

Cash Flow – Duplex in Sacramento, Ca 5176 Karm Way, Sacramento, Ca

		<p>Listed at - \$189,500</p> <p>Not an REO or a Short Sale – Located in Foothill Farms. Walking distance to shopping, & restaurants.</p> <p>Some updates – Kitchen Cabinets & Newer AC units.</p> <p>RENTS ARE LOW BECAUSE OF LONG TERM TENANTS</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bed, 2 Bath ea. Side• Washer/Dryer hook ups• Garage Door openers• Patios & Back Yards• Comp Shingle Roof
		
Front View of the Duplex	View to the right	
View to the left	View across the street	

NOTICE:

The Cash Flow figures on the next page are based upon a Sales Price that might be lower or higher 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 and sometimes in this market, multiple offers do occur. 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 changes 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](#)

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A PRO-FORMA CASH FLOW ANALYSIS

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL
 ESTATE GROUP

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5176 Karm Way, Sacramento, Ca 95610

Duplex
 2 bedrooms 2 bath each side
 CH&A
 Some Updates

List Price	\$	189,500	
Offer Price	\$	185,000	SUGGESTED OFFER PRICE
Down Payment	\$	46,250	
New Loan Amount	\$	138,750	\$ 855 P/M

		Current
Gross Scheduled Income		\$23,400
Less Vacancy Factor		\$1,170
Gross Operating Income		\$22,230
Less: Annual Operating Expenses	\$	9,133
Net Operating Income		\$13,098
Annual Loan Payments		\$10,256
Pre tax cash flow (Cash on cash)		\$2,841
Equity Build Up/Princ. Pay down	\$	1,826
Total Return		\$4,667

Rents	
2bd/2ba	\$ 975
2bd/2ba	\$ 975
Total	\$ 1,950

EXPENSES

Taxes	\$	2,313
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$23,400
GRM	7.91
CAP	7.08%
Cash/Cash	6%
Total Return	10%

Total Expenses	\$	9,132.50
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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: COLDWELL BANKER REAL ESTATE