

Ed Favinger, Broker, CRS, GRI

A PRO-FORMA CASH FLOW ANALYSIS



REALTY WORLD, YOUR PROPERTY

SOURCE

For more information call or email me

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916-203-1260

9647 9649 Arlisson Drive, Sacramento, Ca

3 bed/2 ba/2car & a 2 bed/2ba/1 ca Duplex
central heat and air
Fireplaces
Comp Shingle Roof
Near Shopping/Freeway/Light Rail

OWNER OCCUPIED FINANCING

See how little it costs to live in a nice area

List Price	\$	209,900.00
Offer Price	\$	209,900.00
Est. FHA DownPayment - (Only \$3.5% down)	\$	7,346.50
Est. Loan Amount	\$	202,553.50
Est Loan Pymnt - @ 3.5%	\$	1,026.95
Est. Taxes Monthly	\$	218.65
Est. Insurance Monthly	\$	66.67
Monthly PITI	\$	1,312.26
Est. Water Sewer & Grbg	\$	225.00
Total	\$	1,537.26
Rent from nex door	\$	900.00
Your Est. Out of Pocket	\$	637.26

Where can you live in a nice neighbor hood like this for so little..?

These numbers are estimates only and change with interest rates and price

Listed by: Keller Williams Realty - Elk Grove