1813 Asbury St

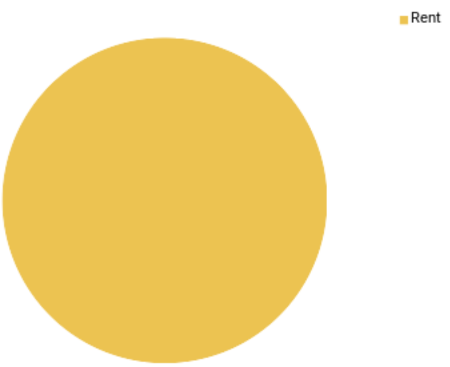
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,200.00	$2,211.69	-$11.69	5.63%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$13,227.96	$60,750.00	-0.23%	5.63%

Property Information

Purchase Price:	$235,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$237,000.00**
After Repair Value	

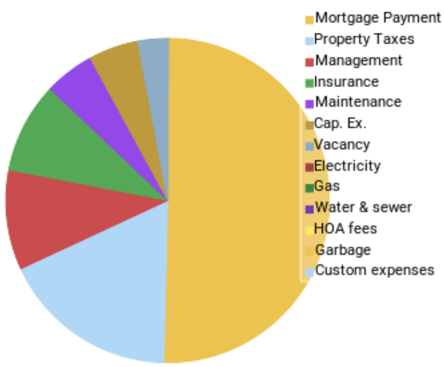
Down Payment:	$58,750.00
Loan Amount:	$176,250.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$1,114.02**

Income



Rent	$2,200.00
Total	**$2,200.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$66.00	Maintenance	$110.00
Cap. Ex.	$110.00	Management	$220.00
Insurance	$200.00	Property Taxes	$391.67
Mortgage Payment	$1,114.02		
Total	**$2,211.69**		

Financial Projections

Total Initial Equity:	-$176,250.00		
Gross Rent Multiplier:	8.90		
Income-Expense Ratio (2% Rule):	0.93%		
Typical Cap Rate:	5.63%	Debt Coverage Ratio:	0.99
ARV based on Cap Rate:	$235,000.00		

50% Rule Cash Flow Estimates

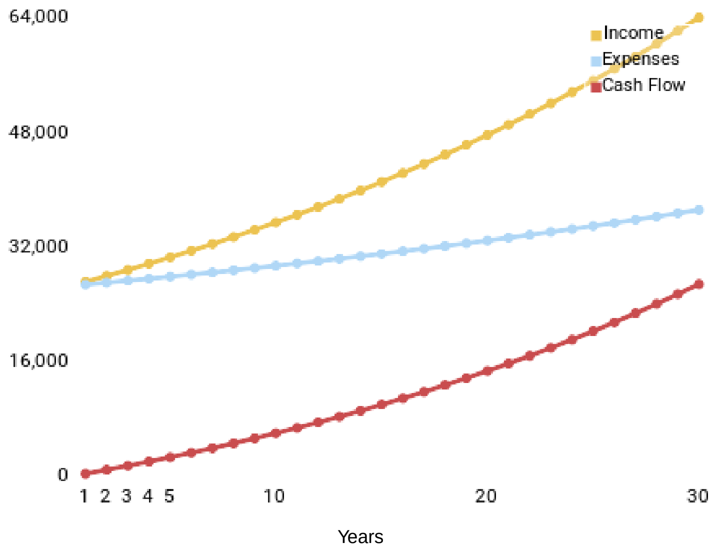
Total Monthly Income:	$2,200.00
x50% for Expenses:	$1,100.00
Monthly Payment/Interest Payment:	$1,114.02
Total Monthly Cash Flow using 50% Rule:	**-$14.02**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$27,192	$28,008	$30,605	$35,479	$41,130	$47,681	$64,080
Total Annual Expenses	$26,804	$27,072	$27,911	$29,425	$31,096	$32,941	$37,228
Total Annual Cashflow	$388	$935	$2,694	$6,055	$10,034	$14,740	$26,852
Cash on Cash ROI	0.64%	1.54%	4.43%	9.97%	16.52%	24.26%	44.20%
Property Value	$244,400	$254,176	$285,913	$347,857	$423,222	$514,914	$762,198
Equity	$70,120	$81,998	$120,924	$198,439	$295,336	$416,804	$762,198
Loan Balance	$174,280	$172,178	$164,989	$149,418	$127,885	$98,110	$0
Total Profit if Sold	-$7,350	$4,779	$47,766	$144,268	$277,833	$456,858	$995,666
Compound Annual Growth Rate	-12%	4%	12%	13%	12%	11%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)