

BANK OWNED - CASH FLOW DUPLEX INVESTMENT
10218-10220 South White Rock Road
Rancho Cordova, Ca 95670

		<p>List Price - \$141,570</p> <p>Wow.. It won't take much to get this one is "rent ready". Both units are in great shape except for maybe some new paint & Carpet.. Kitchens and Baths have some updates</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 3 Bed/2Ba ea side.• CH&A• New Windows• Comp Shingle Roof• Built in 1976
		

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
favinger@rwnetwork.com
 916-203-1260

10218-10220 S White Rock Road, Rancho Cordova, Ca 95670

Duplex
 3bd/2ba/1car each side
 Central Heat & Air & Fire Places

List Price	\$	141,570	
Offer Price	\$	165,000	SUGGESTED OFFER PRICE
Down Payment	\$	41,250	
New Loan Amount	\$	123,750	\$ 713 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	8,883
Net Operating Income		\$13,918
Annual Loan Payments		\$8,554
Pre tax cash flow (Cash on cash)		\$5,364
Equity Build Up/Princ. Pay down	\$	1,629
Total Return		\$6,992

Rents		
3bd/2ba	\$	1,000
3bd/2ba	\$	1,000
Total	\$	2,000

EXPENSES

Taxes	\$	2,063
Pro-mgmt	\$	1,200
Landscaping	\$	1,020
WSG	\$	2,800
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$24,000
GRM	6.88
CAP	8.43%
Cash/Cash	13%
Total Return	17%

Total Expenses	\$	8,882.50
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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: Security Pacific Real Estate