

Bank Owned Duplex - Cash Flow 3622-3624 Sutterwoods Way, Sacramento, Ca

 <p>Corner View of the Duplex</p>	 <p>View to the right</p>	<p>Listed at - \$144,000</p> <p>Not a bad looking Duplex located on a corner lot. In an area of nice duplexes. Great access to Hwy 50 Corridor, neighborhood shopping and restaurants</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bd/2ba & a 2Bd/1Ba• Washer/Dryer hook ups• Patios & Back Yards• Comp Shingle Roof
 <p>Front View 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 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 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
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A PRO-FORMA CASH FLOW ANALYSIS



For more information contact me
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3622-3624 Sutterwoods Way, Sacramento, Ca

Duplex
 2BD/2BA AND 2BD/1BA
 Central Heat and Air
 Comp shingle roof
 1 & 2 car garages

List Price	\$	144,000	
YOUR Offer Price	\$	155,000	SUGGESTED OFFER PRICE
Down Payment	\$	31,000	
New Loan Amount	\$	124,000	\$ 764 P/M

		Current
Gross Scheduled Income		\$22,740
Less Vacancy Factor		\$1,137
Gross Operating Income		\$21,603
Less: Annual Operating Expenses	\$	8,538
Net Operating Income		\$13,066
Annual Loan Payments		\$9,166
Pre tax cash flow (Cash on cash)		\$3,899
Equity Build Up/Princ. Pay down	\$	1,453
Total Return		\$5,353

Rents	
2bd/2ba	\$ 1,000
2bd/1ba	\$ 895
Total	\$ 1,895

EXPENSES

Taxes	\$	1,938
Pro-mgmt	\$	1,200
Landscaping	\$	1,200
WSG	\$	2,400
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
Rent	\$22,740
GRM	6.82
CAP	8.43%
Cash/Cash	13%
Total Return	17%

Total Expenses	\$	8,537.50
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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: Keller Williams