

# CASH FLOW FOUR PLEX INVESTMENT

2001 South Cirby,  
Roseville, Ca 95661

 <p>Front View of the Four Plex</p>	 <p>View of Property that is Across the Street</p>	<p>List Price - \$259,900</p> <p>Not an REO/Bank Owned property. Big Corner lot – Needs some landscaping – 2 units are already rented.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• (4) 2 bd/1ba units.</li><li>• Near Schools, Maidu Regional Park &amp; Shopping</li><li>• Located in an area of primarily single family homes</li></ul>
 <p>Single family home across the street &amp; to the left</p>	 <p>View to the left of Four Plex</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 1<sup>ST</sup> 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](#)**  
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A PRO-FORMA CASH FLOW ANALYSIS



**2001 South Cirby, Roseville, Ca 95661**

Four Plex  
 All Units 2 bd/1ba  
 Near Parks, Schools & Shopping  
 Comp shingle roof

List Price	\$	259,900
<b>Offer Price</b>	<b>\$</b>	<b>225,000</b>
Down Payment	\$	56,250
New Loan Amount	\$	168,750

**SUGGESTED OFFER PRICE**

\$ 1,040 P/M

		Current
Gross Scheduled Income		\$33,600
Less Vacancy Factor		\$1,680
Gross Operating Income		\$31,920
Less: Annual Operating Expenses	\$	12,113
Net Operating Income		\$19,808
Annual Loan Payments		\$12,474
Pre tax cash flow (Cash on cash)		\$7,334
Equity Build Up/Princ. Pay down	\$	3,375
Total Return		\$10,709

**Rents**

2bd/1ba	\$	700	each unit
<b>Total</b>	<b>\$</b>	<b>2,800</b>	

**EXPENSES**

Taxes	\$	2,813
Pro-mgmt	\$	2,700
Landscaping	\$	1,500
WSG	\$	2,400
Insurance	\$	1,200
Maintenance/Repairs	\$	1,500
 Total Expenses	 \$	 12,112.50

ANNUAL	RECAP
<b>Rent</b>	<b>\$33,600</b>
<b>GRM</b>	<b>6.70</b>
<b>CAP</b>	<b>8.80%</b>
<b>Cash/Cash</b>	<b>13%</b>
<b>Total Return</b>	<b>19%</b>

**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: Prudential California Realty**