



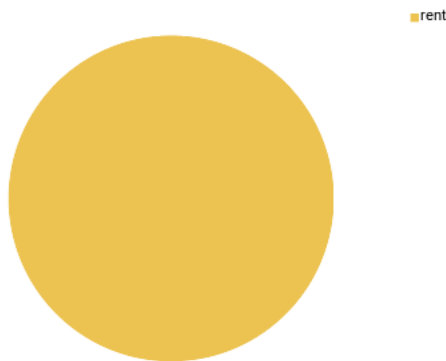
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$919.00	\$431.00	4.50%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,172.00	\$117,000.00	4.42%	4.50%

Property Information

Purchase Price:	\$115,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$117,000.00
After Repair Value	

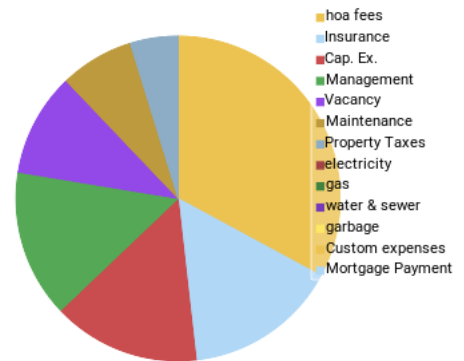
Down Payment:	\$115,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



rent	\$1,350.00
Total	\$1,350.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$302.00
garbage	\$0.00	Custom expenses	\$67.50
Vacancy	\$94.50	Maintenance	\$67.50
Cap. Ex.	\$135.00	Management	\$135.00
Insurance	\$141.00	Property Taxes	\$44.00
Mortgage Payment	\$0.00		
Total	\$919.00		

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Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	7.10		
Income-Expense Ratio (2% Rule):	1.15%		
Typical Cap Rate:	4.50%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$115,000.00		

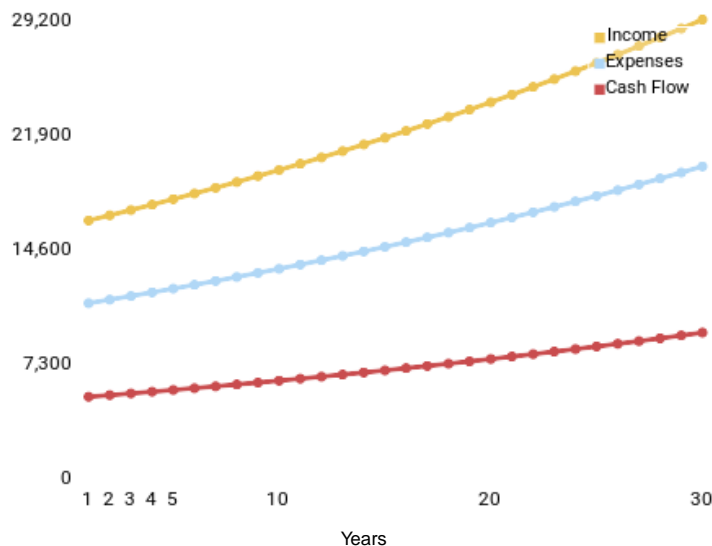
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$675.00

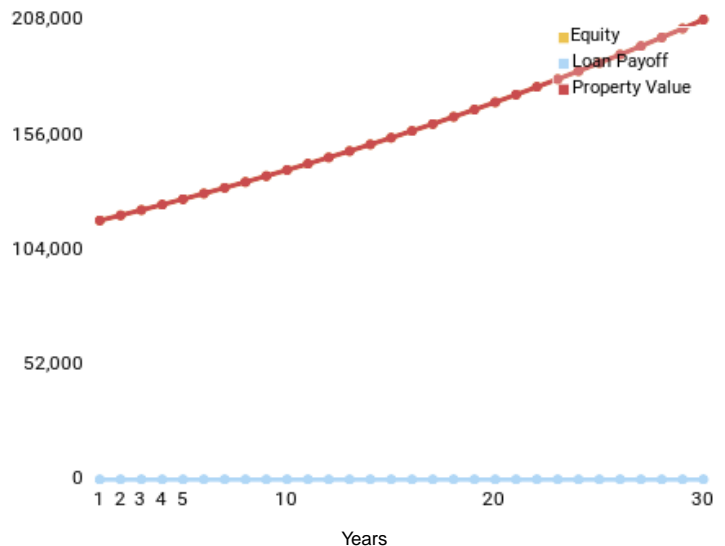
Analysis Over Time

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	\$16,524	\$16,854	\$17,886	\$19,748	\$21,803	\$24,072	\$29,344
Total Annual Expenses	\$11,249	\$11,474	\$12,176	\$13,443	\$14,842	\$16,387	\$19,976
Total Annual Cashflow	\$5,275	\$5,381	\$5,710	\$6,305	\$6,961	\$7,685	\$9,368
Cash on Cash ROI	4.51%	4.60%	4.88%	5.39%	5.95%	6.57%	8.01%
Property Value	\$117,300	\$119,646	\$126,969	\$140,184	\$154,775	\$170,884	\$208,307
Equity	\$117,300	\$119,646	\$126,969	\$140,184	\$154,775	\$170,884	\$208,307
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$5,575	\$13,302	\$37,423	\$80,949	\$129,005	\$182,063	\$305,321
Compound Annual Growth Rate	5%	6%	6%	5%	5%	5%	4%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

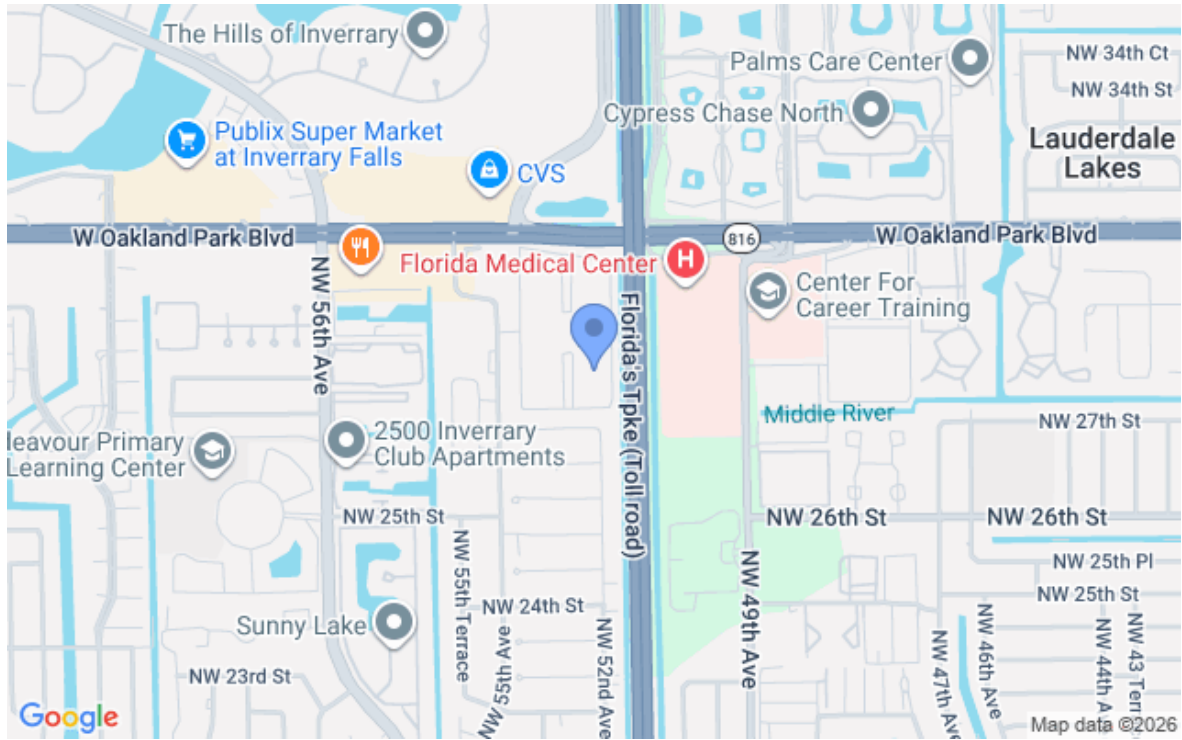


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House Size (sq. ft)
Year Built

1080.0
1974



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