

**CASH FLOW DUPLEX INVESTMENT**  
**6001 – 6003 Stanley Avenue**  
**Carmichael, Ca 95608**

 <p align="center">Front View of the Duplex</p>	 <p align="center">Duplexes to the left Side</p>	<p>List Price - \$209,900</p> <p><u>Great Carmichael Location</u></p> <p>East of Fair Oaks Blvd and near California Avenue. Nice mix of Single Family Homes and Duplexes on a Tree Lined Street. School across the street.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> <li>• A 3Bed/2B/1 car garage &amp; a 2 Bed/1Ba unit. with a 1 car garage</li> <li>• Central Heat &amp; Air</li> <li>• Built in 1974</li> </ul>
 <p align="center">View of Duplex to the right of property</p>	 <p align="center">View Across the street from the property</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  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 916-203-1260

**6001 - 6003 Stanley Avenue, Carmichael**

Duplex  
 3bd/2ba/1car & 2bd/1ba/1car  
 Central Heat & air & Fire Places  
 Great Area

List Price	\$	209,900	
<b>Offer Price</b>	<b>\$</b>	<b>230,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	57,500	
New Loan Amount	\$	172,500	\$ 994 P/M

		Current
Gross Scheduled Income		\$26,280
Less Vacancy Factor		\$1,314
Gross Operating Income		\$24,966
Less: Annual Operating Expenses	\$	9,695
Net Operating Income		\$15,271
Annual Loan Payments		\$11,923
Pre tax cash flow (Cash on cash)		\$3,348
Equity Build Up/Princ. Pay down	\$	2,270
Total Return		\$5,618

<b>Rents</b>		
3bd/2ba	\$	1,195
2bd/2ba	\$	995
<b>Total</b>	<b>\$</b>	<b>2,190</b>

**EXPENSES**

Taxes	\$	2,875
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$26,280</b>
<b>GRM</b>	<b>8.75</b>
<b>CAP</b>	<b>6.64%</b>
<b>Cash/Cash</b>	<b>6%</b>
<b>Total Return</b>	<b>10%</b>

Total Expenses	\$	9,695.00
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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: Prudential NorCal Realty**