

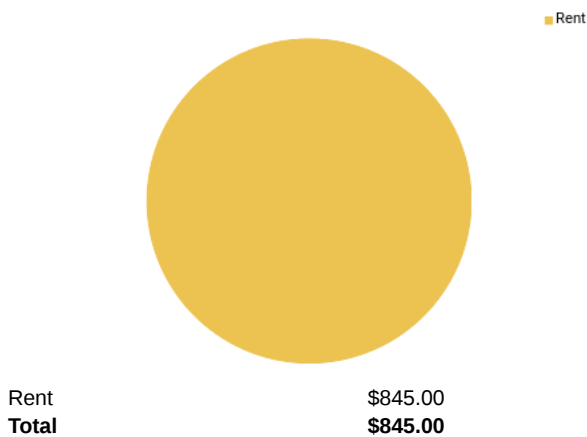
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$845.00	\$1,068.39	-\$223.39	3.83%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,589.40	\$34,975.00	-7.66%	3.83%

Property Information

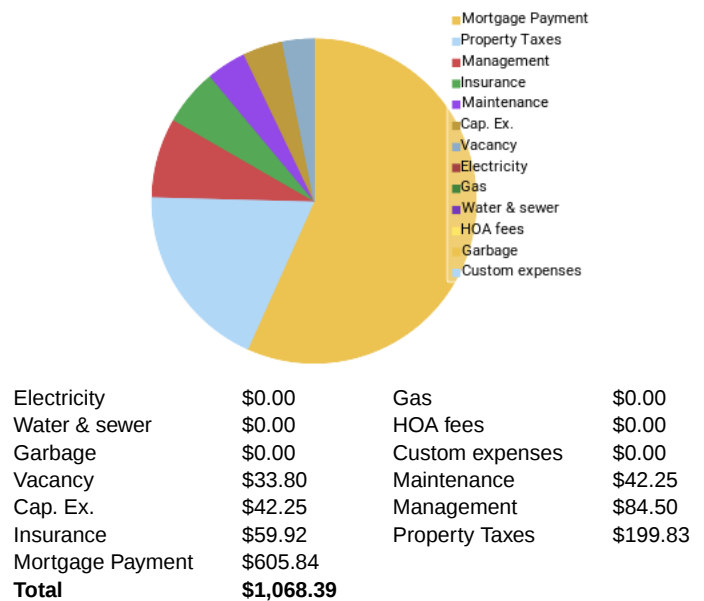
Purchase Price:	\$119,900.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$124,900.00
After Repair Value	

Down Payment:	\$29,975.00
Loan Amount:	\$89,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	\$605.84

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$89,925.00		
Gross Rent Multiplier:		11.82		
Income-Expense Ratio (2% Rule):		0.68%		
Typical Cap Rate:		3.83%	Debt Coverage Ratio:	0.63
ARV based on Cap Rate:		\$119,900.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$845.00
x50% for Expenses:	\$422.50
Monthly Payment/Interest Payment:	\$605.84
Total Monthly Cash Flow using 50% Rule:	-\$183.34

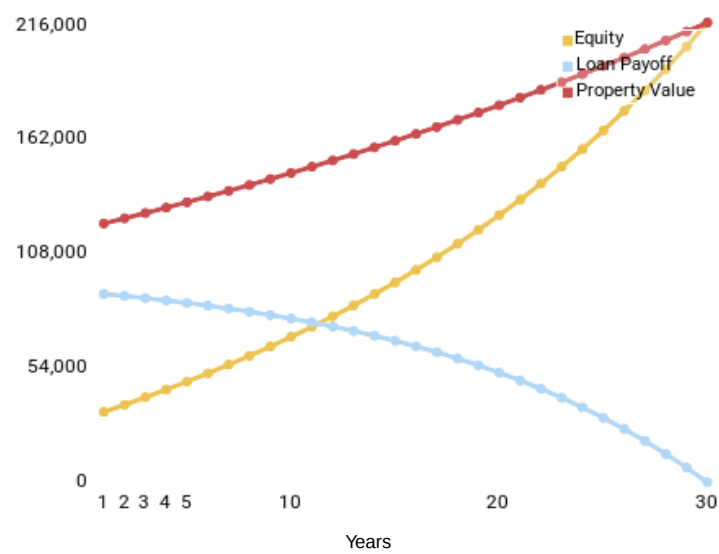
Analysis Over Time

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	\$10,343	\$10,550	\$11,195	\$12,361	\$13,647	\$15,068	\$18,367
Total Annual Expenses	\$12,932	\$13,045	\$13,398	\$14,036	\$14,740	\$15,518	\$17,324
Total Annual Cashflow	-\$2,589	-\$2,495	-\$2,203	-\$1,676	-\$1,093	-\$450	\$1,043
Cash on Cash ROI	-7.40%	-7.13%	-6.30%	-4.79%	-3.13%	-1.29%	2.98%
Property Value	\$122,298	\$124,744	\$132,379	\$146,157	\$161,370	\$178,165	\$217,182
Equity	\$33,265	\$36,668	\$47,619	\$68,765	\$94,487	\$126,275	\$217,182
Loan Balance	\$89,033	\$88,076	\$84,760	\$77,392	\$66,882	\$51,891	\$0
Total Profit if Sold	-\$12,860	-\$12,123	-\$8,612	\$2,116	\$20,119	\$47,167	\$138,808
Compound Annual Growth Rate	-37%	-19%	-5%	1%	3%	4%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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