

SHORT SALE - Cash Flow – Duplex

9265-9267 Corinthian Circle, Sacramento, Ca

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$190,000</p> <p>Located within walking distand of the Butterfield light rail station and Hwy 50 Corridor.</p> <p>Neighborhood Shopping also nearby</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3 Bd/2ba & a 2 Bd/2ba Units• Fireplace on one side• Washer/Dryer hook ups• Patios & Back Yards
 <p>View to the left</p>	 <p>View across the street</p>	

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that might be lower or higher 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 and sometimes in this market, multiple offers do occur. 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 changes 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

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL
 ESTATE GROUP

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

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Duplex
 3 Bd/2Ba & a 2 Bd/2 ba ea
 CH&A
 Laundry Hook ups
 Fireplace on one side

List Price	\$	190,000
Offer Price	\$	175,000
Down Payment	\$	43,750
New Loan Amount	\$	131,250
		Current
Gross Scheduled Income		\$24,600
Less Vacancy Factor		\$1,230
Gross Operating Income		\$23,370
Less: Annual Operating Expenses	\$	9,008
Net Operating Income		\$14,363
Annual Loan Payments		\$9,702
Pre tax cash flow (Cash on cash)		\$4,661
Equity Build Up/Princ. Pay down	\$	1,536
Total Return		\$6,196

SUGGESTED OFFER PRICE

\$ 809 P/M

Rents		
3bd/2ba	\$	1,150
2bd/2ba	\$	900
Total	\$	2,050

EXPENSES

Taxes	\$	2,188
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	9,007.50

ANNUAL	RECAP
Rent	\$24,600
GRM	7.11
CAP	8.21%
Cash/Cash	11%
Total Return	14%

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: Keller Williams Realty