





**BANK OWNED - CASH FLOW DUPLEX INVESTMENT**  
**4399 Palm Avenue**  
**Sacramento, Ca 95842**

 <p align="center">Front View of the Duplex</p>	 <p align="center">Duplex on the Right Side</p>	<p>List Price - \$142,500</p> <p>Another “Beater/Fixer” in a “bread &amp; butter” area of Foothill Farms that has a great access to Highway 80 &amp; Downtown Sac work centers</p> <p>This one needs your help – but you could get “monster returns” if you take the risk – see Page Two...</p> <p align="center"><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> <li>• 2 Bed/1Ba ea side.</li> <li>• CH&amp;A</li> <li>• Patios</li> </ul>
 <p align="center">View to the left &amp; down the street of the Duplex</p>	 <p align="center">View across the street</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> SIX 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 call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
 916-203-1260

**4399 Palm Avenue, Sacramento, Ca 95842**

Duplex  
 2 bedrooms 1 bathroom each side  
 Central Heat and Air  
 Patios

List Price **\$ 142,500**

**YOUR Offer Price \$ 110,000 SUGGESTED OFFER PRICE**

Down Payment \$ 22,000

New Loan Amount \$ 88,000 \$ 556 P/M

**Current**  
 Gross Scheduled Income \$19,200  
 Less Vacancy Factor \$960  
 Gross Operating Income \$18,240  
 Less: Annual Operating Expenses \$ 6,650  
 Net Operating Income \$11,590  
 Annual Loan Payments \$6,674  
 Pre tax cash flow (Cash on cash) \$4,916  
 Equity Build Up/Princ. Pay down \$ 982  
 Total Return \$5,898

**Rents**  
 2bd/1ba \$ 800

**EXPENSES**

Taxes \$ 1,375  
 Pro-mgmt \$ 1,500  
 Landscaping \$ 800  
 WSG \$ 1,200  
 Insurance \$ 775  
 Maintenance/Repairs \$ 1,000

Optional  
 Optional

ANNUAL	RECAP
<b>Rent</b>	<b>\$19,200</b>
<b>GRM</b>	<b>5.73</b>
<b>CAP</b>	<b>10.54%</b>
<b>Cash/Cash</b>	<b>22%</b>
<b>Total Return</b>	<b>27%</b>

Total Expenses \$ 6,650.00

**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: Secruity Pacific Real Estate**