

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,000.00	\$3,886.21	\$1,113.79	8.18%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$35,712.00	\$33,243.50	40.20%	8.18%

Property Information

Purchase Price:	\$436,500.00
Purchase Closing Costs:	\$17,966.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$454,466.00
After Repair Value	

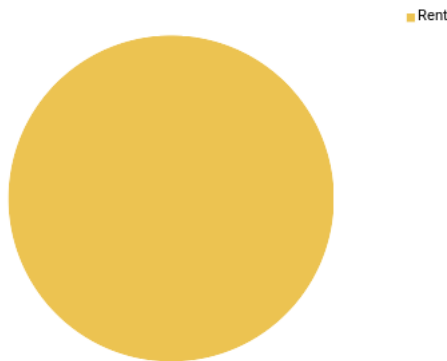


Property Description

Unit 1: 3/2 | 1200sqft | currently renting at \$550 Unit 2: 1/1 | 800sqft | currently renting at \$550 Unit 3: 1/1 | 700sqft | currently renting at \$550 Unit 4: 1/1 | 680sqft | currently renting at \$450

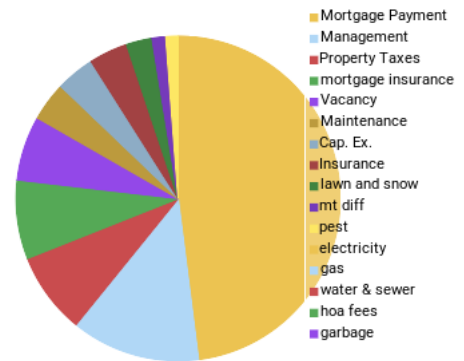
Down Payment:	\$15,277.50
Loan Amount:	\$421,222.50
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.375%
Monthly P&I:	\$1,862.21

Income



Rent	\$5,000.00
Total	\$5,000.00

Expenses



gas	\$0.00
hoa fees	\$0.00
pest	\$50.00
lawn and snow	\$100.00
Vacancy	\$250.00
Cap. Ex.	\$150.00
Insurance	\$150.00
Mortgage Payment	\$1,862.21

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Financial Projections

Total Initial Equity:	-	\$421,222.50		
Gross Rent Multiplier:		7.28		
Income-Expense Ratio (2% Rule):		1.10%		
Typical Cap Rate:		8.18%	Debt Coverage Ratio:	1.60
ARV based on Cap Rate:		\$436,500.00		

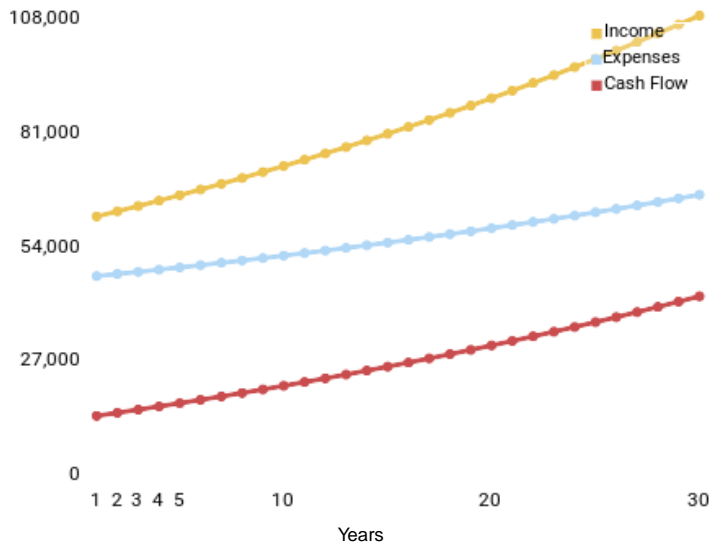
50% Rule Cash Flow Estimates

Total Monthly Income:	\$5,000.00
x50% for Expenses:	\$2,500.00
Monthly Payment/Interest Payment:	\$1,862.21
Total Monthly Cash Flow using 50% Rule:	\$637.79

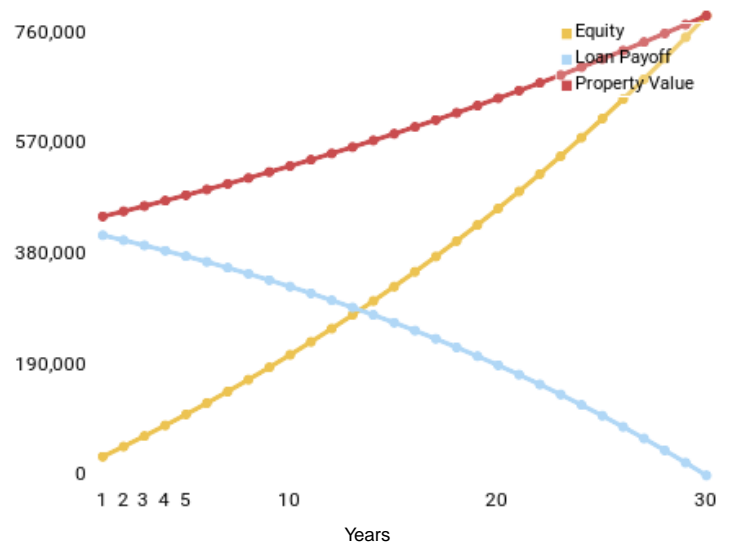
Analysis Over Time

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	\$61,200	\$62,424	\$66,245	\$73,140	\$80,752	\$89,157	\$108,682
Total Annual Expenses	\$47,120	\$47,616	\$49,162	\$51,953	\$55,035	\$58,437	\$66,341
Total Annual Cashflow	\$14,080	\$14,808	\$17,082	\$21,186	\$25,717	\$30,720	\$42,341
Cash on Cash ROI	42.35%	44.54%	51.39%	63.73%	77.36%	92.41%	127.37%
Property Value	\$445,230	\$454,135	\$481,931	\$532,091	\$587,472	\$648,616	\$790,659
Equity	\$32,265	\$49,710	\$104,924	\$207,414	\$324,730	\$459,177	\$790,659
Loan Balance	\$412,965	\$404,425	\$377,008	\$324,677	\$262,742	\$189,439	\$0
Total Profit if Sold	\$13,101	\$45,354	\$149,511	\$349,563	\$586,223	\$864,066	\$1,564,763
Compound Annual Growth Rate	39%	54%	41%	28%	22%	18%	14%

Income, Expenses and Cash Flow (in \$)

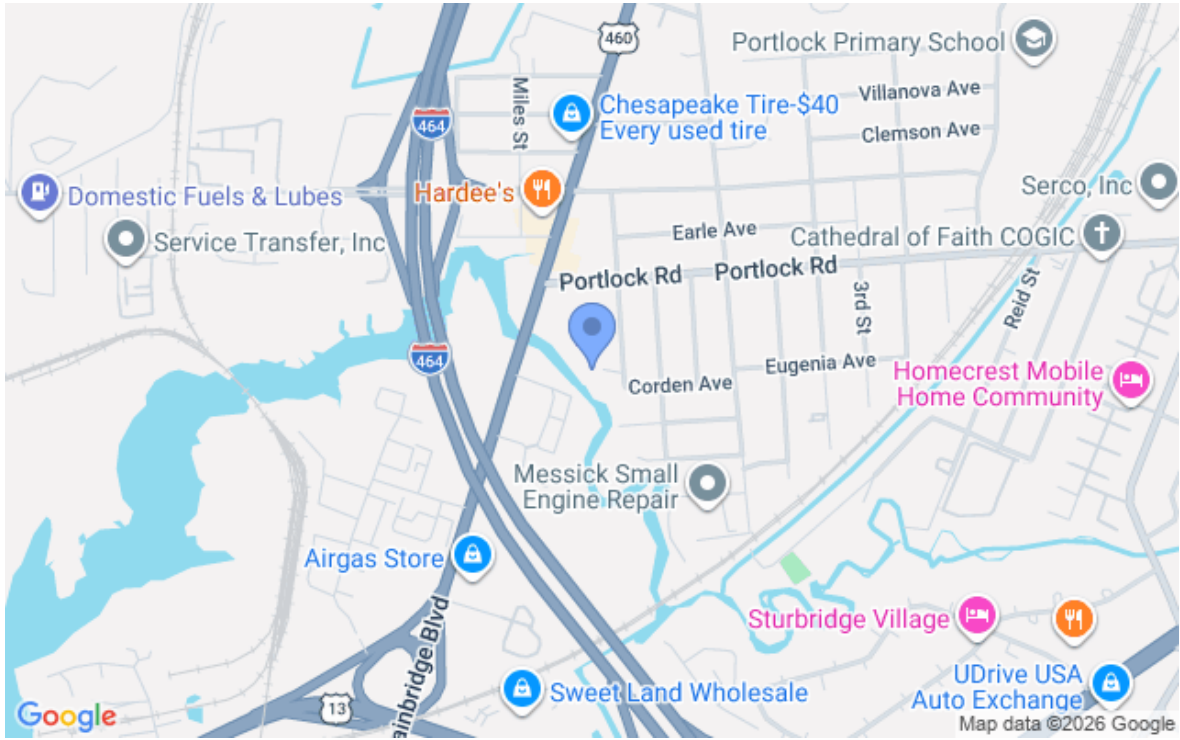


Loan Balance, Value and Equity (in \$)



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