

第二周作业：


1. 拿到一个 pre-approval 或 proof of fund
2. 在 MLS(可用 redfin) 看目标地区的房源，分析一个房子，根据自己的投资策略算出可出的价钱。

Judie:

https://www.redfin.com/CA/Citrus-Heights/6318-San-Benito-Way-95610/home/173478147?utm_source=ios_share&utm_medium=share&utm_campaign=copy_link&utm_nooverride=1&utm_content=link

Duplex 现金流 $\$2000 \times 12 = 24000$ 减去 $\$4500$ 地税和 1200 保险，每年净收入 $\$18500$

按个人对 cap rate 的要求，每年 5.5% net return. $\$18500$ 除以 $5.5\% = \$336,000$

**6316 6318 San Benito Way**
Citrus Heights, CA 95610
Status: Active


\$380,000
Price
Redfin Estimate: \$382,028










4
Beds


2
Baths

1,676
Sq. Ft.
On Redfin: 20 days

OverviewProperty DetailsSale & Tax HistorySchoolsPublic FactsRedfin Estir




**Street View**




[Save](#)
[Share](#)
[More](#)

\$824,999 3 bd 2 ba 1,521 sqft

Price cut: \$5K (11/6) | 1742 S Bentley Ave APT 101, Los Angeles, CA 90025


 For sale | Zestimate®: \$800,564

Est. payment: \$4,008/mo  [Get pre-qualified](#)

Contact Agent

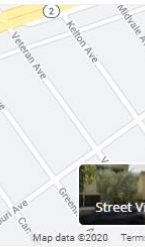
Take a Tour



[Overview](#) [Facts and features](#) [Home value](#) [Price and tax history](#)





Love this home? Sell your current home to Zillow, and close on your schedule.

Check eligibility



Travel times 

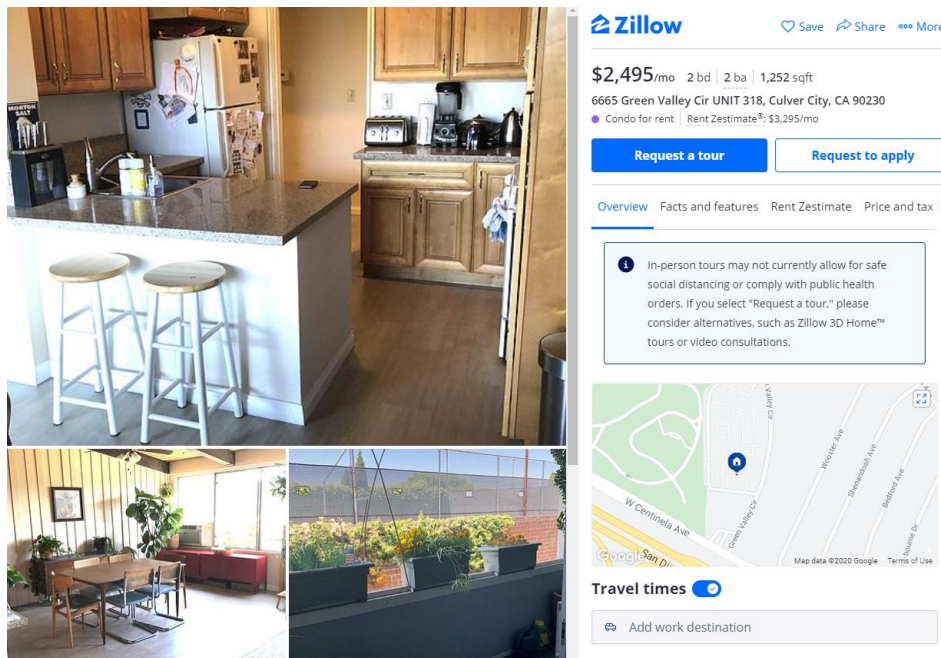
 Add work destination

章鱼:

Market rental price \$2500. https://www.zillow.com/homedetails/6605-Green-Valley-Cir-UNIT-101-Culver-City-CA-90230/20395235_zpid/

Need to offer \$470k with 25% payment to make a break-even cash flow. Cash investment ~ \$125k.

<https://www.redfin.com/CA/Culver-City/6605-Green-Valley-Cir-90230/unit-307/home/6653117>



Zillow Save Share More

\$2,495/mo 2 bd | 2 ba | 1,252 sqft
6665 Green Valley Cir UNIT 318, Culver City, CA 90230
Condo for rent | Rent Zestimate®: \$3,295/mo

[Request a tour](#) [Request to apply](#)

Overview Facts and features Rent Zestimate Price and tax

1 In-person tours may not currently allow for safe social distancing or comply with public health orders. If you select "Request a tour," please consider alternatives, such as Zillow 3D Home™ tours or video consultations.

Travel times Add work destination

Payment Calculator

\$2,510 per month

[Find a Lender](#)

Principal and Interest	\$1,486	Property Taxes	\$497
HOA Dues	\$440	Homeowners' Insurance	\$86

Home Price	Down Payment	Loan Type	Interest Rate	...
\$470,000	25% (\$117,500)	30 Year Fixed	3 %	