

Bank Owned - Cash Flow – Duplex 910 Bell Street, Sacramento, 95825



Corner View of the Duplex



Opposite Corner – Small Apt. Building



Duplex across the street - Villanova



View across the street

Listed at - \$178,250

Located on the Corner of Villanova and Bell. Neat Duplex in a nice part of Arden near Sac State, Parks, Cal Expo and Arden Fair Mall. This one is unique and needs someone to come in and “spiff” it up.

DESCRIPTION:

- 2 Bd/1ba & a 2 Bd/2bae
- Fireplace on 2/2 side
- Washer/Dryer hook ups
- Patios & Back Yards

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that might be lower or higher 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 and sometimes in this market, multiple offers do occur. 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 changes 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:

[Ed Favinger, Broker, CRS, GRI](#)

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A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me
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 916-203-1260

910 Bell Street, Sacramento, Ca

Duplex
 2 bd/1ba & 2bd/2ba
 CH&A
 Laundry Hook ups
 Fireplace on the 2/2 side

List Price	\$	178,250	
Offer Price	\$	165,000	SUGGESTED OFFER PRICE
Down Payment	\$	41,250	
New Loan Amount	\$	123,750	\$ 762 P/M

		Current
Gross Scheduled Income		\$22,800
Less Vacancy Factor		\$1,140
Gross Operating Income		\$21,660
Less: Annual Operating Expenses	\$	8,883
Net Operating Income		\$12,778
Annual Loan Payments		\$9,148
Pre tax cash flow (Cash on cash)		\$3,630
Equity Build Up/Princ. Pay down	\$	1,448
Total Return		\$5,078

Rents	
2bd/1ba	\$ 900
2bd/2ba	\$ 1,000
Total	\$ 1,900

EXPENSES

Taxes	\$	2,063
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$22,800
GRM	7.24
CAP	7.74%
Cash/Cash	9%
Total Return	12%

Total Expenses	\$	8,882.50
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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: VRS PROPERTIES