

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,050.00	\$555.47	\$494.53	16.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,226.00	\$15,000.00	39.56%	16.45%

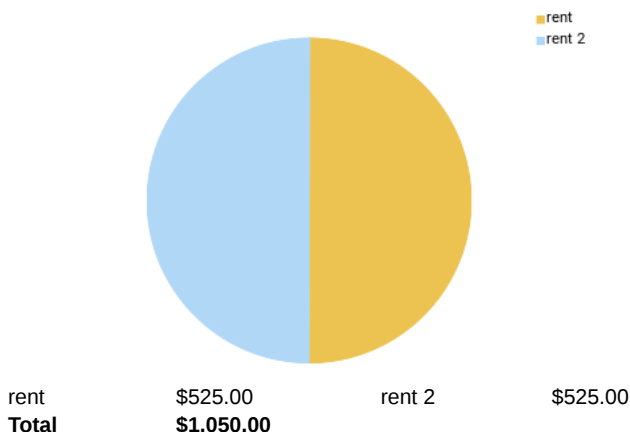
Property Information

Purchase Price:	\$50,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$55,000.00
After Repair Value	

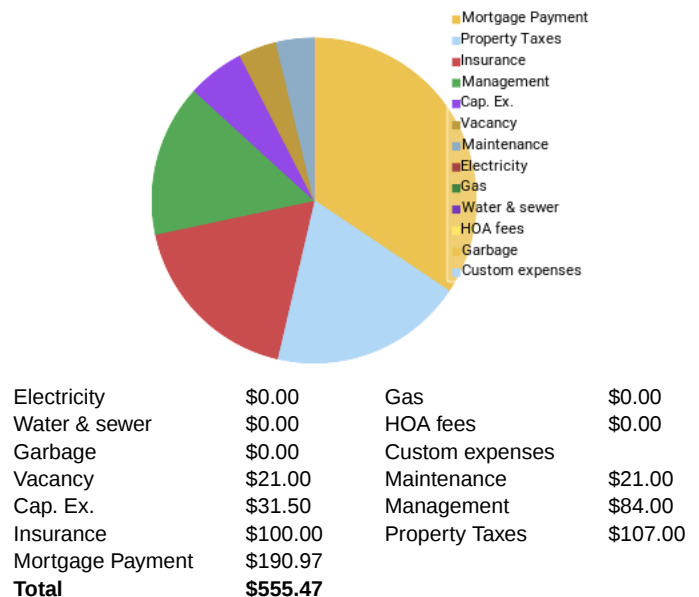
Down Payment:	\$10,000.00
Loan Amount:	\$40,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$190.97



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$40,000.00	
Gross Rent Multiplier:		3.97	
Income-Expense Ratio (2% Rule):		1.91%	
Typical Cap Rate:		16.45%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$50,000.00	3.59

50% Rule Cash Flow Estimates

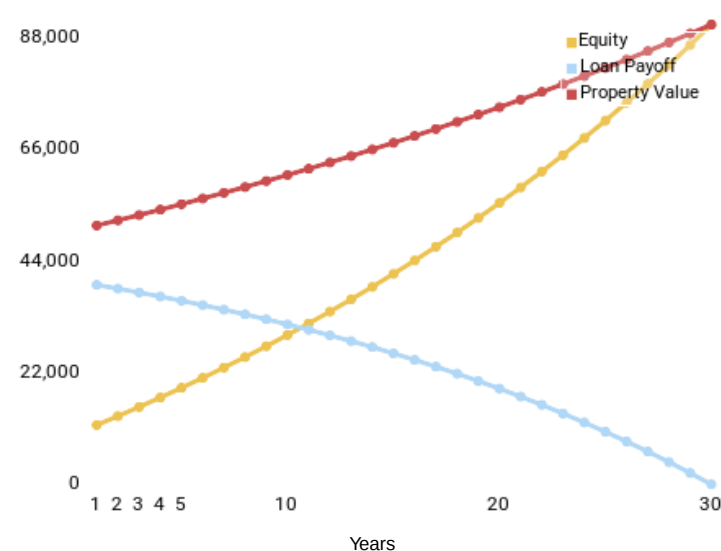
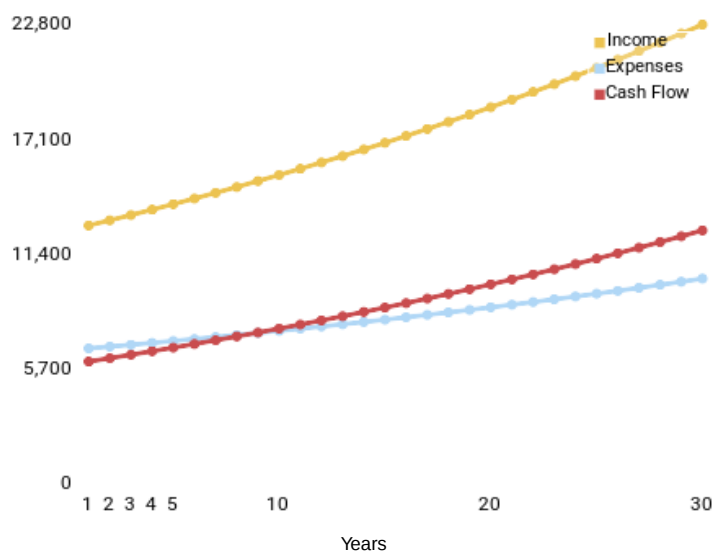
Total Monthly Income:	\$1,050.00
x50% for Expenses:	\$525.00
Monthly Payment/Interest Payment:	\$190.97
Total Monthly Cash Flow using 50% Rule:	\$334.03

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	\$12,852	\$13,109	\$13,911	\$15,359	\$16,958	\$18,723	\$22,823
Total Annual Expenses	\$6,753	\$6,842	\$7,121	\$7,623	\$8,178	\$8,791	\$10,214
Total Annual Cashflow	\$6,099	\$6,267	\$6,791	\$7,736	\$8,780	\$9,932	\$12,609
Cash on Cash ROI	40.66%	41.78%	45.27%	51.57%	58.53%	66.21%	84.06%
Property Value	\$51,000	\$52,020	\$55,204	\$60,950	\$67,293	\$74,297	\$90,568
Equity	\$11,704	\$13,458	\$19,025	\$29,436	\$41,476	\$55,436	\$90,568
Loan Balance	\$39,296	\$38,562	\$36,179	\$31,514	\$25,817	\$18,862	\$0
Total Profit if Sold	-\$1,022	\$6,922	\$32,091	\$78,823	\$132,156	\$192,899	\$340,415
Compound Annual Growth Rate	-7%	21%	26%	20%	16%	14%	11%

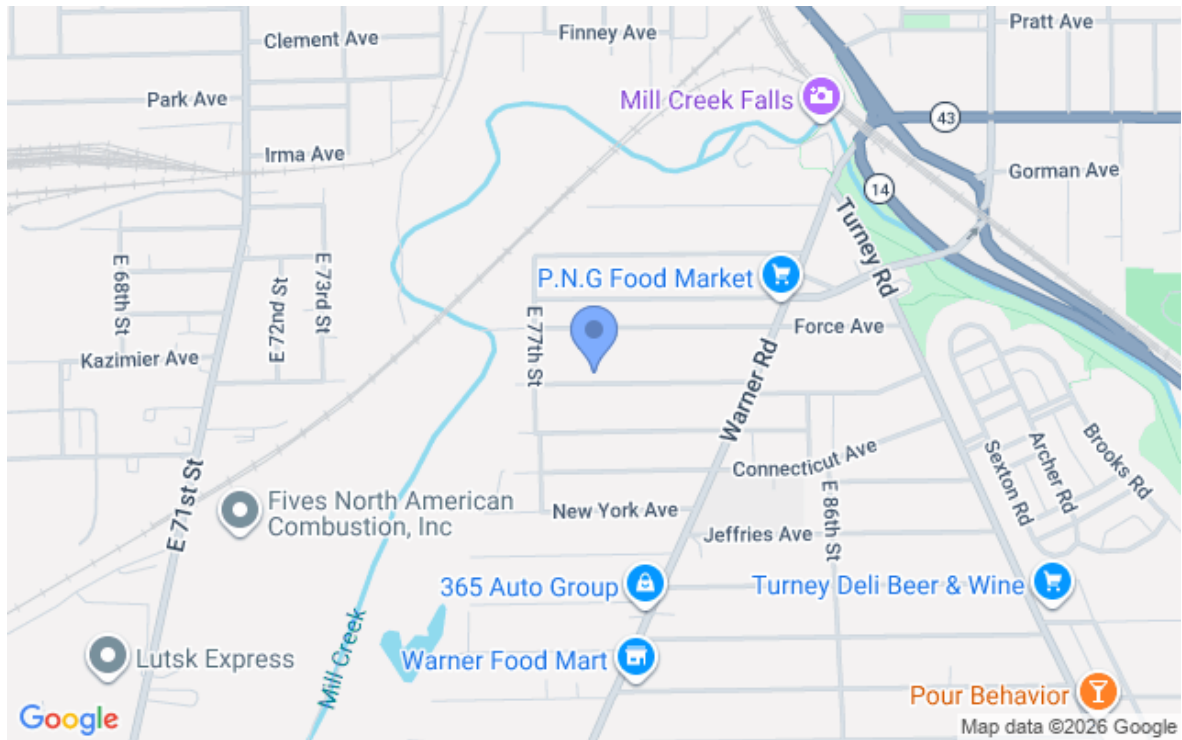
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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