

Ed Favinger, Broker, CRS, GRI

A PRO-FORMA CASH FLOW ANALYSIS



REALTY WORLD, Your Property Source

For more information call or email me
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3961 La Honda Way, Carmichael

Duplex
3/1.5ba/1car each side
Central Heat & Air
On a street of single family homes

List Price	\$	265,000.00
Offer Price	\$	225,000.00
Est. FHA DownPayment	\$	7,875.00
Est. Loan Amount	\$	217,125.00
Estimated Loan Pymnt	\$	1,302.75
Estimated Taxes Monthly	\$	234.38
Estimated Insurance Monthly	\$	66.67
Estimated Monthly PITI	\$	1,603.79
Est. Water Sewer & Grbg		225
Total	\$	1,828.79
Rent from nex door		1100
Your Est. Out of Pocket	\$	728.79

Where can you live in a 3 bedroom home for so little..?

Listed by: LOA Properties Inc.