

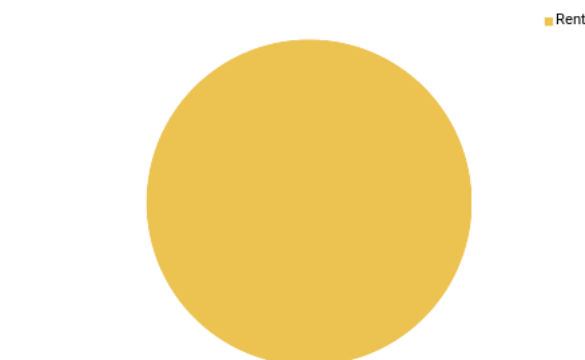
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,645.00	\$1,592.18	\$52.82	5.41%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,254.70	\$60,980.00	1.04%	5.41%

Property Information

Purchase Price:	\$244,900.00
Purchase Closing Costs:	\$12,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$256,900.00
After Repair Value	

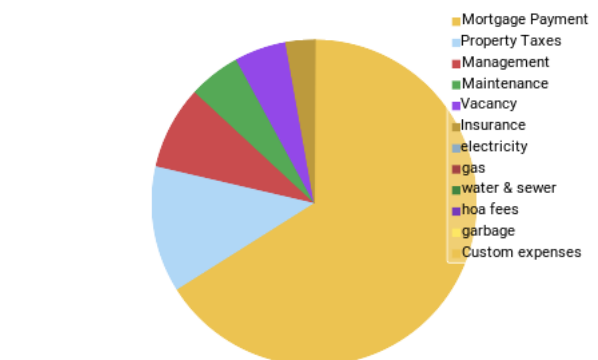
Down Payment:	\$48,980.00
Loan Amount:	\$195,920.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,051.74

Income



Rent	\$1,645.00
Total	\$1,645.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$81.59	Maintenance	\$82.25
Management	\$131.60	Insurance	\$45.00
Property Taxes	\$200.00	Mortgage Payment	\$1,051.74
Total	\$1,592.18		

Financial Projections

Total Initial Equity:	-\$195,920.00		
Gross Rent Multiplier:	12.41		
Income-Expense Ratio (2% Rule):	0.64%		
Typical Cap Rate:	5.41%	Debt Coverage Ratio:	1.05
ARV based on Cap Rate:	\$244,900.00		

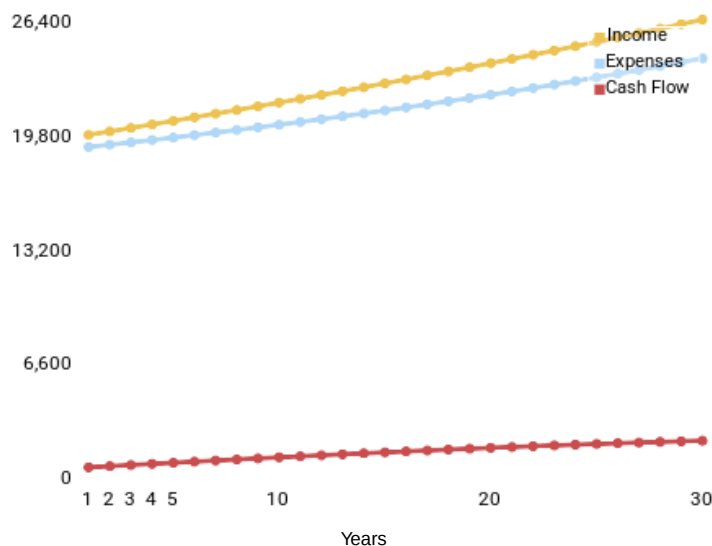
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,645.00
x50% for Expenses:	\$822.50
Monthly Payment/Interest Payment:	\$1,051.74
Total Monthly Cash Flow using 50% Rule:	-\$229.24

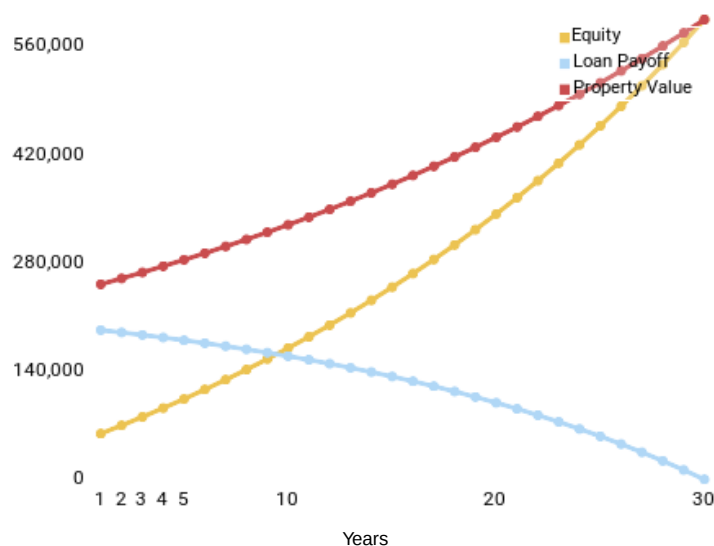
Analysis Over Time

Annual Growth Assumptions	2% Expenses	1% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$19,937	\$20,137	\$20,747	\$21,805	\$22,918	\$24,087	\$26,607
Total Annual Expenses	\$19,236	\$19,368	\$19,781	\$20,526	\$21,349	\$22,258	\$24,368
Total Annual Cashflow	\$701	\$769	\$966	\$1,279	\$1,568	\$1,829	\$2,238
Cash on Cash ROI	1.15%	1.26%	1.58%	2.10%	2.57%	3.00%	3.67%
Property Value	\$252,247	\$259,814	\$283,906	\$329,125	\$381,546	\$442,317	\$594,437
Equity	\$59,218	\$69,823	\$103,995	\$169,760	\$248,548	\$343,157	\$594,437
Loan Balance	\$193,029	\$189,991	\$179,911	\$159,365	\$132,998	\$99,160	\$0
Total Profit if Sold	-\$1,061	\$10,313	\$47,187	\$118,728	\$204,789	\$308,034	\$579,992
Compound Annual Growth Rate	-2%	8%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

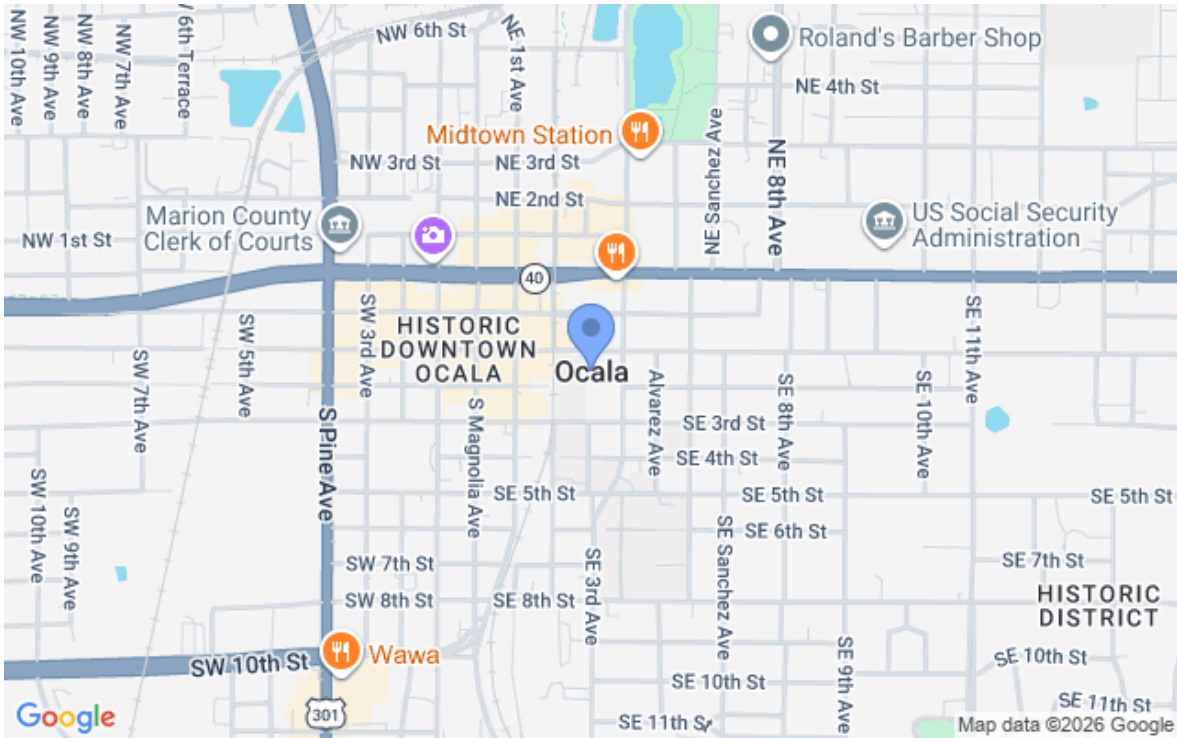


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House Size (sq. ft)
Year Built

1617.0
2021



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