

**BANK OWNED - CASH FLOW DUPLEX INVESTMENT**  
**5831 – 5833 Enfield St**  
**Carmichael, Ca 95608**

|                                                                                                                                  |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Front View of of the Duplex</p>             |  <p>Street View looking north</p>                   | <p>List Price - \$193,000</p> <hr/> <p>This is a 'BREAD &amp; BUTTER' type of Duplex in a great area for commuters to down town work centers</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 2 bedrooms 1 bath each side</li><li>• 1 car garages each side</li></ul> <p><b>Bank may pay some closing costs for Buyer with the right deal.</b></p> |
|  <p>Street View looking South of the Duplex</p> |  <p>Street View across the street looking North</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.**

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

**5831-5833 Enfield St, Carmichael, CA 95608-0128**

Duplex  
 All Units 2 bd/1ba  
 Central Heat & Air  
 Comp shingle roof  
 1 car garages each side

|                         |    |                |                              |
|-------------------------|----|----------------|------------------------------|
| List Price              | \$ | <b>193,000</b> |                              |
| <b>YOUR Offer Price</b> | \$ | <b>185,000</b> | <b>SUGGESTED OFFER PRICE</b> |
| Down Payment            | \$ | 37,000         |                              |
| New Loan Amount         | \$ | 148,000        | \$ 912 P/M                   |

|                                  |    |          |
|----------------------------------|----|----------|
|                                  |    | Current  |
| Gross Scheduled Income           |    | \$21,000 |
| Less Vacancy Factor              |    | \$1,050  |
| Gross Operating Income           |    | \$19,950 |
| Less: Annual Operating Expenses  | \$ | 5,263    |
| Net Operating Income             |    | \$14,688 |
| Annual Loan Payments             |    | \$10,940 |
| Pre tax cash flow (Cash on cash) |    | \$3,747  |
| Equity Build Up/Princ. Pay down  | \$ | 1,735    |
| Total Return                     |    | \$5,482  |

**Rents**  
 2bd/1ba \$ 875 each unit

**Rents Should be at least \$875**  
**Cash flow figures are based on**  
**\$875 per month**

**EXPENSES**

|                     |    |          |          |
|---------------------|----|----------|----------|
| Taxes               | \$ | 2,313    |          |
| Pro-mgmt            |    |          | Optional |
| Landscaping         |    |          | Optional |
| WSG                 | \$ | 1,200    |          |
| Insurance           | \$ | 750      |          |
| Maintenance/Repairs | \$ | 1,000    |          |
| <br>                |    |          |          |
| Total Expenses      | \$ | 5,262.50 |          |

| ANNUAL              | RECAP           |
|---------------------|-----------------|
| <b>Rent</b>         | <b>\$21,000</b> |
| <b>GRM</b>          | <b>8.81</b>     |
| <b>CAP</b>          | <b>7.94%</b>    |
| <b>Cash/Cash</b>    | <b>10%</b>      |
| <b>Total Return</b> | <b>15%</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: Lyon Real Estate Fair Oaks**