

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$1,886.42	\$213.58	4.80%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,440.00	\$56,001.00	4.58%	4.80%

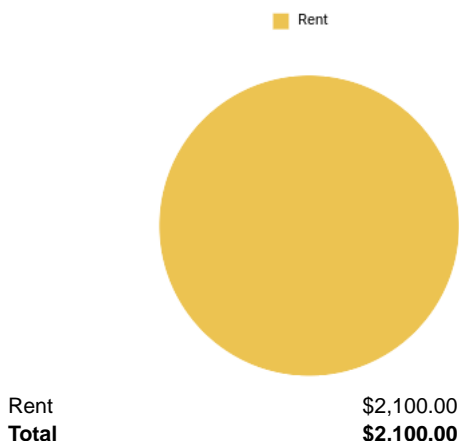
Property Information

Purchase Price:	\$280,000.00
Purchase Closing Costs:	\$1.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$280,001.00
After Repair Value	

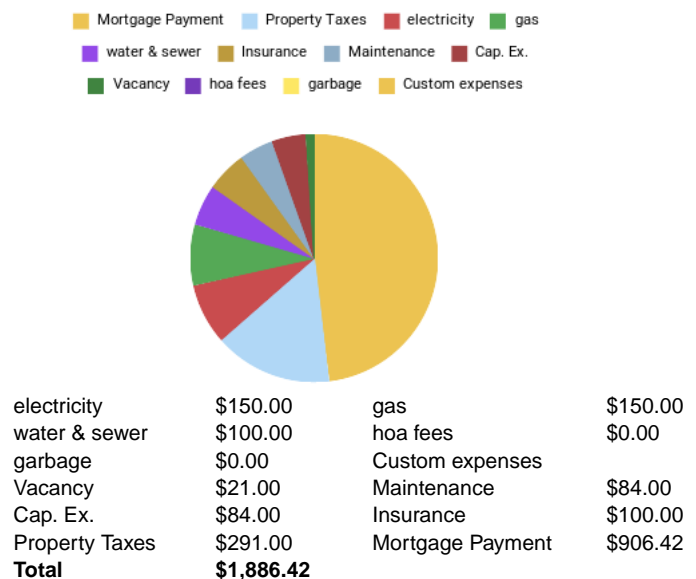
Down Payment:	\$56,000.00
Loan Amount:	\$224,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	1.600%
Monthly P&I:	\$906.42



Income



Expenses



Financial Projections

Total Initial Equity:	-\$224,000.00		
Gross Rent Multiplier:	11.11		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	4.80%	Debt Coverage Ratio:	1.24
ARV based on Cap Rate:	\$280,000.00		

50% Rule Cash Flow Estimates

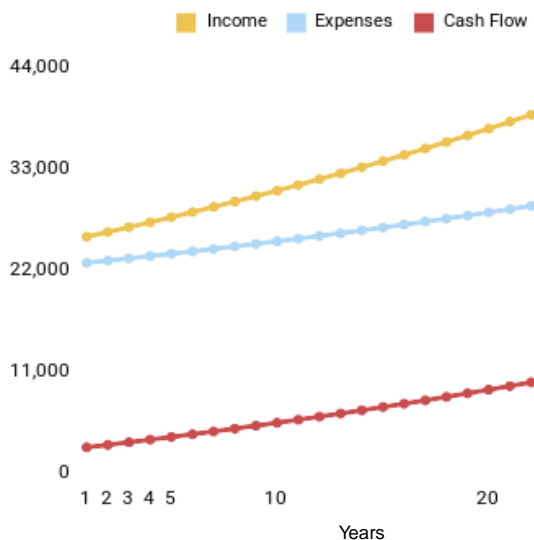
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$906.42
Total Monthly Cash Flow using 50% Rule:	\$143.58

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$22,872	\$23,112	\$23,861	\$25,212	\$26,704	\$28,352	\$21,302
Total Annual Cashflow	\$2,832	\$3,106	\$3,962	\$5,506	\$7,211	\$9,094	\$24,345
Cash on Cash ROI	5.06%	5.55%	7.07%	9.83%	12.88%	16.24%	43.47%
Property Value	\$285,600	\$291,312	\$309,143	\$341,318	\$376,843	\$416,065	\$507,181
Equity	\$68,947	\$82,124	\$123,080	\$196,350	\$276,390	\$363,832	\$507,181
Loan Balance	\$216,653	\$209,188	\$186,063	\$144,968	\$100,453	\$52,233	\$0
Total Profit if Sold	\$15,778	\$32,061	\$84,035	\$181,686	\$294,305	\$423,378	\$735,394
Annualized Total Return	28%	25%	20%	16%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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