

Bank Owned - Cash Flow – Duplex 7214 – 7216 Grady Drive, Citrus Heights, Ca



Front View of 7214-16 Grady



View to the left



Duplex to the right



View across the street

Listed at - \$136,900

Nice area near City Hall in Citrus Heights. Near shopping, schools and park.

Of course it needs a little work.

DESCRIPTION:

- 2 Bd/1ba Each Side
- Central Heat & Air
- Washer/Dryer hook ups
- Patios & Back Yards

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



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

7214-16 Grady Drive, Citrus Heights, Ca

Duplex
 2 bedroom 1 bath each side
 Central Heat & Air
 FIXER UPPER

PRICE AFTER FIX UP	\$ 160,000	
Listed at \$136,900		
Cash flow - after fix up	\$ 160,000	
Down Payment	\$ 40,000	
New Loan Amount	\$ 120,000	\$ 662 P/M

	Current
Gross Scheduled Income	\$22,800
Less Vacancy Factor	\$1,140
Gross Operating Income	\$21,660
Less: Annual Operating Expenses	\$ 8,875
Net Operating Income	\$12,785
Annual Loan Payments	\$7,949
Pre tax cash flow (Cash on cash)	\$4,836
Equity Build Up/Princ. Pay down	\$ 1,670
Total Return	\$6,507

Rents	
2bd/1ba	\$ 950
2bd/1ba	\$ 950
Total	\$ 1,900

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	\$22,800
GRM	7.02
CAP	7.99%
Cash/Cash	12%
Total Return	16%

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: Prudential NorCal Realty