

SHORT SALE - CASH FLOW DUPLEX INVESTMENT

9655 Lake Natoma Drive

Orangevale, Ca 95662

 <p>Front View of the Duplex</p>	 <p>Unit in the rear</p>	<p>List Price - \$200,000</p> <p>Right on the edge of Orangevale and Folsom. Walk to the lake trails. Schools, Parks and Shopping close by. Nice area of mostly single family homes..</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bed/1Ba• Patios• Detached 1 car garages• Easy to rent
 <p>View of Duplex opposite side of driveway</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 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

SHORT SALE

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

9655 Lake Natoma Drive

Duplex
 2 bedrooms 1 bath ea side
 Detached 1 car garages ea.
 Comp shingle roof
 Great Area

List Price **\$ 200,000**

YOUR Offer Price \$ 175,000 SUGGESTED OFFER PRICE

Down Payment \$ 35,000

New Loan Amount \$ 140,000 \$ 795 P/M

	Current
Gross Scheduled Income	\$21,600
Less Vacancy Factor	\$1,080
Gross Operating Income	\$20,520
Less: Annual Operating Expenses	\$ 8,463
Net Operating Income	\$12,058
Annual Loan Payments	\$9,542
Pre tax cash flow (Cash on cash)	\$2,515
Equity Build Up/Princ. Pay down	\$ 1,886
Total Return	\$4,401

Rents	
2/1	\$ 900
2/1	\$ 900
Total	\$ 1,800

EXPENSES

Taxes	\$ 2,188
Pro-mgmt	\$ 1,500
Landscaping	\$ 600
WSG	\$ 2,400
Insurance	\$ 775
Maintenance/Repairs	\$ 1,000

1st 3 mo free

ANNUAL	RECAP
Rent	\$21,600
GRM	8.10
CAP	6.89%
Cash/Cash	7%
Total Return	13%

Total Expenses **\$ 8,462.50**

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: Midtown Mortgage Inc.