





**BANK OWNED - CASH FLOW DUPLEX INVESTMENT**  
**7543 – 7545 Saint Philomena**  
**Citrus Heights, Ca 95610**

|   |   |  |
|---|---|--|
|  <p align="center">Front View of of the Duplex</p>         |  <p align="center">View to the right of property</p>  | <p>List Price - \$189,900</p> <p>Quiet Street Bank Owned – One unit is occupied – the other is almost rent ready.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> <li>• 3 bedrooms 2 bath, each unit approx 1,150 sq ft .</li> <li>• CH&amp;A</li> <li>• 1 car garages each side</li> <li>• Near Fair Oaks &amp; Old Auburn Road with easy access to Sunrise Mall &amp; Roseville</li> <li>• San Juan Schools</li> </ul> |
|  <p align="center">Property on the left of the Duplex</p> |  <p align="center">Street 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.**

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

**7543-45 Saint Philomena**

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

|                                  |           |                |
|----------------------------------|-----------|----------------|
| List Price                       | \$        | 189,900        |
| <b>Offer Price</b>               | <b>\$</b> | <b>189,900</b> |
| Down Payment                     | \$        | 47,475         |
| New Loan Amount                  | \$        | 142,425        |
|                                  |           | Current        |
| Gross Scheduled Income           |           | \$26,400       |
| Less Vacancy Factor              |           | \$1,320        |
| Gross Operating Income           |           | \$25,080       |
| Less: Annual Operating Expenses  | \$        | 9,374          |
| Net Operating Income             |           | \$15,706       |
| Annual Loan Payments             |           | \$9,708        |
| Pre tax cash flow (Cash on cash) |           | \$5,999        |
| Equity Build Up/Princ. Pay down  | \$        | 1,863          |
| Total Return                     |           | \$7,861        |

**SUGGESTED OFFER PRICE**

\$ 809 P/M

**RENTS ARE PROJECTED**

|              |    |       |
|--------------|----|-------|
| <b>Rents</b> |    |       |
| 3bd/2ba      | \$ | 1,100 |
| 3bd/2ba      | \$ | 1,100 |
| Total        | \$ | 2,200 |

**EXPENSES**

|                        |    |          |
|------------------------|----|----------|
| Taxes                  | \$ | 2,374    |
| Pro-mgmt               | \$ | 1,200    |
| Landscaping - Optional | \$ | 1,200    |
| WSG                    | \$ | 2,800    |
| Insurance              | \$ | 800      |
| Maintenance/Repairs    | \$ | 1,000    |
| Total Expenses         | \$ | 9,373.75 |

| ANNUAL              | RECAP           |
|---------------------|-----------------|
| <b>Rent</b>         | <b>\$26,400</b> |
| <b>GRM</b>          | <b>7.19</b>     |
| <b>CAP</b>          | <b>8.27%</b>    |
| <b>Cash/Cash</b>    | <b>13%</b>      |
| <b>Total Return</b> | <b>17%</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: GREAT WEST GMAC REAL ESTATE**