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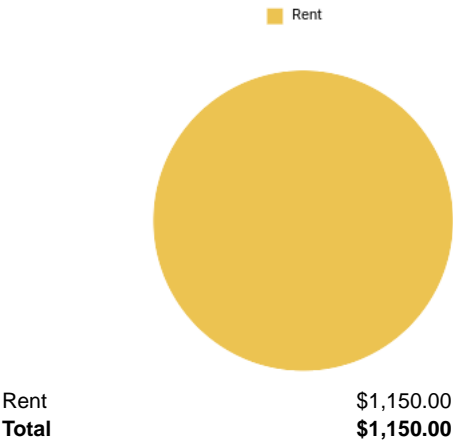
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,150.00	\$672.00	\$478.00	4.25%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,736.00	\$98,500.00	5.82%	6.75%

Property Information

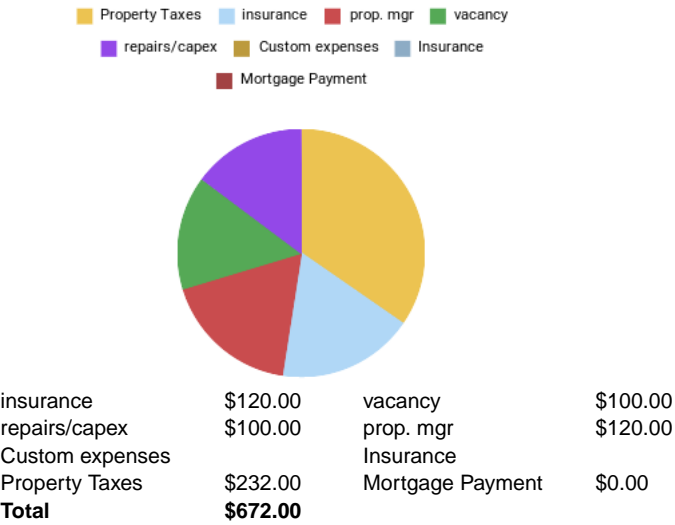
Purchase Price:	\$85,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$10,000.00
<b>Total Cost of Project:</b>	<b>\$98,500.00</b>
After Repair Value	\$135,000.00
Down Payment:	\$85,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.800%
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>



Income



Expenses



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## Financial Projections

Total Initial Equity:	\$135,000.00		
Gross Rent Multiplier:	6.16		
Income-Expense Ratio (2% Rule):	1.17%		
Typical Cap Rate:	6.75%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$85,000.00		

## 50% Rule Cash Flow Estimates

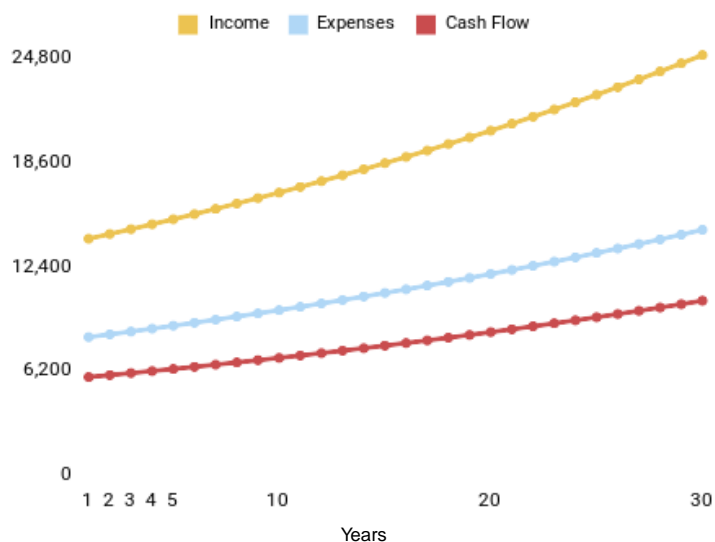
Total Monthly Income:	\$1,150.00
x50% for Expenses:	\$575.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$575.00</b>

## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$14,076	\$14,358	\$15,236	\$16,822	\$18,573	\$20,506	\$24,997
Total Annual Expenses	\$8,225	\$8,390	\$8,903	\$9,830	\$10,853	\$11,983	\$14,607
Total Annual Cashflow	\$5,851	\$5,968	\$6,333	\$6,992	\$7,720	\$8,523	\$10,390
Cash on Cash ROI	5.94%	6.06%	6.43%	7.10%	7.84%	8.65%	10.55%
Property Value	\$137,700	\$140,454	\$149,051	\$164,564	\$181,692	\$200,603	\$244,534
Equity	\$137,700	\$140,454	\$149,051	\$164,564	\$181,692	\$200,603	\$244,534
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$45,051	\$53,772	\$80,998	\$130,128	\$184,371	\$244,260	\$383,386
Annualized Total Return	46%	24%	13%	9%	7%	6%	5%

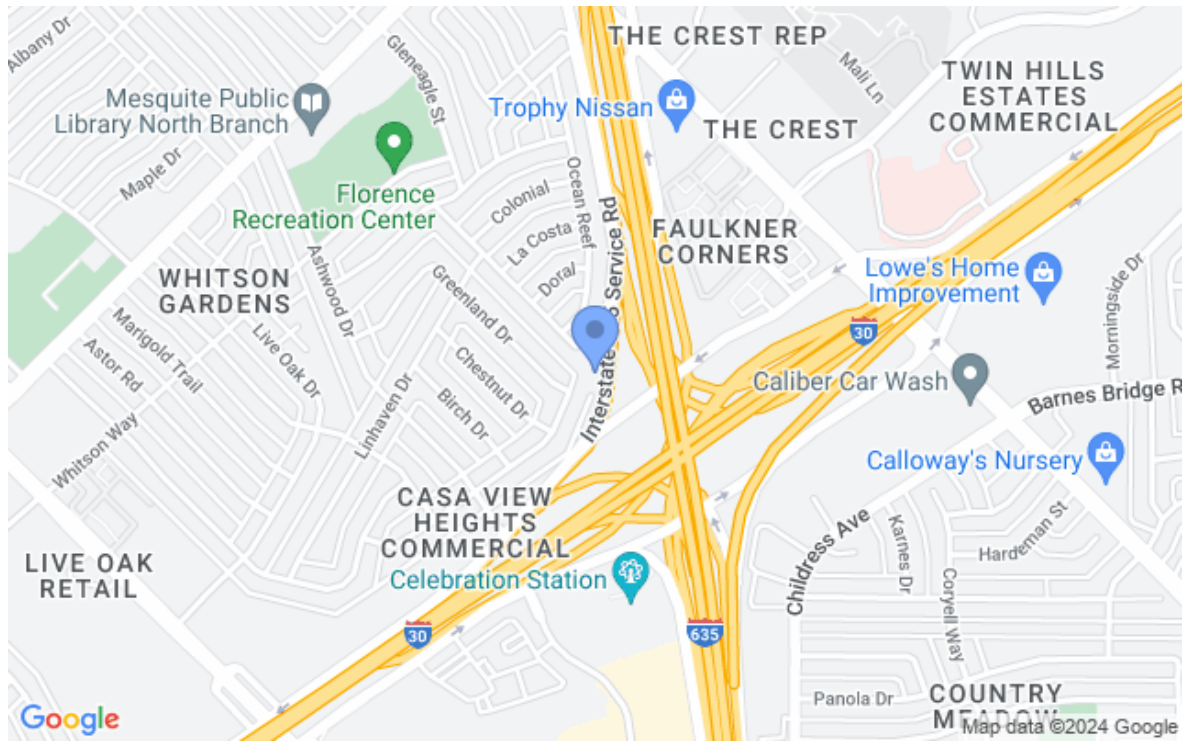
### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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