

Ed Favinger, Broker, CRS, GRI

A PRO-FORMA CASH FLOW ANALYSIS



REALTY WORLD, FRANKLIN REAL
ESTATE GROUP

For more information call or email me
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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	\$	189,000.00
Offer Price	\$	200,000.00
Est. FHA DownPayment	\$	7,000.00
Est. Loan Amount	\$	193,000.00
Est Loan Pymnt	\$	1,158.00
Est. Taxes Monthly	\$	208.33
Est. Insurance Monthly	\$	66.67
Monthly PITI	\$	1,433.00
Est. Water Sewer & Grbg		225
Total	\$	1,658.00
Rent from nex door		1150
Your Est. Out of Pocket	\$	<u>508.00</u>

Where can you live in a 3 bedroom 2 bath home for so little..?

Listed by: LOA Properties Inc.