

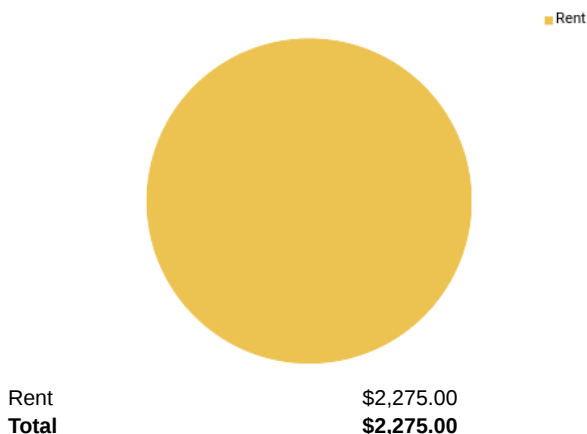
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,275.00	\$439.01	\$1,835.99	14.69%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$22,031.88	\$167,265.00	13.17%	14.69%

Property Information

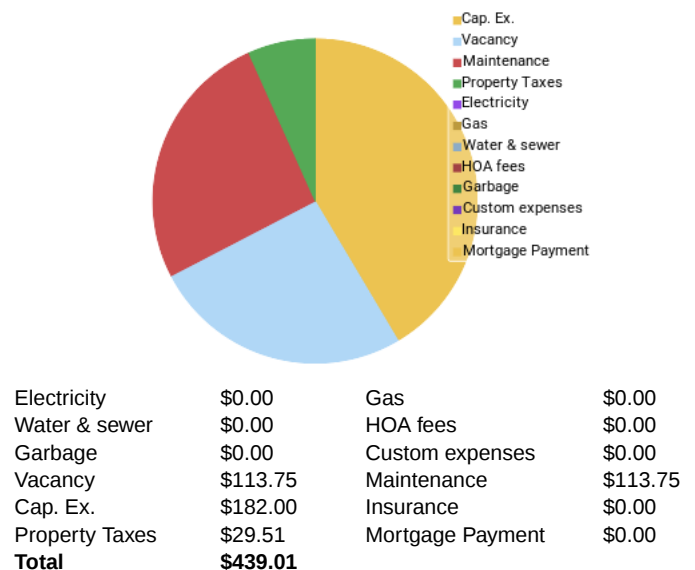
Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$17,265.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$167,265.00
After Repair Value	

Down Payment:	\$150,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	0 years
Loan Interest Rate:	
Monthly P&I:	\$0.00

Income



Expenses



Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	5.49		
Income-Expense Ratio (2% Rule):	1.36%		
Typical Cap Rate:	14.69%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$150,000.00		

50% Rule Cash Flow Estimates

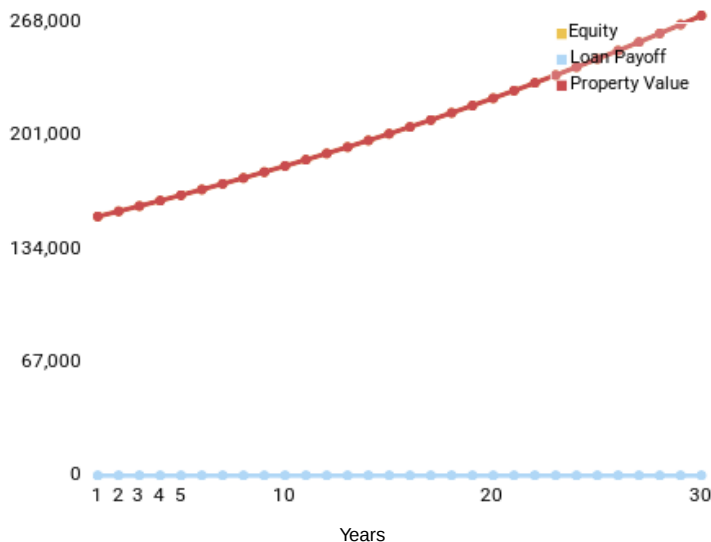
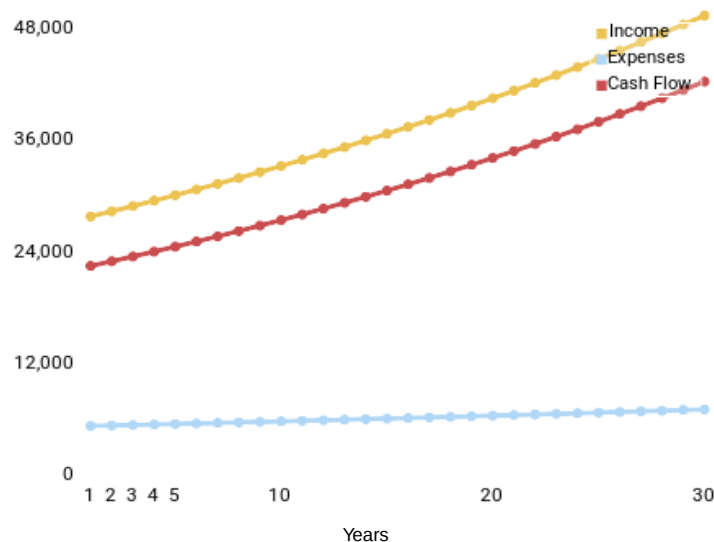
Total Monthly Income:	\$2,275.00
x50% for Expenses:	\$1,137.50
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$1,137.50

Analysis Over Time

Annual Growth Assumptions	1% Expenses		2% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$27,846	\$28,403	\$30,141	\$33,279	\$36,742	\$40,566	\$49,450
Total Annual Expenses	\$5,321	\$5,374	\$5,537	\$5,819	\$6,116	\$6,428	\$7,101
Total Annual Cashflow	\$22,525	\$23,029	\$24,605	\$27,459	\$30,626	\$34,138	\$42,350
Cash on Cash ROI	13.47%	13.77%	14.71%	16.42%	18.31%	20.41%	25.32%
Property Value	\$153,000	\$156,060	\$165,612	\$182,849	\$201,880	\$222,892	\$271,704
Equity	\$153,000	\$156,060	\$165,612	\$182,849	\$201,880	\$222,892	\$271,704
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	-\$920	\$24,986	\$106,181	\$253,852	\$418,407	\$601,679	\$1,032,712
Compound Annual Growth Rate	-1%	7%	10%	10%	9%	8%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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