

SHORT SALE Duplex – Cash Flow

7130-7132 Grady Drive, Citrus Heights, Ca 95621

 <p>Front View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$149,000</p> <p>This is one of my favorite areas of Duplexes in a quiet area of Citrus Heights. Shopping & Restaurants, Has Roof problems according to one of the tenants that lives there now.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bd/1ba 1 Car Garage Each Side• Washer/Dryer hook ups• Patios & Back Yards• Central Heat & Air• Fireplaces
 <p>View to the left</p>	 <p>View across the street</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](#)
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A PRO-FORMA CASH FLOW ANALYSIS

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

7130 - 7132 Grady Drive, Citrus Heights, Ca 95621

Duplex
 2 bedrooms 1 bath ea side
 Central Heat & air & Fire Places
 In a great area of Citrus Heights
 It does need roof work.

List Price	\$	149,000	
Offer Price	\$	149,000	SUGGESTED OFFER PRICE
Down Payment	\$	37,250	
New Loan Amount	\$	111,750	\$ 644 P/M

		Current
Gross Scheduled Income		\$21,600
Less Vacancy Factor		\$1,080
Gross Operating Income		\$20,520
Less: Annual Operating Expenses	\$	8,683
Net Operating Income		\$11,838
Annual Loan Payments		\$7,724
Pre tax cash flow (Cash on cash)		\$4,113
Equity Build Up/Princ. Pay down	\$	1,471
Total Return		\$5,584

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

EXPENSES

Taxes	\$	1,863
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$21,600
GRM	6.90
CAP	7.94%
Cash/Cash	11%
Total Return	15%

Total Expenses	\$	8,682.50
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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: Century21 Haley & Assoc.