

Ed Favinger, Broker, CRS, GRI

**A PRO-FORMA CASH FLOW ANALYSIS**



REALTY WORLD, FRANKLIN REAL  
ESTATE GROUP

For more information call or email me  
[favinger@rwnetwork.com](mailto:favinger@rwnetwork.com)  
916-203-1260

**2300-2302 Imran, Sacramento, Ca**

Duplex  
3/2ba/2car each side  
Central Heat & Air & Fire Places  
Near Regional Park, Schools & Shopping

|                                |           |               |
|--------------------------------|-----------|---------------|
| List Price                     | \$        | 199,900.00    |
| Offer Price                    | \$        | 200,000.00    |
| Est. FHA DownPayment           | \$        | 7,000.00      |
| Est. Loan Amount               | \$        | 193,000.00    |
| Est Loan Pymnt                 | \$        | 1,065.36      |
| Est. Taxes Monthly             | \$        | 208.33        |
| Est. Insurance Monthly         | \$        | 66.67         |
| Monthly PITI                   | \$        | 1,340.36      |
| Est. Water Sewer & Grbg        |           | 225           |
| Total                          | \$        | 1,565.36      |
| Rent from nex door             |           | 950           |
| <b>Your Est. Out of Pocket</b> | <b>\$</b> | <b>615.36</b> |

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

Listed by: LOA Properties Inc.