b>	<b>\$</b>	<b>132,500</b>
Down Payment	\$	33,125
New Loan Amount	\$	99,375
		Current
Gross Scheduled Income		\$21,000
Less Vacancy Factor		\$1,050
Gross Operating Income		\$19,950
Less: Annual Operating Expenses	\$	8,476
Net Operating Income		\$11,474
Annual Loan Payments		\$7,346
Pre tax cash flow (Cash on cash)		\$4,128
Equity Build Up/Princ. Pay down	\$	1,165
Total Return		\$5,293

**SUGGESTED OFFER PRICE**

\$ 612 P/M

<b>Rents</b>		
2bd/1ba	\$	875
2bd/2ba	\$	875
Total	\$	1,750

**EXPENSES**

Taxes	\$	1,656
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	8,476.25

ANNUAL	RECAP
<b>Rent</b>	<b>\$21,000</b>
<b>GRM</b>	<b>6.31</b>
<b>CAP</b>	<b>8.66%</b>
<b>Cash/Cash</b>	<b>12%</b>
<b>Total Return</b>	<b>16%</b>

**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: Kraft Real Estate**