

# BANK OWNED DUPLEX – CASH FLOW POTENTIAL

## 8856 N Winding Way, Fair Oaks, Ca

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$164,900</p> <p>On a Cul-de-Sac street in a desirable part of Fair Oaks– Great Rental Area with Shopping, Parks &amp; Schools also are nearby.</p> <p>Don't forget to check out the video on our Youtube channel.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 2 Bed/1 Bath/1 Car each side</li><li>• Washer/Dryer hook ups</li><li>• Patios &amp; Back Yards</li><li>• Central Heat &amp; Air</li></ul>
 <p>View of Cul -de- Sac</p>	 <p>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.** 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](mailto:favinger@rwnetwork.com)  
 916-203-1260

**8856 N Winding Way, Fair Oaks, Ca 95628**

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

List Price	\$	164,900	
<b>Offer Price</b>	<b>\$</b>	<b>175,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	43,750	
New Loan Amount	\$	131,250	\$ 809 P/M

		Current
Gross Scheduled Income		\$22,800
Less Vacancy Factor		\$1,140
Gross Operating Income		\$21,660
Less: Annual Operating Expenses	\$	9,108
Net Operating Income		\$12,553
Annual Loan Payments		\$9,702
Pre tax cash flow (Cash on cash)		\$2,851
Equity Build Up/Princ. Pay down	\$	1,727
Total Return		\$4,578

<b>Rents</b>		
2bd/1ba	\$	950
2bd/1ba	\$	950
Total	\$	1,900

**EXPENSES**

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

1st 3 mo free

ANNUAL	RECAP
Rent	\$22,800
GRM	7.68
CAP	7.17%
Cash/Cash	7%
Total Return	10%

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: Better Homes Realty**