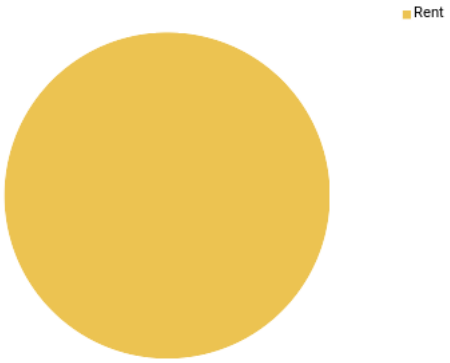
2962 NW Van Buren Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,800.00	$4,612.88	-$812.88	4.99%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$31,176.00	$138,500.00	-7.04%	4.99%

Property Information

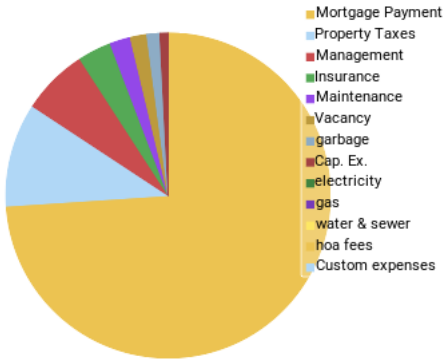
Purchase Price:	$625,000.00
Purchase Closing Costs:	$6,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$631,000.00**
After Repair Value	
Down Payment:	$125,000.00
Loan Amount:	$500,000.00
Loan Points:	1.5
Loan Fees:	$7,500.00
Amortized Over:	30 years
Loan Interest Rate:	7.250%
Monthly P&I:	**$3,410.88**

Income



Rent	$3,800.00
Total	**$3,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$60.00	Custom expenses	
Vacancy	$76.00	Maintenance	$95.00
Cap. Ex.	$38.00	Management	$304.00
Insurance	$154.00	Property Taxes	$475.00
Mortgage Payment	$3,410.88		
Total	**$4,612.88**		

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Financial Projections

Total Initial Equity:	-$500,000.00		
Gross Rent Multiplier:	13.71		
Income-Expense Ratio (2% Rule):	0.60%		
Typical Cap Rate:	4.99%	Debt Coverage Ratio:	0.76
ARV based on Cap Rate:	$625,000.00		

50% Rule Cash Flow Estimates

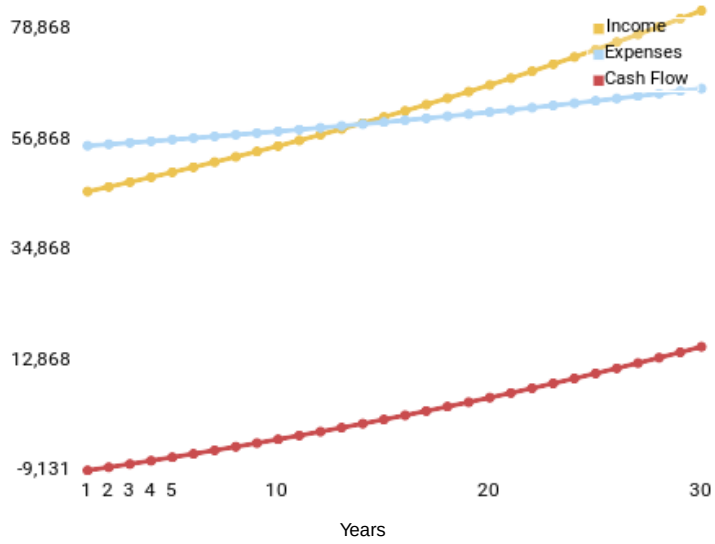
Total Monthly Income:	$3,800.00
x50% for Expenses:	$1,900.00
Monthly Payment/Interest Payment:	$3,410.88
Total Monthly Cash Flow using 50% Rule:	**-$1,510.88**

Analysis Over Time

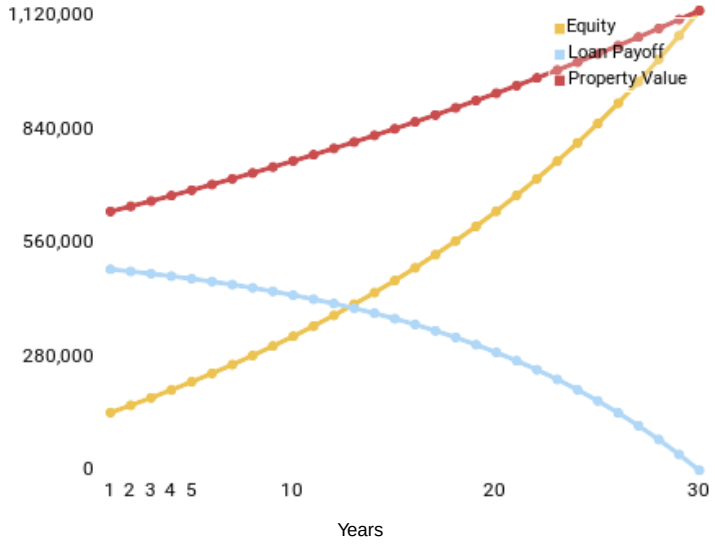
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$46,512	$47,442	$50,346	$55,586	$61,372	$67,759	$82,598
Total Annual Expenses	$55,643	$55,937	$56,856	$58,513	$60,343	$62,364	$67,058
Total Annual Cashflow	-$9,131	-$8,495	-$6,510	-$2,927	$1,028	$5,395	$15,540
Cash on Cash ROI	-6.59%	-6.13%	-4.70%	-2.11%	0.74%	3.90%	11.22%
Property Value	$637,500	$650,250	$690,051	$761,872	$841,168	$928,717	$1,132,101
Equity	$142,339	$160,291	$218,157	$330,320	$467,521	$638,185	$1,132,101
Loan Balance	$495,161	$489,959	$471,894	$431,552	$373,647	$290,532	$0
Total Profit if Sold	-$53,104	-$44,604	-$11,264	$73,570	$201,897	$384,064	$970,822
Compound Annual Growth Rate	-38%	-18%	-2%	4%	6%	7%	7%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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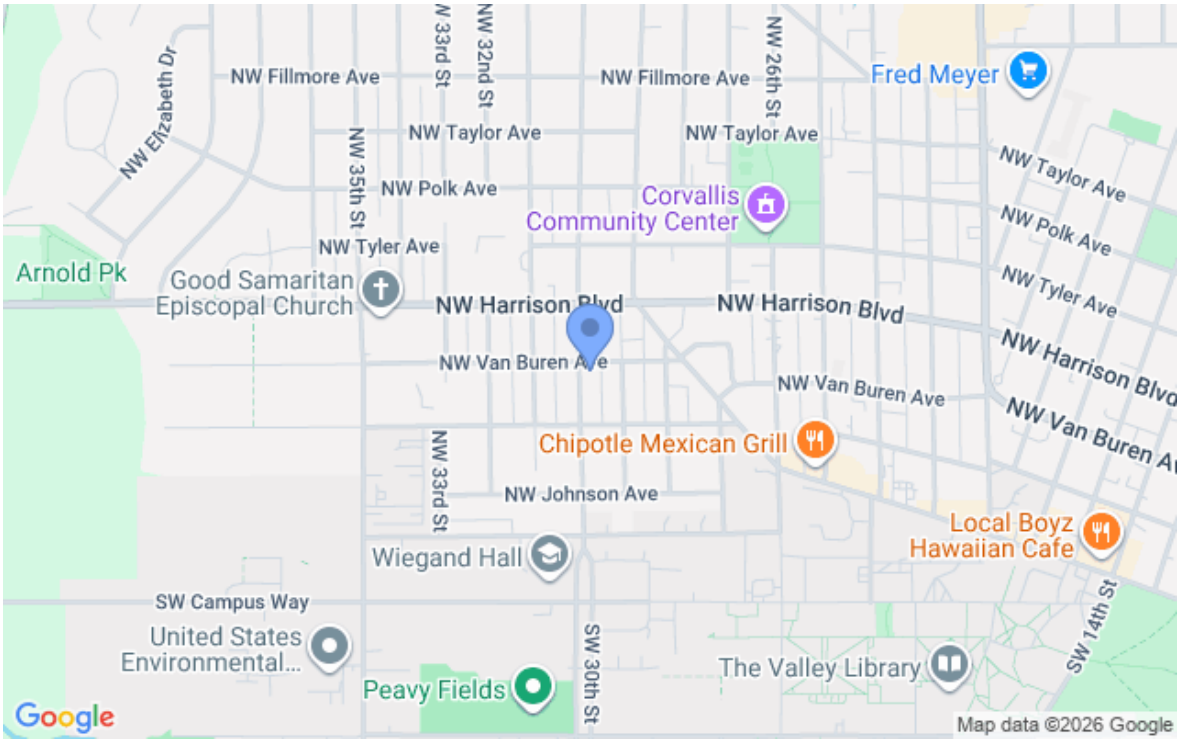

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