202 N Hamilton Ave

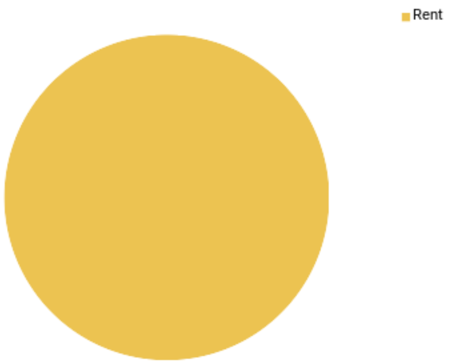
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,035.00	$4,200.25	-$165.25	5.43%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$26,620.20	$122,500.00	-1.62%	5.43%

Property Information

Purchase Price:	$490,000.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$490,000.00**
After Repair Value	

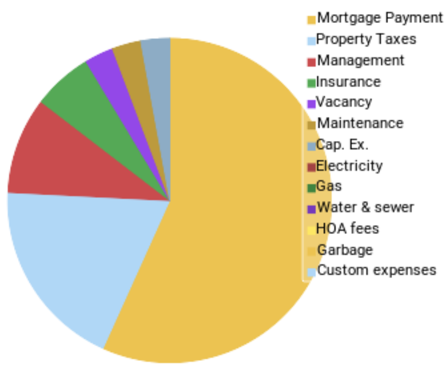
Down Payment:	$122,500.00
Loan Amount:	$367,500.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.750%
Monthly P&I:	**$2,383.60**

Income



Rent	$4,035.00
Total	**$4,035.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$121.05	Maintenance	$121.05
Cap. Ex.	$121.05	Management	$403.50
Insurance	$250.00	Property Taxes	$800.00
Mortgage Payment	$2,383.60		
Total	**$4,200.25**		

Financial Projections

Total Initial Equity:	-$367,500.00		
Gross Rent Multiplier:	10.12		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	5.43%	Debt Coverage Ratio:	0.93
ARV based on Cap Rate:	$490,000.00		

50% Rule Cash Flow Estimates

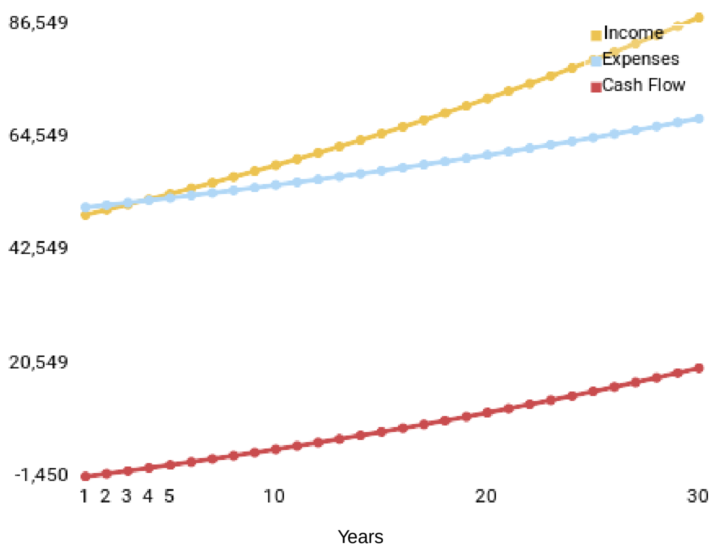
Total Monthly Income:	$4,035.00
x50% for Expenses:	$2,017.50
Monthly Payment/Interest Payment:	$2,383.60
Total Monthly Cash Flow using 50% Rule:	**-$366.10**

Analysis Over Time

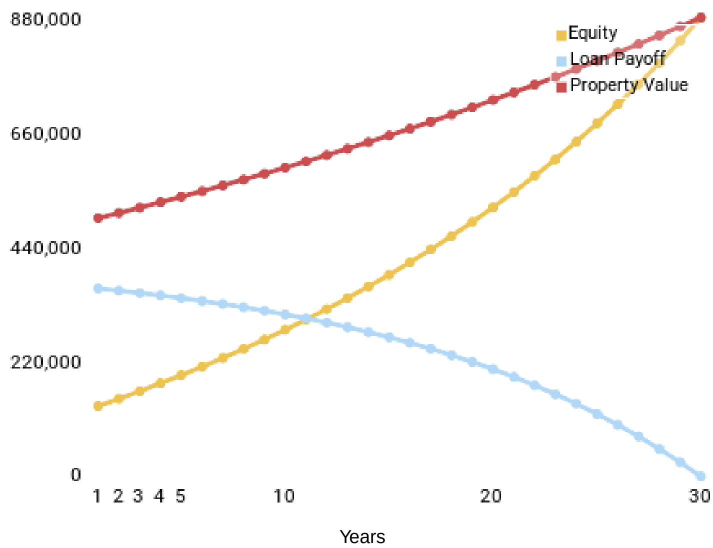
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$49,388	$50,376	$53,460	$59,024	$65,167	$71,950	$87,706
Total Annual Expenses	$50,839	$51,284	$52,672	$55,177	$57,943	$60,997	$68,090
Total Annual Cashflow	-$1,451	-$908	$788	$3,847	$7,224	$10,953	$19,616
Cash on Cash ROI	-1.18%	-0.74%	0.64%	3.14%	5.90%	8.94%	16.01%
Property Value	$499,800	$509,796	$541,000	$597,307	$659,475	$728,114	$887,567
Equity	$136,217	$150,402	$196,006	$283,826	$390,115	$520,527	$887,567
Loan Balance	$363,583	$359,394	$344,993	$313,481	$269,361	$207,587	$0
Total Profit if Sold	-$22,720	-$10,142	$33,924	$130,796	$261,965	$434,733	$946,371
Compound Annual Growth Rate	-19%	-4%	5%	8%	8%	8%	7%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	3500.0