

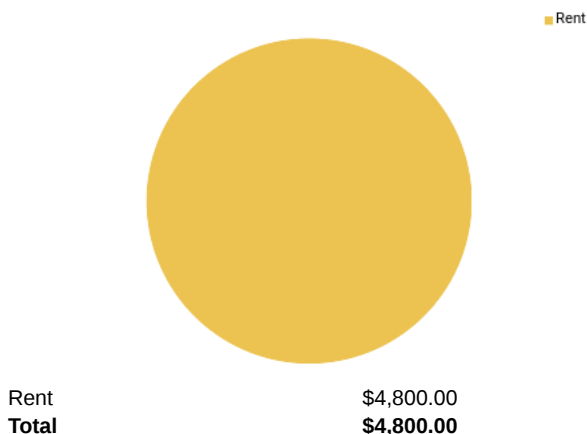
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,800.00	\$3,791.23	\$1,008.77	8.72%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$34,854.00	\$101,975.00	11.87%	8.72%

Property Information

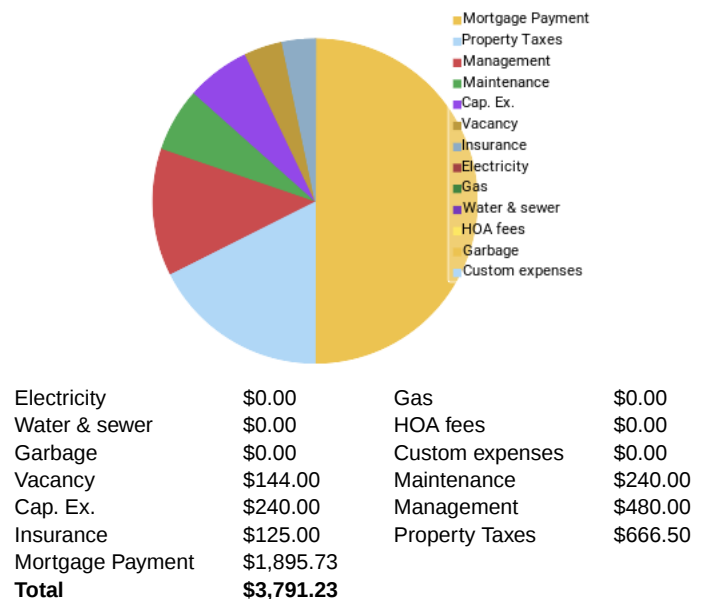
Purchase Price:	\$399,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$401,900.00
After Repair Value	

Down Payment:	\$99,975.00
Loan Amount:	\$299,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$1,895.73

Income



Expenses



Financial Projections

Total Initial Equity:	-\$299,925.00		
Gross Rent Multiplier:	6.94		
Income-Expense Ratio (2% Rule):	1.19%		
Typical Cap Rate:	8.72%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	\$399,900.00		

50% Rule Cash Flow Estimates

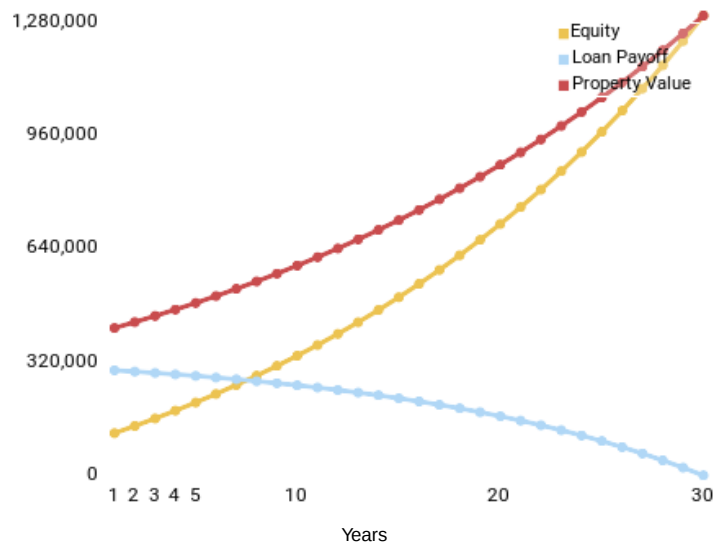
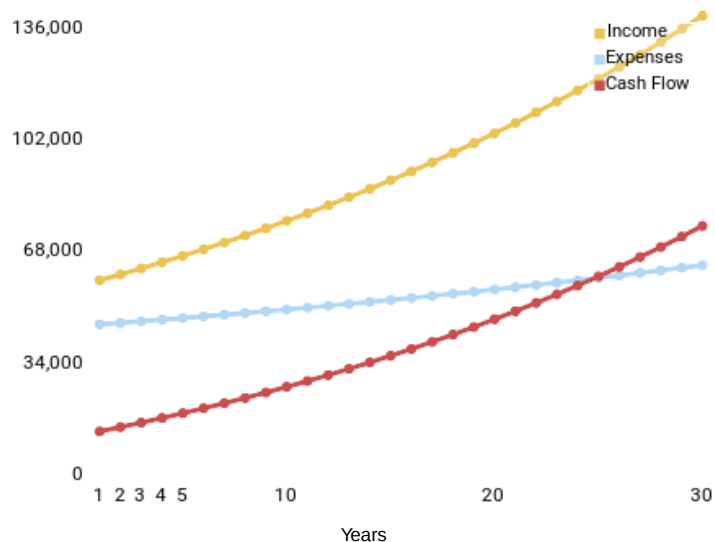
Total Monthly Income:	\$4,800.00
x50% for Expenses:	\$2,400.00
Monthly Payment/Interest Payment:	\$1,895.73
Total Monthly Cash Flow using 50% Rule:	\$504.27

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	\$59,328	\$61,108	\$66,774	\$77,410	\$89,739	\$104,032	\$139,810
Total Annual Expenses	\$45,950	\$46,414	\$47,862	\$50,476	\$53,362	\$56,548	\$63,950
Total Annual Cashflow	\$13,378	\$14,694	\$18,912	\$26,934	\$36,377	\$47,484	\$75,860
Cash on Cash ROI	13.12%	14.41%	18.55%	26.41%	35.67%	46.56%	74.39%
Property Value	\$415,896	\$432,532	\$486,539	\$591,950	\$720,197	\$876,230	\$1,297,035
Equity	\$119,323	\$139,536	\$205,777	\$337,685	\$502,574	\$709,276	\$1,297,035
Loan Balance	\$296,573	\$292,996	\$280,763	\$254,265	\$217,623	\$166,954	\$0
Total Profit if Sold	\$1,614	\$35,356	\$150,242	\$392,871	\$711,167	\$1,121,434	\$2,303,142
Compound Annual Growth Rate	2%	16%	20%	17%	15%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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