

# SHORT SALE - CASH FLOW DUPLEX INVESTMENT

## 5633-35 Palm Avenue Sacramento, Ca 95841

 <p>Front View of the Duplex</p>	 <p>View of Duplex to the left</p>	<p>List Price - \$162,000</p> <p>A Pride of Ownership Type of Cash Flow Investment – Needs a little TLC..</p> <p>This location has a nice “country feel” but yet is close in.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 2 Bd/2ba 2 Car Gar &amp; a 2Bd/1ba, 1 Car Gar.</li><li>• CH&amp;A</li><li>• Comp Single Roof</li><li>• Patios</li><li>• Fireplaces</li></ul>
 <p>View of Right Side &amp; up the street of the Duplex</p>	 <p>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> THREE MONTHS WHEN YOU PURCHASE THROUGH ME.**

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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 916-203-1260

**5633-35 Palm Avenue, Sacramento, Ca 95841**

Duplex  
 Mix of (1) 2 Bed/2ba/2 Car Gar. & (1) 2Bed/1Ba/1 Car Gar.  
 Central Heat and Air  
 Comp shingle roof

List Price	<b>\$ 162,000</b>	
<b>YOUR Offer Price</b>	<b>\$ 162,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$ 40,500	
New Loan Amount	\$ 121,500	\$ 768 P/M

	Current
Gross Scheduled Income	\$23,400
Less Vacancy Factor	\$1,170
Gross Operating Income	\$22,230
Less: Annual Operating Expenses	\$ 8,100
Net Operating Income	\$14,130
Annual Loan Payments	\$9,215
Pre tax cash flow (Cash on cash)	\$4,915
Equity Build Up/Princ. Pay down	\$ 1,356
Total Return	\$6,271

<b>Rents</b>	
2bd/1ba	\$ 900
2bd/2ba	\$ 1,050

**EXPENSES**

Taxes	\$ 2,025
Pro-mgmt	\$ 1,500
Landscaping	\$ 800
WSG	\$ 2,000
Insurance	\$ 775
Maintenance/Repairs	\$ 1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$23,400</b>
<b>GRM</b>	<b>6.92</b>
<b>CAP</b>	<b>8.72%</b>
<b>Cash/Cash</b>	<b>12%</b>
<b>Total Return</b>	<b>15%</b>

Total Expenses	\$ 8,100.00
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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: Lyon Real Estate - Cameron Park**