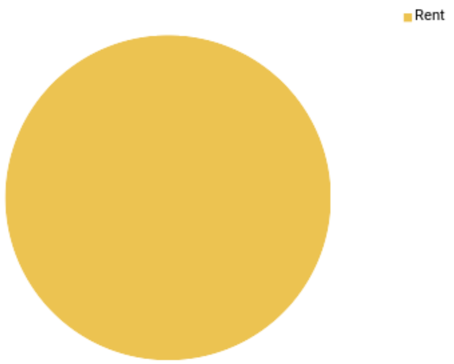
5011 Daisy Blossom

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,100.00	$712.54	$387.46	9.47%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,104.00	$30,285.84	15.35%	9.47%

Property Information

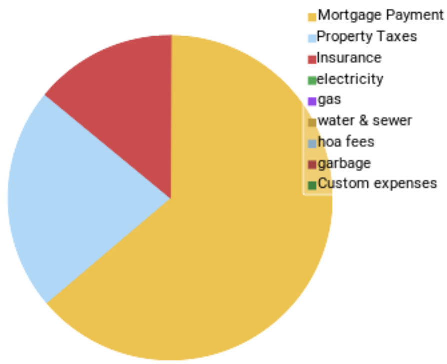
Purchase Price:	$106,739.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$108,739.00**
After Repair Value	
Down Payment:	$26,684.75
Loan Amount:	$80,054.25
Loan Points:	2.0
Loan Fees:	$1,601.09
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	**$454.54**

Income



Rent	$1,100.00
Total	**$1,100.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Insurance	$100.00	Property Taxes	$158.00
Mortgage Payment	$454.54		
Total	**$712.54**		

Financial Projections

Total Initial Equity:	-$80,054.25		
Gross Rent Multiplier:	8.09		
Income-Expense Ratio (2% Rule):	1.01%		
Typical Cap Rate:	9.47%	Debt Coverage Ratio:	1.85
ARV based on Cap Rate:	$106,739.00		

50% Rule Cash Flow Estimates

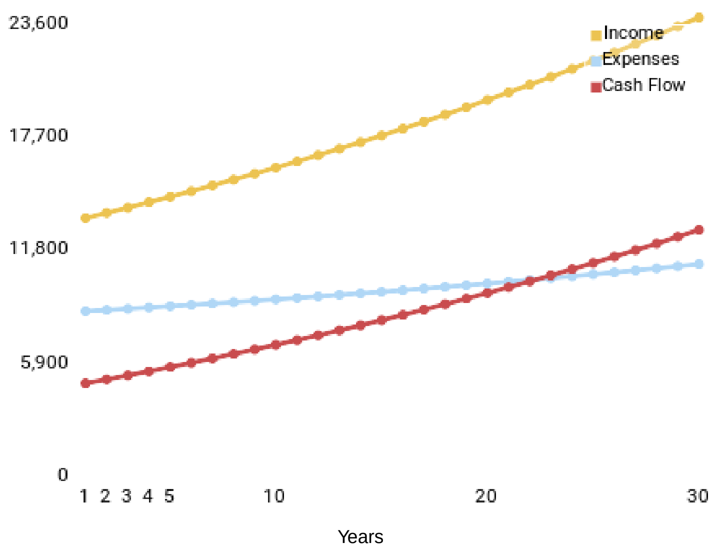
Total Monthly Income:	$1,100.00
x50% for Expenses:	$550.00
Monthly Payment/Interest Payment:	$454.54
Total Monthly Cash Flow using 50% Rule:	**$95.46**

Analysis Over Time

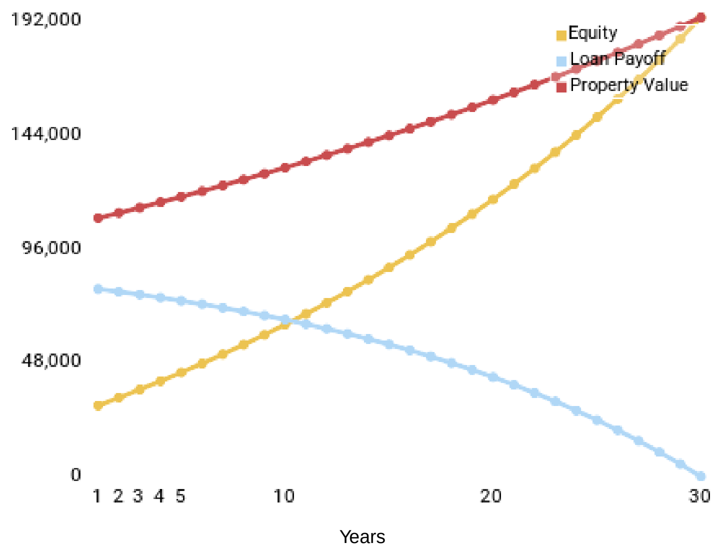
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

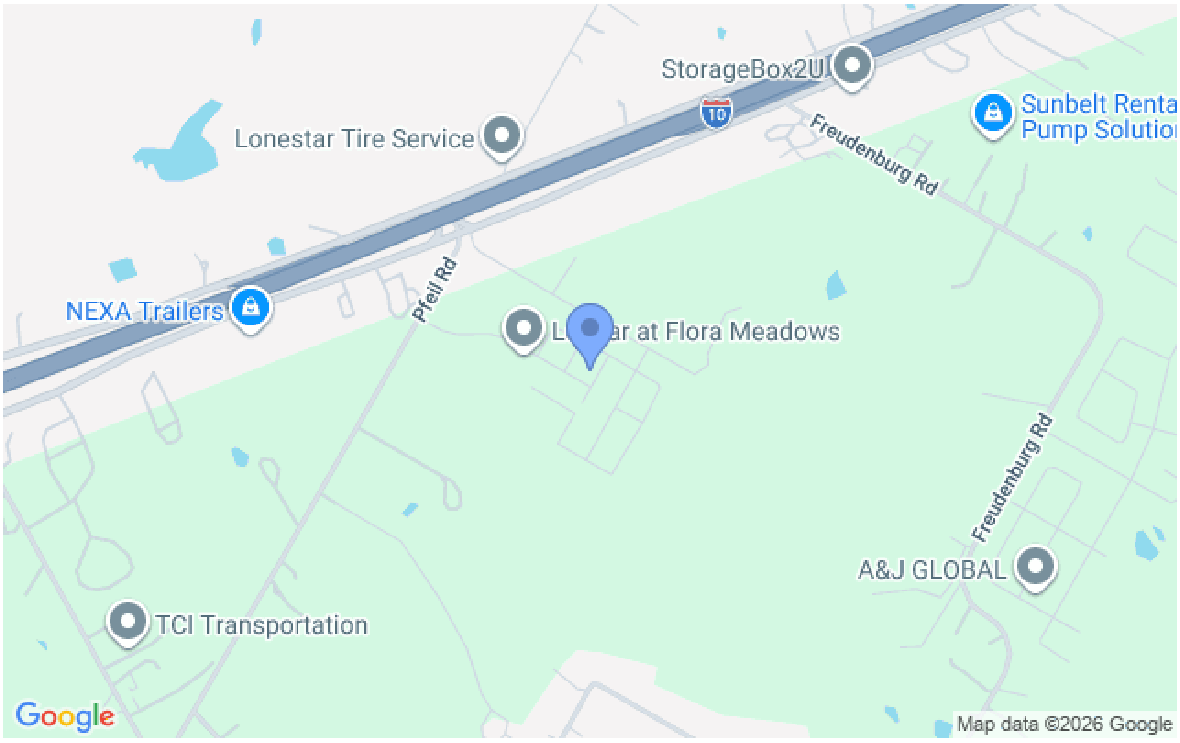
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$13,464	$13,733	$14,574	$16,091	$17,765	$19,615	$23,910
Total Annual Expenses	$8,612	$8,676	$8,873	$9,228	$9,621	$10,055	$11,062
Total Annual Cashflow	$4,852	$5,058	$5,701	$6,862	$8,144	$9,560	$12,848
Cash on Cash ROI	16.02%	16.70%	18.82%	22.66%	26.89%	31.56%	42.42%
Property Value	$108,874	$111,051	$117,848	$130,114	$143,657	$158,609	$193,343
Equity	$29,898	$33,215	$43,830	$64,037	$88,027	$116,726	$193,343
Loan Balance	$78,976	$77,837	$74,019	$66,078	$55,629	$41,883	$0
Total Profit if Sold	-$3,702	$4,509	$31,066	$82,296	$143,377	$215,865	$403,020
Compound Annual Growth Rate	-12%	7%	15%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





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