




SHOT SALE - CASH FLOW DUPLEX INVESTMENT

7535 Saint Philomena Citrus Heights, Ca 95610

 <p>Front View of of the Duplex</p>	 <p>View to the right of property</p>	<p>List Price - \$99,000</p> <p>Quiet Street - Short Sale – Priced so low that it will generate multiple offers</p>
 <p>Property on the left of the Duplex</p>	 <p>Street View across the street</p>	<p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3 bedrooms 2 bath, each unit approx 1,150 sq ft .• CH&A• 1 car garages each side• Near Fair Oaks & Old Auburn Road with easy access to Sunrise Mall & Roseville• San Juan Schools

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.**

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

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL
 ESTATE GROUP

For more information call or email me
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7535 Saint Philomena

Duplex
 3bd/2ba/1car each side
 Central Heat & Air

List Price	\$	99,000
Offer Price	\$	180,000
Down Payment	\$	45,000
New Loan Amount	\$	135,000
		Current
Gross Scheduled Income		\$26,400
Less Vacancy Factor		\$1,320
Gross Operating Income		\$25,080
Less: Annual Operating Expenses	\$	9,250
Net Operating Income		\$15,830
Annual Loan Payments		\$9,202
Pre tax cash flow (Cash on cash)		\$6,628
Equity Build Up/Princ. Pay down	\$	1,766
Total Return		\$8,394

SUGGESTED OFFER PRICE

\$ 767 P/M

RENT ARE PROJECTED

Rents		
3bd/2ba	\$	1,100
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Total	\$	2,200

EXPENSES

Taxes	\$	2,250
Pro-mgmt	\$	1,200
Landscaping - Optional	\$	1,200
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	9,250.00

ANNUAL	RECAP
Rent	\$26,400
GRM	6.82
CAP	8.79%
Cash/Cash	15%
Total Return	19%

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: Atlas Real Estate Services