

Short Sale - Cash Flow – Duplex 2325 Irma Way, Sacramento, 95825

 <p>Front View of Irma</p>	 <p>Duplex "caddy corner" to Irma</p>	<p>Listed at - \$160,000</p> <p>Corner lot Duplex in a nice part of Arden near Sac State, Parks, Cal Expo and Arden Fair Mall.</p> <p>Needs a Roof – Listing agent says bank will consider a credit.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bd/1ba Each Side• Central Heat & Air• Washer/Dryer hook ups• Patios & Back Yards
 <p>Duplex Across the Street (Agatha side)</p>	 <p>Duplex Across the Street (Irma Side)</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
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A PRO-FORMA CASH FLOW ANALYSIS

Probate Sale

For more information call or email me
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 916-203-1260

2325 Irma, Sacramento, Ca

Duplex
 2 bedroom 1 bath each side
 Central Heat & Air

List Price	\$ 160,000
YOUR Offer Price	\$ 160,000
Down Payment	\$ 40,000
New Loan Amount	\$ 120,000
	Current
Gross Scheduled Income	\$21,600
Less Vacancy Factor	\$1,080
Gross Operating Income	\$20,520
Less: Annual Operating Expenses	\$ 8,875
Net Operating Income	\$11,645
Annual Loan Payments	\$7,949
Pre tax cash flow (Cash on cash)	\$3,696
Equity Build Up/Princ. Pay down	\$ 1,670
Total Return	\$5,367

SUGGESTED OFFER PRICE

\$ 662 P/M

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

EXPENSES

Taxes	\$ 2,000
Pro-mgmt	\$ 1,500
Landscaping	\$ 1,200
WSG	\$ 2,400
Insurance	\$ 775
Maintenance/Repairs	\$ 1,000
Total Expenses	\$ 8,875.00

ANNUAL	RECAP
Rent	\$21,600
GRM	7.41
CAP	7.28%
Cash/Cash	9%
Total Return	13%

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: Richard Vida