

BANK OWNED - CASH FLOW DUPLEX INVESTMENT
10413 White Rock Road,
Rancho Cordova, Ca 95670

 <p align="center">Front View of the Duplex</p>	 <p align="center">View of Duplex to the left</p>	<p align="right">List Price - \$114,000</p> <p>This is the “Fixer” you hear about – it needs some help & some updates/upgrades</p> <p align="center"><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> • 2 Bed/1 Ba, 1 car gar ea side. • Wall Heat and Wall A/C units • Needs some landscape help too
<p align="center">MORE PICTURES TO COME</p>	<p align="center">MORE PICTURES TO COME</p>	

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 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
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
 916-203-1260

10413 White Rock Rd, Rancho Cordova, Ca 95670

Duplex
 All Units 2 bed/1ba
 Wall A/C and Heat
 1 car garage each side

List Price	\$	114,000
Offer Price	\$	114,000
Down Payment	\$	28,500
New Loan Amount	\$	85,500
		Current
Gross Scheduled Income		\$19,080
Less Vacancy Factor		\$954
Gross Operating Income		\$18,126
Less: Annual Operating Expenses	\$	6,945
Net Operating Income		\$11,181
Annual Loan Payments		\$6,320
Pre tax cash flow (Cash on cash)		\$4,861
Equity Build Up/Princ. Pay down	\$	1,002
Total Return		\$5,863

SUGGESTED OFFER PRICE

\$ 527 P/M

Rents
 2bd/1ba \$ 795 each unit

EXPENSES

Taxes	\$	1,425
Pro-mgmt	\$	1,500
Landscaping	\$	1,020
WSG	\$	1,200
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	6,945.00

ANNUAL	RECAP
Rent	\$19,080
GRM	5.97
CAP	9.81%
Cash/Cash	17%
Total Return	21%

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 Real Home Services & Solutions