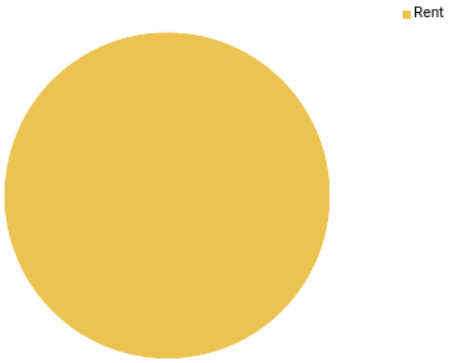
4823 E Meadow Lark Ln

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,700.00	$2,141.17	$558.83	7.46%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$22,392.00	$68,420.00	9.80%	9.33%

Property Information

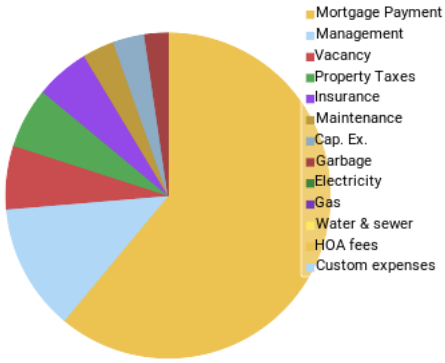
Purchase Price:	$240,000.00
Purchase Closing Costs:	$3,500.00
Estimated Repair Costs:	$15,000.00
Total Cost of Project:	**$258,500.00**
After Repair Value	$300,000.00
Down Payment:	$48,000.00
Loan Amount:	$192,000.00
Loan Points:	1.0
Loan Fees:	$1,920.00
Amortized Over:	30 years
Loan Interest Rate:	7.230%
Monthly P&I:	**$1,307.17**

Income



Rent	$2,700.00
Total	**$2,700.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$50.00	Custom expenses	
Vacancy	$135.00	Maintenance	$67.50
Cap. Ex.	$67.50	Management	$270.00
Insurance	$115.00	Property Taxes	$129.00
Mortgage Payment	$1,307.17		
Total	**$2,141.17**		

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Financial Projections

Total Initial Equity:	$108,000.00		
Gross Rent Multiplier:	7.41		
Income-Expense Ratio (2% Rule):	1.04%		
Typical Cap Rate:	9.33%	Debt Coverage Ratio:	1.43
ARV based on Cap Rate:	$240,000.00		

50% Rule Cash Flow Estimates

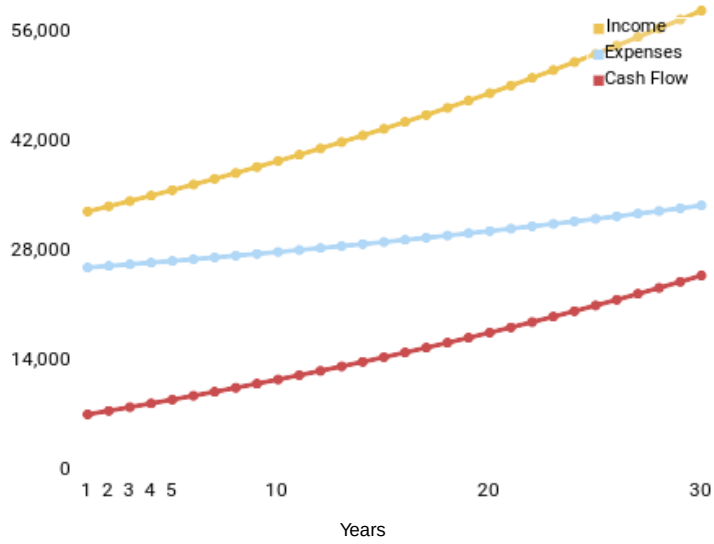
Total Monthly Income:	$2,700.00
x50% for Expenses:	$1,350.00
Monthly Payment/Interest Payment:	$1,307.17
Total Monthly Cash Flow using 50% Rule:	**$42.83**

Analysis Over Time

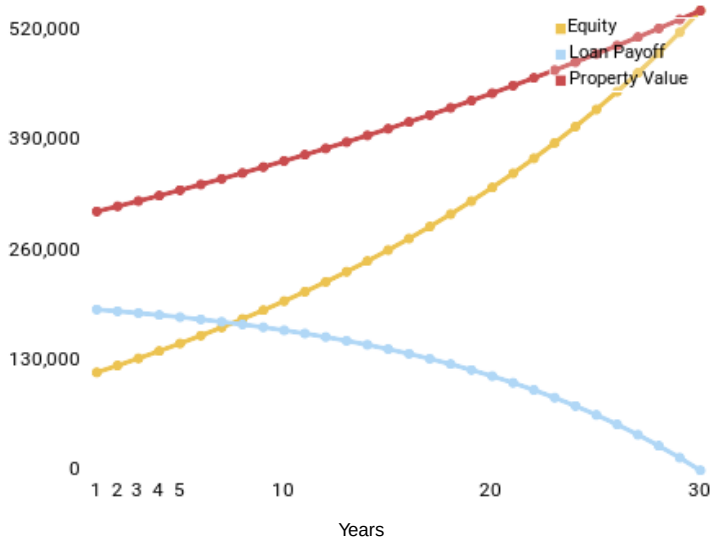
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$33,048	$33,709	$35,772	$39,495	$43,606	$48,145	$58,688
Total Annual Expenses	$25,894	$26,098	$26,736	$27,886	$29,156	$30,557	$33,814
Total Annual Cashflow	$7,154	$7,611	$9,036	$11,610	$14,451	$17,587	$24,874
Cash on Cash ROI	10.46%	11.12%	13.21%	16.97%	21.12%	25.70%	36.35%
Property Value	$306,000	$312,120	$331,224	$365,698	$403,761	$445,784	$543,408
Equity	$115,866	$123,990	$150,054	$200,058	$260,388	$334,343	$543,408
Loan Balance	$190,134	$188,130	$181,170	$165,640	$143,372	$111,441	$0
Total Profit if Sold	$31,649	$46,926	$97,221	$197,440	$321,374	$473,715	$890,218
Compound Annual Growth Rate	46%	30%	19%	15%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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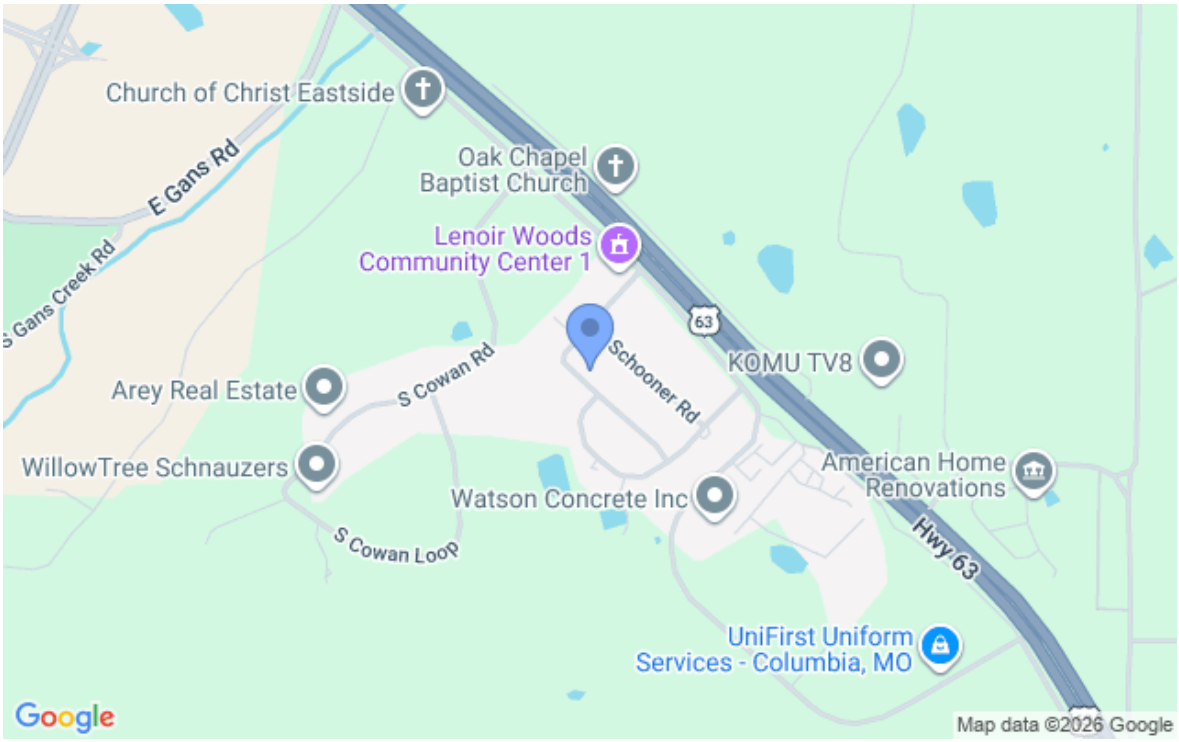

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