

**BANK OWNED DUPLEX – SACRAMENTO’S
ARDEN-ARCADE AREA
1238-1240 Bell Street, Sacramento, Ca**



Front View of the Duplex



Duplex to the right



View to the left & down the street



View across the street

Listed at - \$179,000

Located in the middle of Arden Arcade near Cal Expo, Sac State and Arden Mall shopping area, Parks & Schools also are nearby

DESCRIPTION:

- All 2 bedroom 2 bath units
- Central Heat & Air
- Washer/Dryer hook ups
- Patios & Back Yards
- Fireplaces

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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REALTY WORLD, FRANKLIN REAL ESTATE GROUP

For more information call or email

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A PRO-FORMA CASH FLOW ANALYSIS

2336 IRMA WAY, SACRAMENTO, CA 95825

Duplex
All units are 2bd/1ba
Comp shingle roof
1 car garages each side

List Price **\$ 179,000**

YOUR Offer Price \$ 175,000 SUGGESTED OFFER PRICE

Down Payment \$ 43,750

New Loan Amount \$ 131,250 \$ 809 P/M

	Current	
Gross Scheduled Income	\$23,400	
Less Vacancy Factor	\$1,170	
Gross Operating Income	\$22,230	
Less: Annual Operating Expenses	\$ 7,688	
Net Operating Income	\$14,543	
Annual Loan Payments	\$9,702	
Pre tax cash flow (Cash on cash)	\$4,841	
Equity Build Up/Princ. Pay down	\$ 1,538	
Total Return	\$6,379	

Rents	
2bd/2ba ea	\$ 975

EXPENSES

Taxes	\$ 2,188	
Pro-mgmt	\$ 1,500	
Landscaping	\$ 1,000	
WSG	\$ 1,200	
Insurance	\$ 800	
Maintenance/Repairs	\$ 1,000	
Total Expenses	\$ 7,687.50	

Optional
Optional

ANNUAL	RECAP
Rent	\$23,400
GRM	7.48
CAP	8.31%
Cash/Cash	11%
Total Return	15%

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: Rivers Realty