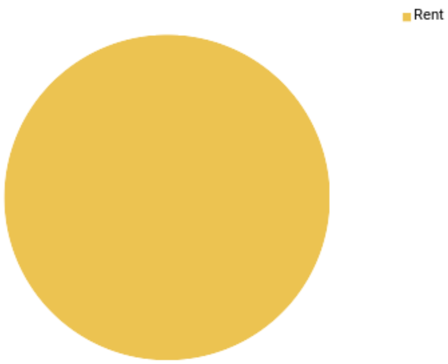
4731 E 18th St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,695.00	$1,450.93	$244.07	7.64%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$11,461.80	$39,500.00	7.41%	7.64%

Property Information

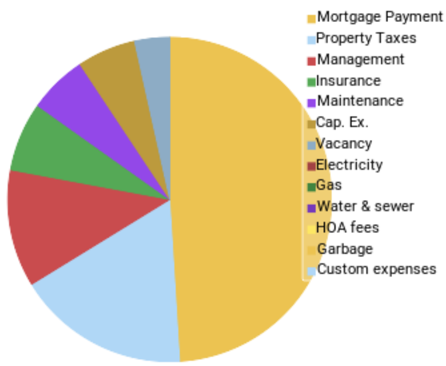
Purchase Price:	$150,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$152,000.00**
After Repair Value	
Down Payment:	$37,500.00
Loan Amount:	$112,500.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$711.08**

Income



Rent	$1,695.00
Total	**$1,695.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$50.85	Maintenance	$84.75
Cap. Ex.	$84.75	Management	$169.50
Insurance	$100.00	Property Taxes	$250.00
Mortgage Payment	$711.08		
Total	**$1,450.93**		

Financial Projections

Total Initial Equity:	-$112,500.00		
Gross Rent Multiplier:	7.37		
Income-Expense Ratio (2% Rule):	1.12%		
Typical Cap Rate:	7.64%	Debt Coverage Ratio:	1.34
ARV based on Cap Rate:	$150,000.00		

50% Rule Cash Flow Estimates

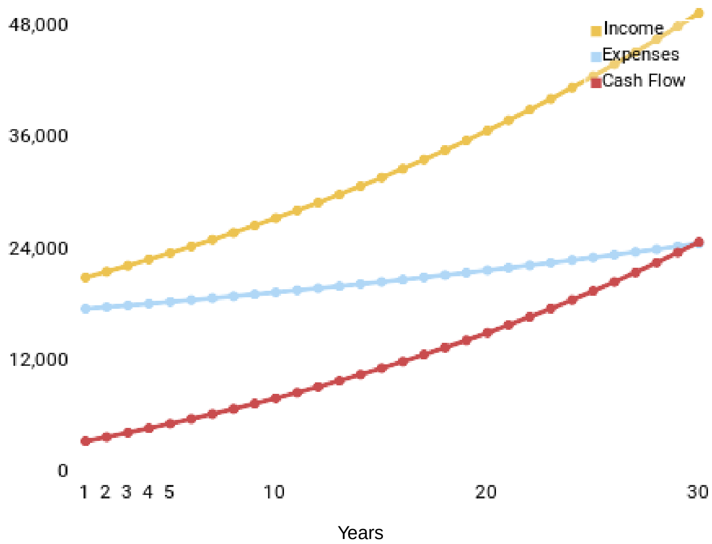
Total Monthly Income:	$1,695.00
x50% for Expenses:	$847.50
Monthly Payment/Interest Payment:	$711.08
Total Monthly Cash Flow using 50% Rule:	**$136.42**

Analysis Over Time

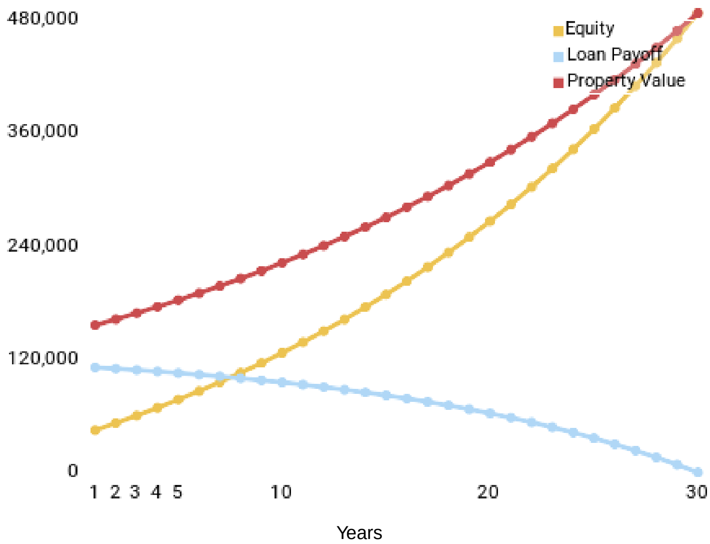
Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$20,950	$21,579	$23,580	$27,335	$31,689	$36,736	$49,371
Total Annual Expenses	$17,589	$17,770	$18,335	$19,355	$20,482	$21,725	$24,615
Total Annual Cashflow	$3,362	$3,809	$5,244	$7,980	$11,207	$15,011	$24,756
Cash on Cash ROI	8.51%	9.64%	13.28%	20.20%	28.37%	38.00%	62.67%
Property Value	$156,000	$162,240	$182,498	$222,037	$270,142	$328,668	$486,510
Equity	$44,757	$52,339	$77,186	$126,664	$188,512	$266,045	$486,510
Loan Balance	$111,243	$109,901	$105,312	$95,373	$81,629	$62,623	$0
Total Profit if Sold	-$2,301	$8,653	$46,347	$127,304	$235,155	$375,788	$786,306
Compound Annual Growth Rate	-6%	10%	17%	15%	14%	12%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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