

# CASH FLOW DUPLEX INVESTMENT

2628 Los Nogales Way  
Rancho Cordova, Ca 95670

 <p>Front View of the Duplex</p>	 <p>Duplex to the left of the subject property</p>	<p>List Price - \$140,000</p> <p><b><u>SHORT SALE</u></b></p> <p>Located on a quiet Circle of p Duplexes – Near Hwy 50 &amp; Light Rail Station – Lots of Shopping close by – Folsom Cordova Schools</p> <p><b><u>DESCRIPTION</u></b></p> <p>:</p> <ul style="list-style-type: none"><li>• A 2 Bed/1Ba Each side.</li><li>• 1 car garages each side</li><li>• Central Heat &amp; Air</li><li>• Comp Shingle Roof</li></ul>
 <p>View of Duplex on right side of property</p>	 <p>View across the street from the Duplex</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:

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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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 916-203-1260

**2628 Los Nogales, Rancho Cordova, Ca 95670**

Duplex  
 All Units 2 bd/1ba  
 Central Heat & air  
 1 car garages each side

**I think rents could be a bit higher up to \$825 Per**

List Price	\$	140,000
<b>Offer Price</b>	<b>\$</b>	<b>140,000</b>
Down Payment	\$	35,000
New Loan Amount	\$	105,000
		<b>Current</b>
Gross Scheduled Income		\$18,600
Less Vacancy Factor		\$930
Gross Operating Income		\$17,670
Less: Annual Operating Expenses	\$	8,570
Net Operating Income		\$9,100
Annual Loan Payments		\$7,762
Pre tax cash flow (Cash on cash)		\$1,338
Equity Build Up/Princ. Pay down	\$	1,231
Total Return		\$2,569

**SUGGESTED OFFER PRICE**

\$ 647 P/M

<b>Rents</b>	
2bd/1ba	\$ 775
2bd/1ba	\$ 775
<b>Total</b>	<b>\$ 1,550</b>

**EXPENSES**

Taxes	\$	1,750
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	8,570.00

ANNUAL	RECAP
<b>Rent</b>	<b>\$18,600</b>
<b>GRM</b>	<b>7.53</b>
<b>CAP</b>	<b>6.50%</b>
<b>Cash/Cash</b>	<b>4%</b>
<b>Total Return</b>	<b>7%</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:**