





Bank Owned - Cash Flow – Duplex
7700-7702 Sayonara Drive, Citrus Heights, Ca 95610

 <p>Front View of the Duplex</p>	 <p>View to the Right of the Duplex</p>	<p>Listed at - \$158,000</p> <p>Located in an improving area of Citrus Heights. This one is not going to take much to fix up in my opinion. Be sure and check out the Videos that I've made for each side.</p> <p><u>DESCRIPTION:</u></p> <ul style="list-style-type: none">• 2 Bd/1ba each side• Fireplaces• Washer/Dryer hook ups• Patios & Back Yards
 <p>Duplex 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 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

7700- 7702 Sayanora, Citrus Heights, Ca 95610

Duplex
 2 bed/1ba ea side
 Central Heat and Air

List Price	\$ 158,000
YOUR Offer Price	\$ 158,000
Down Payment	\$ 39,500
New Loan Amount	\$ 118,500
	Current
Gross Scheduled Income	\$21,600
Less Vacancy Factor	\$1,080
Gross Operating Income	\$20,520
Less: Annual Operating Expenses	\$ 8,475
Net Operating Income	\$12,045
Annual Loan Payments	\$8,987
Pre tax cash flow (Cash on cash)	\$3,058
Equity Build Up/Princ. Pay down	\$ 1,322
Total Return	\$4,380

SUGGESTED OFFER PRICE

\$ 749 P/M

Rents	
2bd/1ba	\$ 900
2bd/1ba	\$ 900
Total Rent	\$ 1,800

EXPENSES

Taxes	\$ 1,975
Pro-mgmt	\$ 1,500
Landscaping	\$ 800
WSG	\$ 2,400
Insurance	\$ 800
Maintenance/Repairs	\$ 1,000
Total Expenses	\$ 8,475.00

ANNUAL	RECAP
Rent	\$21,600
GRM	7.31
CAP	7.62%
Cash/Cash	8%
Total Return	11%

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: Century 21 - Select Real Estate