

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$0.00	\$2,571.55	-\$2,571.55	-4.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
-\$16,680.00	\$17,850.00	-172.88%	-5.65%

Property Information

Purchase Price:	\$295,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$100.00
Total Cost of Project:	\$298,100.00
After Repair Value	\$350,000.00

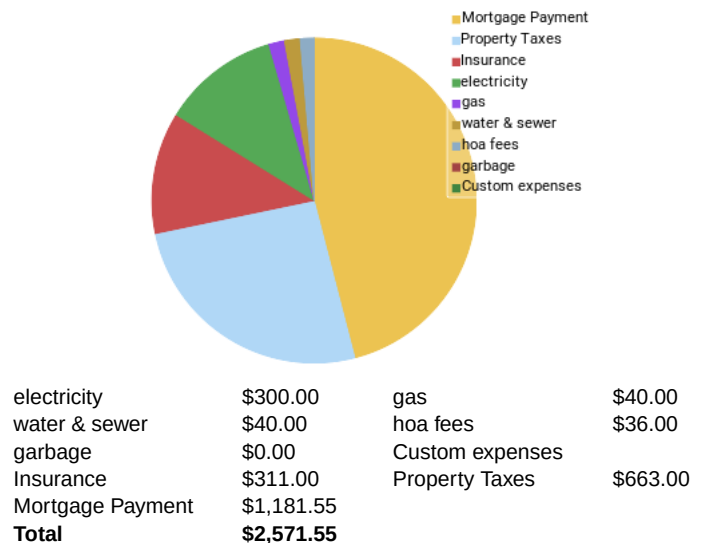
Down Payment:	\$14,750.00
Loan Amount:	\$280,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,181.55

Income

Rent	\$0.00
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Rent	\$0.00
Total	\$0.00

Expenses



Financial Projections

Total Initial Equity:	\$69,750.00		
Gross Rent Multiplier:	Inf		
Income-Expense Ratio (2% Rule):	0.00%		
Typical Cap Rate:	-5.65%	Debt Coverage Ratio:	-1.18
ARV based on Cap Rate:	\$295,000.00		

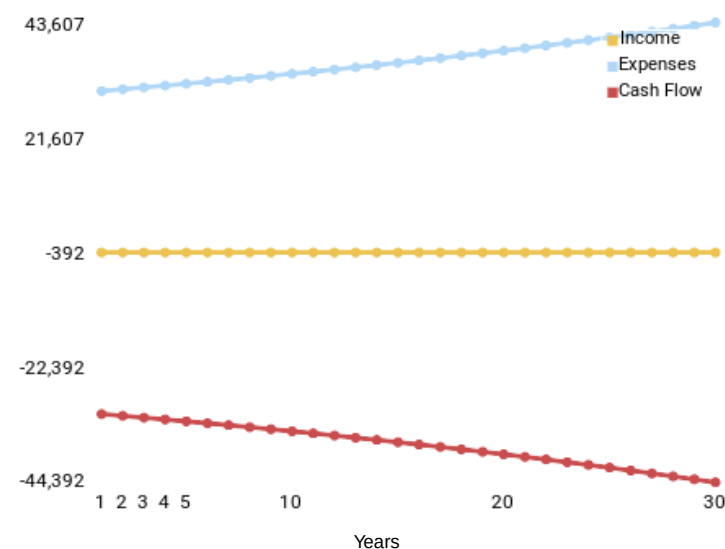
50% Rule Cash Flow Estimates

Total Monthly Income:	\$0.00
x50% for Expenses:	\$0.00
Monthly Payment/Interest Payment:	\$1,181.55
Total Monthly Cash Flow using 50% Rule:	-\$1,181.55

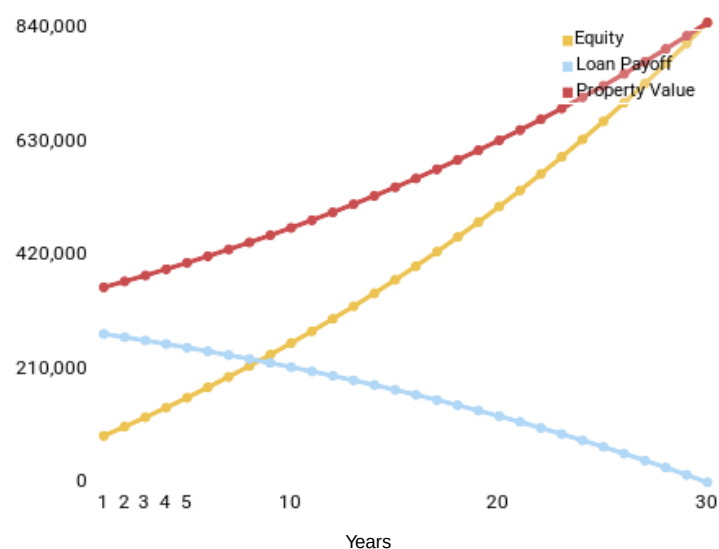
Analysis Over Time

Annual Growth Assumptions	2% Expenses		3% Income		3% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Expenses	\$31,192	\$31,532	\$32,595	\$34,511	\$36,628	\$38,964	\$44,392
Total Annual Cashflow	-\$31,192	-\$31,532	-\$32,595	-\$34,511	-\$36,628	-\$38,964	-\$44,392
Cash on Cash ROI	-174.75%	-176.65%	-182.60%	-193.34%	-205.20%	-218.29%	-248.69%
Property Value	\$360,500	\$371,315	\$405,746	\$470,371	\$545,289	\$632,139	\$849,542
Equity	\$86,101	\$102,945	\$156,586	\$257,325	\$374,194	\$509,776	\$849,542
Loan Balance	\$274,399	\$268,370	\$249,160	\$213,046	\$171,094	\$122,363	\$0
Total Profit if Sold	\$15,429	\$92	-\$45,041	-\$116,827	-\$183,274	-\$242,959	-\$334,846
Compound Annual Growth Rate	86%	0%	0%	0%	0%	0%	0%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

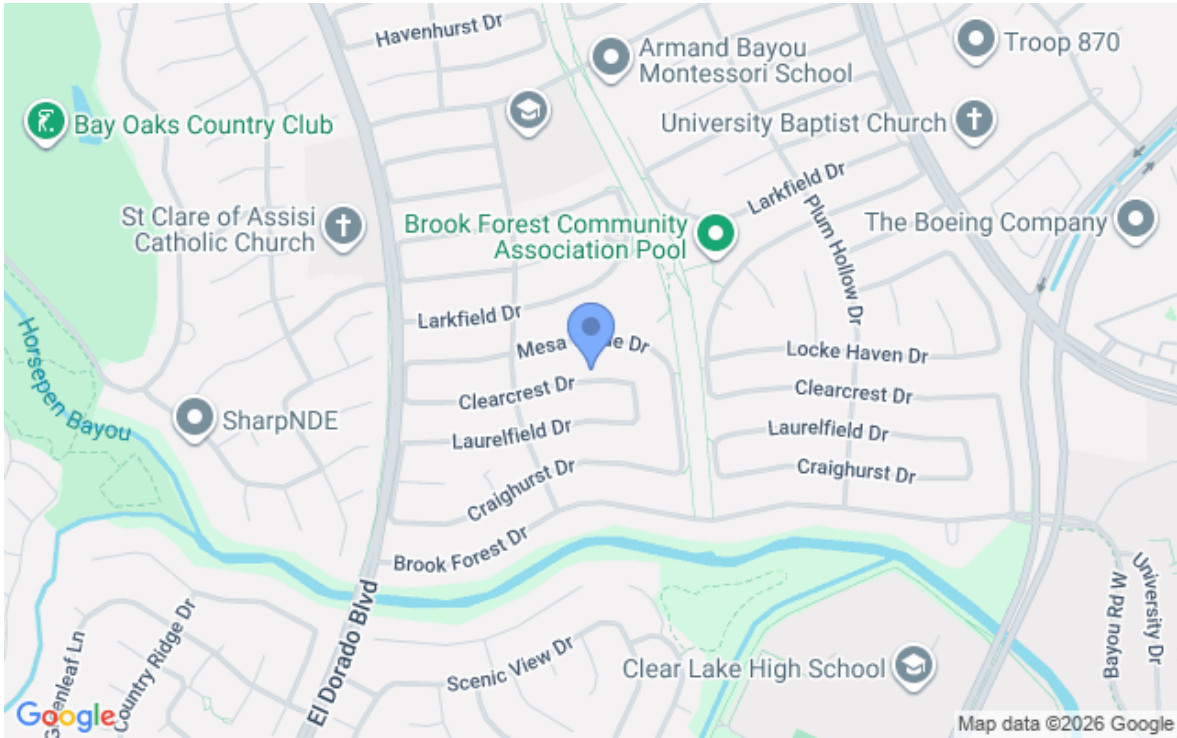


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Year Built

1979



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