1920 E Washington St

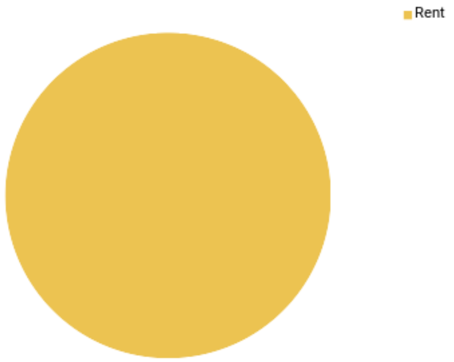
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,350.00	$2,802.85	$547.15	7.56%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$26,475.96	$89,500.00	7.34%	7.56%

Property Information

Purchase Price:	$350,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$352,000.00**
After Repair Value	

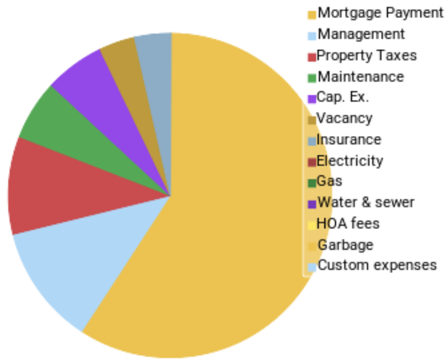
Down Payment:	$87,500.00
Loan Amount:	$262,500.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$1,659.18**

Income



Rent	$3,350.00
Total	**$3,350.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$100.50	Maintenance	$167.50
Cap. Ex.	$167.50	Management	$335.00
Insurance	$100.00	Property Taxes	$273.17
Mortgage Payment	$1,659.18		
Total	**$2,802.85**		

Financial Projections

Total Initial Equity:	-$262,500.00		
Gross Rent Multiplier:	8.71		
Income-Expense Ratio (2% Rule):	0.95%		
Typical Cap Rate:	7.56%	Debt Coverage Ratio:	1.33
ARV based on Cap Rate:	$350,000.00		

50% Rule Cash Flow Estimates

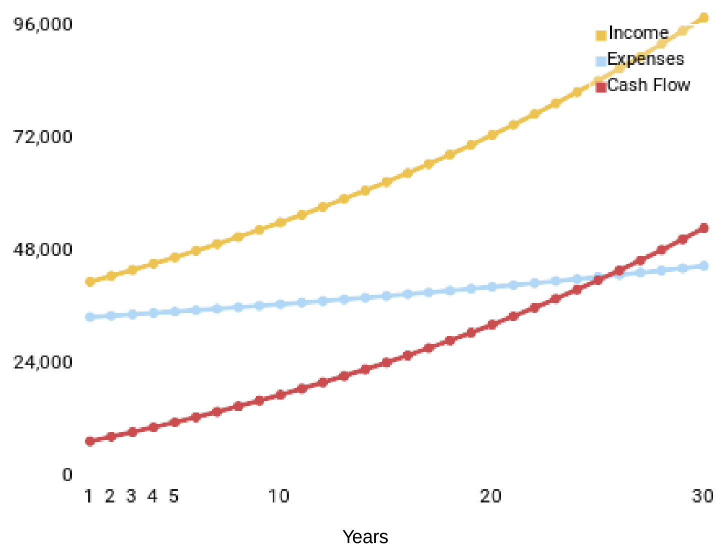
Total Monthly Income:	$3,350.00
x50% for Expenses:	$1,675.00
Monthly Payment/Interest Payment:	$1,659.18
Total Monthly Cash Flow using 50% Rule:	**$15.82**

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	$41,406	$42,648	$46,603	$54,025	$62,630	$72,606	$97,576
Total Annual Expenses	$33,909	$34,189	$35,063	$36,640	$38,381	$40,303	$44,769
Total Annual Cashflow	$7,497	$8,460	$11,540	$17,386	$24,249	$32,302	$52,807
Cash on Cash ROI	8.38%	9.45%	12.89%	19.43%	27.09%	36.09%	59.00%
Property Value	$364,000	$378,560	$425,829	$518,085	$630,330	$766,893	$1,135,189
Equity	$104,434	$122,125	$180,100	$295,548	$439,862	$620,772	$1,135,189
Loan Balance	$259,566	$256,435	$245,729	$222,537	$190,468	$146,121	$0
Total Profit if Sold	-$3,049	$22,082	$108,222	$292,074	$535,612	$851,854	$1,770,936
Compound Annual Growth Rate	-3%	12%	17%	16%	14%	12%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)