

Ed Favinger, Broker, CRS, GRI

**A PRO-FORMA CASH FLOW ANALYSIS**



REALTY WORLD, YOUR PROPERTY  
SOURCE

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
916-203-1260

**339 Montrose, Folsom**

Duplex  
2 bedroom 1 bath each side  
Central Heat & Air & Fire Places in 2/2 side  
Near Parks, Schools & Shopping

List Price	\$	267,000.00
Offer Price	\$	245,000.00
Est. FHA DownPayment	\$	8,575.00
Est. Loan Amount	\$	236,425.00
Est Loan Pymnt	\$	1,234.14
Est. Taxes Monthly	\$	255.21
Est. Insurance Monthly	\$	66.67
Monthly PITI	\$	1,556.01
Est. Water Sewer & Grbg		225
Total	\$	1,781.01
Rent from nex door	\$	1,100.00
<b>Your Est. Out of Pocket</b>	<b>\$</b>	<b>681.01</b>

**Where can you live in a nice neighbor hood like this for so little..?**

**These numbers are estimates only and change with interest rates and price**

Listed by: Century 21, Select