

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
<b>Your Est. Out of Pocket</b>	<b>\$</b>	<b>728.79</b>

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

Listed by: LOA Properties Inc.