

Citrus Heights DUPLEX – CASH FLOW POTENTIAL

6915-6917 Burnham Drive, Citrus Heights, Ca



Front View of the Duplex



View to the right



View to the left



View to the right, nicely kept neighborhood.

Listed at - \$175,000

On a convenient street in a desirable part of Citrus Heights. Great Rental Area with Shopping, Parks & Schools also are nearby.

Don't forget to check out the video on our Youtube channel.

DESCRIPTION:

- 2 Bed/1 Bath/1 Car each side
- Washer/Dryer hook ups
- Patios & Back Yards
- Central Heat & Air

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 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](#)

916-203-1260 Mobile

916-990-0770 Office

A PRO-FORMA CASH FLOW ANALYSIS

For more information call or email me
favinger@rwnetwork.com
 916-203-1260

6915-6917 Burnham Drive, Citrus Heights, CA 95621

Duplex
 2Bd, 1 bath & 2Bd 1 bath each
 Garages
 CH&A

List Price	\$	175,000	
Offer Price	\$	175,000	SUGGESTED OFFER PRICE
Down Payment	\$	43,750	
New Loan Amount	\$	131,250	\$ 809 P/M

		Current
Gross Scheduled Income		\$23,700
Less Vacancy Factor		\$1,185
Gross Operating Income		\$22,515
Less: Annual Operating Expenses	\$	9,108
Net Operating Income		\$13,408
Annual Loan Payments		\$9,702
Pre tax cash flow (Cash on cash)		\$3,706
Equity Build Up/Princ. Pay down	\$	1,727
Total Return		\$5,433

Rents	
2bd/1ba	\$ 975
2bd/1ba	\$ 1,000
Total	\$ 1,975

EXPENSES

Taxes	\$	2,188	
Pro-mgmt - \$100 per month	\$	1,200	1st 3 mo free
Landscaping	\$	1,020	
WSG	\$	2,800	
Insurance	\$	900	
Maintenance/Repairs	\$	1,000	

ANNUAL	RECAP
Rent	\$23,700
GRM	7.38
CAP	7.66%
Cash/Cash	8%
Total Return	12%

Total Expenses	\$	9,107.50
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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: Century 21 Select Real Estate