

BANK OWNED - CASH FLOW DUPLEX INVESTMENT

7937 Tangors Way,
Citrus Heights, Ca 95621

 <p>Front View of the Duplex</p>	 <p>Duplex on the Right Side</p>	<p>List Price - \$242,500</p> <p>Large Duplex in a popular area of Citrus Heights that is near Roseville and the Sunrise Mall area.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• Mix of one 3 Bed/2ba & 2Bed/2Ba• CH&A• 3 Bed unit is almost rent ready – 2 Bed Unit needs some TLC• Roof is in good shape• Corner Lot• See the Video of each unit
 <p>View across the street of the Duplex</p>	 <p>View down the street looking West</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 contact me
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 916-203-1260

7937 Tangors Way, Citrus Heights, CA 95610

Duplex
 3Bd/2Ba/2Car & 2Ba/2Bd/1Car
 Central Heat and Air
 Comp shingle roof
 Near Sunrise Mall & Public Transportation

List Price	\$ 242,500	
YOUR Offer Price	\$ 240,000	SUGGESTED OFFER PRICE
Down Payment	\$ 48,000	
New Loan Amount	\$ 192,000	\$ 1,183 P/M

	Current
Gross Scheduled Income	\$26,340
Less Vacancy Factor	\$1,317
Gross Operating Income	\$25,023
Less: Annual Operating Expenses	\$ 7,500
Net Operating Income	\$17,523
Annual Loan Payments	\$14,193
Pre tax cash flow (Cash on cash)	\$3,330
Equity Build Up/Princ. Pay down	\$ 2,250
Total Return	\$5,581

Rents	
3BD/2BA	\$ 1,200
2bd/2ba	\$ 995

EXPENSES

Taxes	\$ 3,000
Pro-mgmt	\$ 1,500
Landscaping	\$ -
WSG	\$ 1,200
Insurance	\$ 800
Maintenance/Repairs	\$ 1,000

optional

ANNUAL	RECAP
Rent	\$26,340
GRM	9.11
CAP	7.30%
Cash/Cash	7%
Total Return	12%

Total Expenses	\$ 7,500.00
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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: Goree & Thompson