

BANK OWNED - CASH FLOW DUPLEX INVESTMENT
10754 -56 Campana Way,
Rancho Cordova, Ca 95670

 <p>Front View of the Duplex</p>	 <p>View of Single Family Across the Street</p>	<p>List Price - \$149,500</p> <p>This is an easy “Light Fixer” you hear about – A little TLC & Landscape clean up is about all it needs at first glance.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bed/1 Ba, 1 car gar ea side.• Central Heat & Air• Located in an area of primarily single family homes
 <p>View of Home Across the street</p>	 <p>View of home across the street & to the left</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:

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A PRO-FORMA CASH FLOW ANALYSIS

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL
 ESTATE GROUP

For more information call or email me
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Duplex
 All Units 2 bed/1ba
 Central Heat & Air
 1 car garage & 1 garage conversion

NOTE: This property has been listed purposely by Asset Manager at below market price.

List Price **\$ 149,500**

Offer Price \$ 145,000 SUGGESTED OFFER PRICE

Down Payment \$ 36,250

New Loan Amount \$ 108,750 \$ 670 P/M

	Current
Gross Scheduled Income	\$21,000
Less Vacancy Factor	\$1,050
Gross Operating Income	\$19,950
Less: Annual Operating Expenses	\$ 7,333
Net Operating Income	\$12,618
Annual Loan Payments	\$8,039
Pre tax cash flow (Cash on cash)	\$4,579
Equity Build Up/Princ. Pay down	\$ 1,275
Total Return	\$5,853

Rents
 2bd/1ba \$ 875 each unit

EXPENSES

Taxes	\$ 1,813
Pro-mgmt	\$ 1,500
Landscaping	\$ 1,020
WSG	\$ 1,200
Insurance	\$ 800
Maintenance/Repairs	\$ 1,000

ANNUAL	RECAP
Rent	\$21,000
GRM	7.12
CAP	8.70%
Cash/Cash	13%
Total Return	16%

Total Expenses \$ 7,332.50

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: Keller Williams Realty