

**BANK OWNED - CASH FLOW DUPLEX INVESTMENT**  
**10069-10071 Nebula Way**  
**Sacramento, Ca 95827**



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, near 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 PURCHASE 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**

**Ed Favinger, Broker, CRS, GRI**  
  
 REALTY WORLD, FRANKLIN REAL  
 ESTATE GROUP

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 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	<b>\$ 124,900</b>
<b>YOUR Offer Price</b>	<b>\$ 115,000</b>
Down Payment	\$ 23,000
New Loan Amount	\$ 92,000
	Current
Gross Scheduled Income	\$20,400
Less Vacancy Factor	\$1,020
Gross Operating Income	\$19,380
Less: Annual Operating Expenses	\$ 6,638
Net Operating Income	\$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	\$7,020

**SUGGESTED OFFER PRICE**

\$ 567 P/M

**Rents**  
 2bd/1ba \$ 850 each unit

**EXPENSES**

Taxes	\$ 1,438
Pro-mgmt	\$ 1,500
Landscaping	\$ 800
WSG	\$ 1,200
Insurance	\$ 700
Maintenance/Repairs	\$ 1,000
Total Expenses	<b>\$ 6,637.50</b>

Optional  
 Optional

ANNUAL	RECAP
<b>Rent</b>	<b>\$20,400</b>
<b>GRM</b>	<b>5.64</b>
<b>CAP</b>	<b>11.08%</b>
<b>Cash/Cash</b>	<b>26%</b>
<b>Total Return</b>	<b>31%</b>

**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**