Ed Favinger, Broker, CRS, GRI
REALTY WORLD®
REALTY WORLD, Your Property Source

A PRO-FORMA CASH FLOW ANALYSIS

SHORT SALE

For more information call or email me
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6819-21, Citrus Heights, Ca 95610

Duplex
Mix of (1) 3 Bed/2ba/2 Car Gar. & (1) 2Bed/2Ba/1 Car Gar.
Central Heat and Air
Great Area
New Paint Carpet on the 2 bedroom side

List Price	$	269,900			
YOUR Offer Price	$	269,900	**MULTIPLE OFFER POTENTIAL**		
Down Payment	$	53,980			
New Loan Amount	$	215,920	$ 1,095	P/M	
		Current			
Gross Scheduled Income		$25,740			
Less Vacancy Factor		$1,287		**Rents**	
Gross Operating Income		$24,453		2bd/2ba	$ 1,000
Less: Annual Operating Expenses	$	9,949		3bd/2ba	$ 1,145
Net Operating Income		$14,504			
Annual Loan Payments		$13,137		**Total**	**$ 2,145**
Pre tax cash flow (Cash on cash)		$1,368			
Equity Build Up/Princ. Pay down	$	3,498			
Total Return		$4,866			

E X P E N S E S

				ANNUAL	**RECAP**
Taxes	$	3,374		**Rent**	**$25,740**
Pro-mgmt	$	1,200	1st 3 mo free	**GRM**	**10.49**
Landscaping	$	1,200		**CAP**	**5.37%**
WSG	$	2,400		**Cash/Cash**	**3%**
Insurance	$	775		**Total Return**	**9%**
Maintenance/Repairs	$	1,000			
Total Expenses	$	9,948.75			

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*: Ed Favinger, Broker*