

SHOT SALE - CASH FLOW DUPLEX INVESTMENT

10439 El Mercado Drive

Rancho Cordova, Ca 95670



Front View of of the Duplex



View looking West and adjacent to the property



Street View lookin g East of the Duplex



Street View across the street looking East

List Price - \$130,000

An “Approved” Short Sale – Just needs a buyer now. This one would cash flow nicely

DESCRIPTION:

- 2 bedrooms 1 bath ea side
- CH&A Fireplaces
- 1 car garages each side
- Near Hwy 50 & Mather Field work centers

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.**

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

Ed Favinger, Broker, CRS, GRI

 REALTY WORLD, FRANKLIN REAL ESTATE GROUP

For more information call or e
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 916-203-1260

10439EI Mercado Dr, Rancho Cordova, CA 95670-5901

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

List Price **\$ 130,000**

YOUR Offer Price \$ 125,000 SUGGESTED OFFER PRICE

Down Payment \$ 31,250

New Loan Amount \$ 93,750 \$ 578 P/M

	Current
Gross Scheduled Income	\$21,240
Less Vacancy Factor	\$1,062
Gross Operating Income	\$20,178
Less: Annual Operating Expenses	\$ 8,163
Net Operating Income	\$12,016
Annual Loan Payments	\$6,930
Pre tax cash flow (Cash on cash)	\$5,086
Equity Build Up/Princ. Pay down	\$ 1,001
Total Return	\$6,087

Rents
 2 bd/1ba ea \$ 885

EXPENSES

Taxes	\$ 1,563
Pro-mgmt	\$ 1,200
Landscaping	\$ 1,200
WSG	\$ 2,400
Insurance	\$ 800
Maintenance/Repairs	\$ 1,000

Optional
 Optional

ANNUAL	RECAP
Rent	\$21,240
GRM	5.89
CAP	9.61%
Cash/Cash	16%
Total Return	19%

Total Expenses \$ 8,162.50

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