



CASH FLOW DUPLEX INVESTMENT

**5177-5179 Karm Way
Sacramento, Ca 95842**

 <p>Front View of the Duplex</p>	 <p>Duplex to the right Side</p>	<p>List Price - \$154,600</p> <p><u>Corner lot on a Cul-de-sac</u></p> <p>Near Highway 80 and Elkhorn/Greenback – Easy access to Roseville and Sacramento area work centers. Parks and Schools nearby.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• A 2 Bed/2Ba & a 2 Bed/1Ba units.• 1 car garage ea side• RV Parking on 2/2 side• Fireplaces & Sky-lights• Central Heat & Air
 <p>View of Duplex on the left side of property</p>	 <p>View across the street of 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 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
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
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5177-5179 Karm Way, Sacramento, Ca

Duplex
 2bd/2ba/1car & 2bd/1car/1car
 Central Heat & air & Fire Places
 RV Parking on the 2 bd/2ba side

List Price	\$	154,900
Offer Price	\$	160,000
Down Payment	\$	40,000
New Loan Amount	\$	120,000
		Current
Gross Scheduled Income		\$21,600
Less Vacancy Factor		\$1,080
Gross Operating Income		\$20,520
Less: Annual Operating Expenses	\$	8,820
Net Operating Income		\$11,700
Annual Loan Payments		\$8,294
Pre tax cash flow (Cash on cash)		\$3,406
Equity Build Up/Princ. Pay down	\$	1,579
Total Return		\$4,985

SUGGESTED OFFER PRICE

\$ 691 P/M

Rents		
2bd/2ba	\$	925
2bd/1ba	\$	875
Total	\$	1,800

EXPENSES

Taxes	\$	2,000
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000
Total Expenses	\$	8,820.00

ANNUAL	RECAP
Rent	\$21,600
GRM	7.41
CAP	7.31%
Cash/Cash	9%
Total Return	12%

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: Keller Williams Realty - Folsom