

BANK OWNED - CASH FLOW DUPLEX INVESTMENT
10414 South White Rock Road
Rancho Cordova, Ca 95670



Front View of the Duplex



Duplex on the Right Side



View to the left & down the street of the Duplex



View across the street

List Price - \$124,839

Wow.. This one is just about “rent ready”. Both units are in great shape except for maybe some new paint. Carpet & Floor coverings are fine – Updated Kitchens and Baths too.

The Roof is a “flat top” in the rear and needs repair and that’s about it. ...

DESCRIPTION:

- 3 Bed/2Ba ea side.
- CH&A
- Patios & Courtyards

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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916-203-1260 Mobile
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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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10414 South White Rock Rd, Rancho Cordova, Ca 95670

Duplex
 All Units 3 bd/2ba
 Central Heat & air & Fire Places
 Updated Kitchens & Baths
 1 car garages each side

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

List Price \$ 124,839

Offer Price \$ 150,000 SUGGESTED OFFER PRICE

Down Payment \$ 37,500

New Loan Amount \$ 112,500 \$ 693 P/M

Current
 Gross Scheduled Income \$24,000
 Less Vacancy Factor \$1,200
 Gross Operating Income \$22,800
 Less: Annual Operating Expenses \$ 7,395
 Net Operating Income \$15,405
 Annual Loan Payments \$8,316
 Pre tax cash flow (Cash on cash) \$7,089
 Equity Build Up/Princ. Pay down \$ 1,319
 Total Return \$8,408

Rents
 3bd/2ba \$ 1,000 each unit

EXPENSES

Taxes \$ 1,875
 Pro-mgmt \$ 1,500
 Landscaping \$ 1,020
 WSG \$ 1,200
 Insurance \$ 800
 Maintenance/Repairs \$ 1,000

| ANNUAL | RECAP |
|---------------------|-----------------|
| Rent | \$24,000 |
| GRM | 5.20 |
| CAP | 10.27% |
| Cash/Cash | 19% |
| Total Return | 22% |

Total Expenses \$ 7,395.00

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"