

CASH FLOW SIX UNIT INVESTMENT

5432 Olympic Way, Sacramento, Ca

 <p>Front View of Property</p>	 <p>View of the property to the right</p>	<p>Listed at \$499,000</p> <p>This is not a Short Sale or a Bank Owned Property but it looks like it from the outside.</p> <p>At the end of a Cul-de-sac street next to a park</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• All 2 Bed/1.5 bath Town House Style units.• Central Heat & Air• Patios or decks• Off Street Parking• Laundry hook ups for each unit
 <p>View across the Street from the parking lot</p>	 <p>View of the property to the left side</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 1ST THREE MONTHS WHEN YOU PURCHASE THROUGH ME.** Call me for 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

5432 Olympic Way, Sacramento, ca

6 - units
 All 2bd.1.5 Baths
 CH&A
 Laundry Hook ups
 Patios Decks

List Price	\$	499,000	
Offer Price	\$	480,000	SUGGESTED OFFER PRICE
Down Payment	\$	192,000	
New Loan Amount	\$	288,000	\$ 1,774 P/M

		Current
Gross Scheduled Income		\$61,200
Less Vacancy Factor		\$3,060
Gross Operating Income		\$58,140
Less: Annual Operating Expenses	\$	21,000
Net Operating Income		\$37,140
Annual Loan Payments		\$21,289
Pre tax cash flow (Cash on cash)		\$15,851
Equity Build Up/Princ. Pay down	\$	3,370
Total Return		\$19,221

Rents		
2bd/1.5ba	\$	850
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Total	\$	5,100

EXPENSES

Taxes	\$	6,000
Pro-mgmt	\$	1,800
Landscaping	\$	1,500
WSG	\$	8,400
Insurance	\$	1,500
Maintenance/Repairs	\$	1,800

ANNUAL	RECAP
Rent	\$61,200
GRM	7.84
CAP	7.74%
Cash/Cash	8%
Total Return	10%

Total Expenses	\$	21,000.00
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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: Lyon Real Estate - Elk Grove