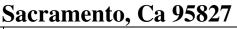
## BANK OWNED - CA\$H FLOW DUPLEX INVESTMENT

# 10069-10071 Nebula Way





Front View of the Duplex



View to the right & adjacent to the property



View to the left of the Duplex



Street View across the street looking West

List Price - \$124,900

A Well Priced "BREAD & **BUTTER**" type of Duplex in an area near Rancho Cordova Mather Field. Zinfandel & Hwy 50 - Great Commute location to nearby work centers or down town Sacramento.

### **DESCRIPTION**:

- 2 bedrooms 1 bath each side
- 1 car garages each side

#### **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 1<sup>ST</sup> THREE MONTHS WHEN YOU PURCHSE THROUGH ME.

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



For more information call or email me <a href="mailto:favinger@rwnetwork.com">favinger@rwnetwork.com</a>
916-203-1260

#### 10069 Nebula Way, Sacramento, CA 95827

Duplex
All Units are 2bd/1ba
Comp shingle roof
1 car garage on each side

List Price	\$	124,900				
YOUR Offer Price	\$	115 000	SUGGESTED OF	FER PRICE		
Down Payment	\$	23,000	004420125 011		•	
New Loan Amount	\$	92,000	\$ 567 P/	/ <b>N</b> /I		
Now Loan Amount	Ψ	72,000	Ψ 307 171			
		Current				
Gross Scheduled Income		\$20,400				
Less Vacancy Factor		\$1,020	Re	ents		
Gross Operating Income		\$19,380		od/1ba	\$ 850	each unit
Less: Annual Operating Expenses	\$	6,638		3 <b>4</b> / 134	Ψ 000	ouon unit
Net Operating Income	Ψ	\$12,743				
Annual Loan Payments		\$6,801				
Pre tax cash flow (Cash on cash)		\$5,942				
Equity Build Up/Princ. Pay down	\$	1,078				
Total Return	Ψ	\$7,020				
Total Return		Ψ1,020				
EXPENSES						
			A	ANNUAL	RECAP	
Taxes	\$	1,438		Rent	\$20,400	
Pro-mgmt	\$	1,500	Optional	GRM	5.64	
Landscaping	\$	800	Optional	CAP	11.08%	
WSG	\$	1,200		Cash/Cash	26%	
Insurance	\$	700	T	Total Return	31%	
Maintenance/Repairs	\$	1,000		_		1
-						
Total Expenses	\$	6,637.50				

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: Century 21 Landmark Network