

## Short Sale - Cash Flow – Duplex 3451-3453 Verla St., Carmichael, Ca 95608

|   |  |   |
|---|--|---|
|  <p>Front View of the Duplex</p> |  <p>View to the right</p>      | <p>Listed at - \$184,900</p> <p>This is a “wow” type of deal. Located in a super area of Carmichael off of California Avenue. If you know this area, you know this is a nice neighborhood with Pride of Ownership.</p> <p><b>3 Bedrooms 2 baths 2 car garages each side</b></p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"><li>• 3Bd/2ba/2car Each Side</li><li>• Fireplace</li><li>• Washer/Dryer hook ups</li><li>• Patios &amp; Back Yards</li></ul> |
|  <p>View to the Left</p>         |  <p>View across the street</p> |   |

### 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 1<sup>ST</sup> 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:

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**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

**3451-3453 Verla St., Carmichael, Ca**

Duplex  
 3/2ba/2car each side  
 Central Heat & Air & Fire Places  
 In a quiet area of single family homes

|                    |           |                |                              |
|--------------------|-----------|----------------|------------------------------|
| List Price         | \$        | 184,900        |                              |
| <b>Offer Price</b> | <b>\$</b> | <b>200,000</b> | <b>SUGGESTED OFFER PRICE</b> |
| Down Payment       | \$        | 50,000         |                              |
| New Loan Amount    | \$        | 150,000        | \$ 864 P/M                   |

|                                  |    |                |
|----------------------------------|----|----------------|
|                                  |    | <b>Current</b> |
| Gross Scheduled Income           |    | \$27,600       |
| Less Vacancy Factor              |    | \$1,380        |
| Gross Operating Income           |    | \$26,220       |
| Less: Annual Operating Expenses  | \$ | 9,320          |
| Net Operating Income             |    | \$16,900       |
| Annual Loan Payments             |    | \$10,368       |
| Pre tax cash flow (Cash on cash) |    | \$6,532        |
| Equity Build Up/Princ. Pay down  | \$ | 1,974          |
| Total Return                     |    | \$8,506        |

|              |           |              |
|--------------|-----------|--------------|
| <b>Rents</b> |           |              |
| 3bd/2ba      | \$        | 1,150        |
| 3bd/2ba      | \$        | 1,150        |
| <b>Total</b> | <b>\$</b> | <b>2,300</b> |

**EXPENSES**

|                     |    |       |
|---------------------|----|-------|
| Taxes               | \$ | 2,500 |
| Pro-mgmt            | \$ | 1,200 |
| Landscaping         | \$ | 1,020 |
| WSG                 | \$ | 2,800 |
| Insurance           | \$ | 800   |
| Maintenance/Repairs | \$ | 1,000 |

| ANNUAL              | RECAP           |
|---------------------|-----------------|
| <b>Rent</b>         | <b>\$27,600</b> |
| <b>GRM</b>          | <b>7.25</b>     |
| <b>CAP</b>          | <b>8.45%</b>    |
| <b>Cash/Cash</b>    | <b>13%</b>      |
| <b>Total Return</b> | <b>17%</b>      |

|                |    |          |
|----------------|----|----------|
| Total Expenses | \$ | 9,320.00 |
|----------------|----|----------|

**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: LOA Properties Inc.**