





# SHORT SALE - CASH FLOW – DUPLEX IN ARDEN-ARCADE

## 2300 Imran Drive, Sacramento, Ca

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$179,000</p> <p>Located in the middle of Arden Arcade near Cal Expo, Sac State and Arden Mall shopping area, Parks &amp; Schools also are nearby. In a group of Pride of Ownership Duplexes - Rents on this one could go up a bit too.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 3 Bed, 2 Bath &amp; a 2 Bed, 2 Bath unit</li><li>• Washer/Dryer hook ups</li><li>• Patios &amp; Back Yards</li><li>• Fireplaces</li><li>• Tenants in place would like to stay</li></ul>
 <p>View to the left &amp; down the street</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:

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**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

**2300 Imran Drive, Sacramento, Ca 95825**

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

List Price	\$	179,000	
<b>Offer Price</b>	<b>\$</b>	<b>179,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	44,750	
New Loan Amount	\$	134,250	\$ 773 P/M

		Current
Gross Scheduled Income		\$23,400
Less Vacancy Factor		\$1,170
Gross Operating Income		\$22,230
Less: Annual Operating Expenses	\$	9,058
Net Operating Income		\$13,173
Annual Loan Payments		\$9,279
Pre tax cash flow (Cash on cash)		\$3,893
Equity Build Up/Princ. Pay down	\$	1,767
Total Return		\$5,660

<b>Rents</b>		
3bd/2ba	\$	1,000
2bd/2ba	\$	950
<b>Total</b>	<b>\$</b>	<b>1,950</b>

**EXPENSES**

Taxes	\$	2,238
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$23,400</b>
<b>GRM</b>	<b>7.65</b>
<b>CAP</b>	<b>7.36%</b>
<b>Cash/Cash</b>	<b>9%</b>
<b>Total Return</b>	<b>13%</b>

Total Expenses	\$	9,057.50
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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:California Investors Inc**