

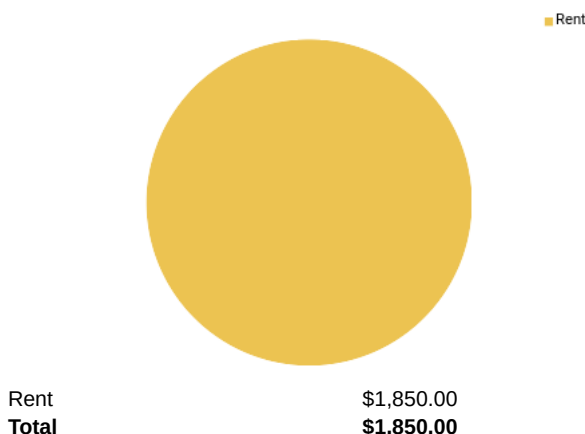
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,850.00	\$1,926.67	-\$76.67	4.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,400.00	\$68,750.00	-1.34%	4.47%

Property Information

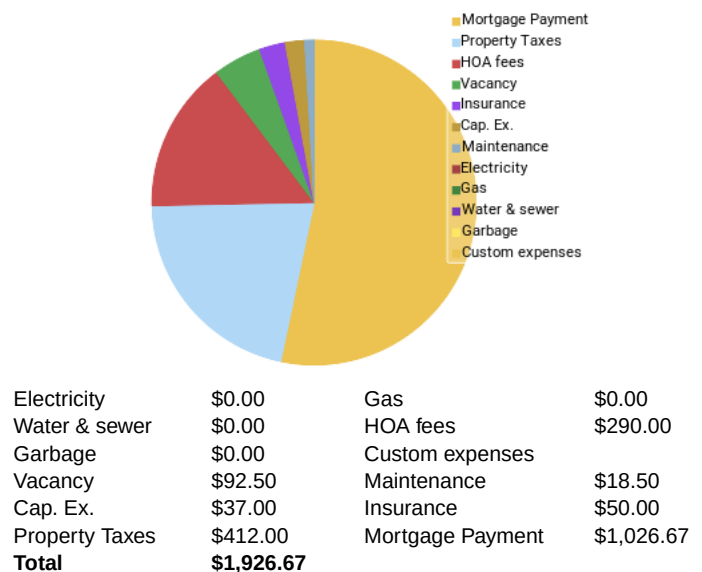
Purchase Price:	\$255,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$260,000.00
After Repair Value	

Down Payment:	\$63,750.00
Loan Amount:	\$191,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,026.67

Income



Expenses



Financial Projections

Total Initial Equity:	-\$191,250.00		
Gross Rent Multiplier:	11.49		
Income-Expense Ratio (2% Rule):	0.71%		
Typical Cap Rate:	4.47%	Debt Coverage Ratio:	0.93
ARV based on Cap Rate:	\$255,000.00		

50% Rule Cash Flow Estimates

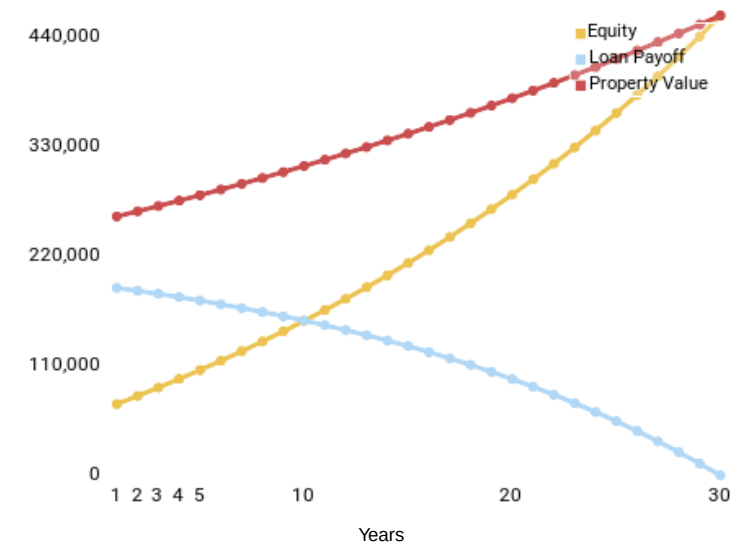
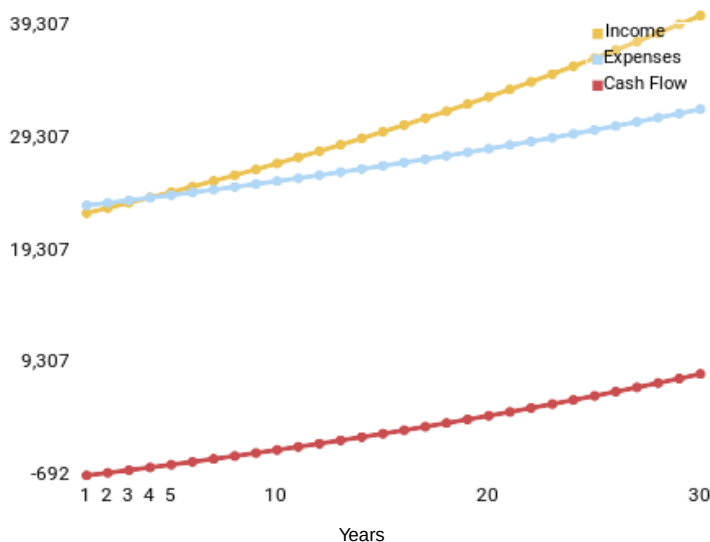
Total Monthly Income:	\$1,850.00
x50% for Expenses:	\$925.00
Monthly Payment/Interest Payment:	\$1,026.67
Total Monthly Cash Flow using 50% Rule:	-\$101.67

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	\$22,644	\$23,097	\$24,511	\$27,062	\$29,878	\$32,988	\$40,212
Total Annual Expenses	\$23,336	\$23,556	\$24,244	\$25,485	\$26,855	\$28,368	\$31,883
Total Annual Cashflow	-\$692	-\$459	\$266	\$1,576	\$3,023	\$4,620	\$8,329
Cash on Cash ROI	-1.01%	-0.67%	0.39%	2.29%	4.40%	6.72%	12.12%
Property Value	\$260,100	\$265,302	\$281,541	\$310,844	\$343,196	\$378,917	\$461,897
Equity	\$71,672	\$79,840	\$105,918	\$155,277	\$213,368	\$282,121	\$461,897
Loan Balance	\$188,428	\$185,462	\$175,622	\$155,567	\$129,828	\$96,796	\$0
Total Profit if Sold	-\$17,278	-\$9,960	\$14,965	\$67,336	\$135,166	\$221,081	\$460,629
Compound Annual Growth Rate	-25%	-8%	4%	7%	8%	7%	7%

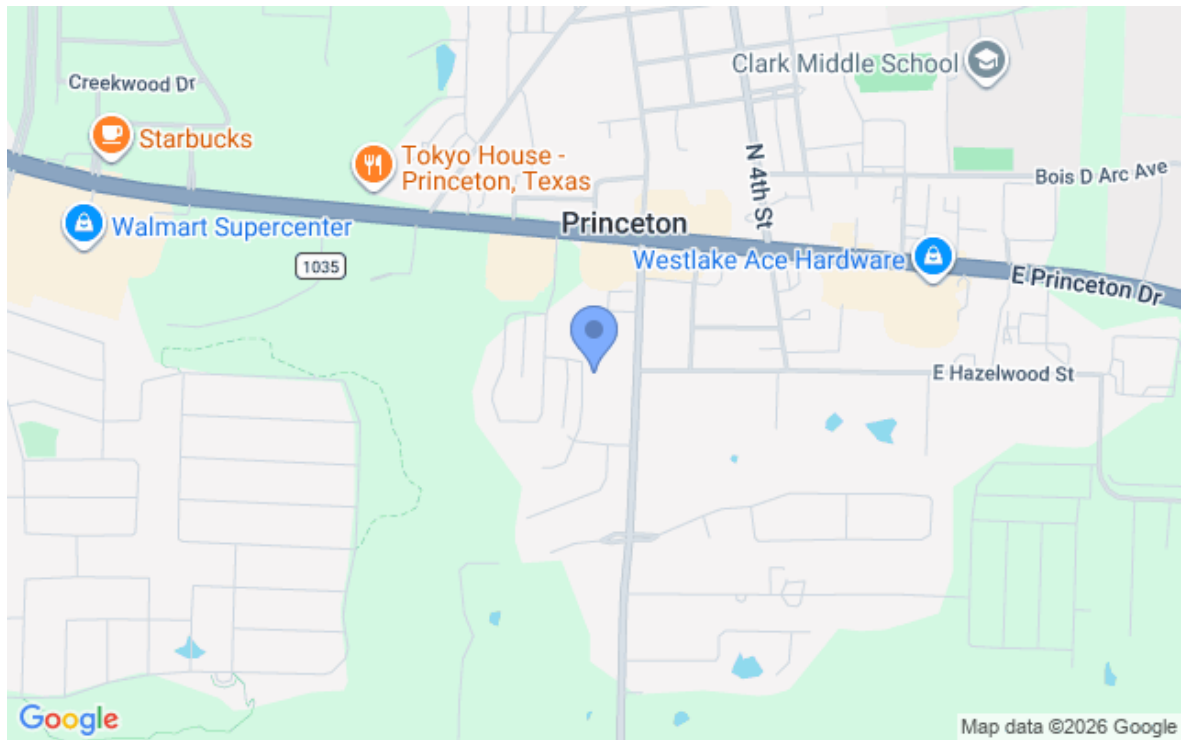
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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