

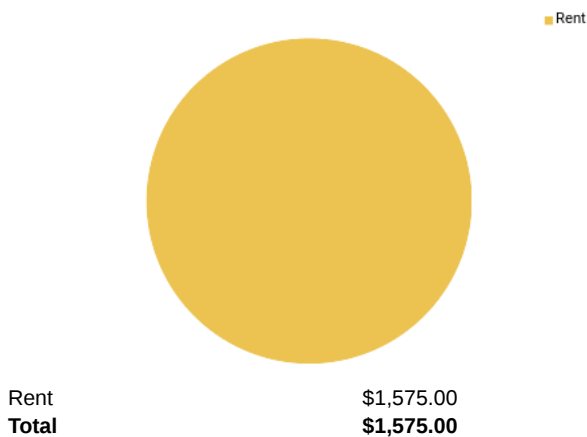
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,575.00	\$1,492.66	\$82.34	7.15%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,291.00	\$27,300.00	3.62%	7.15%

Property Information

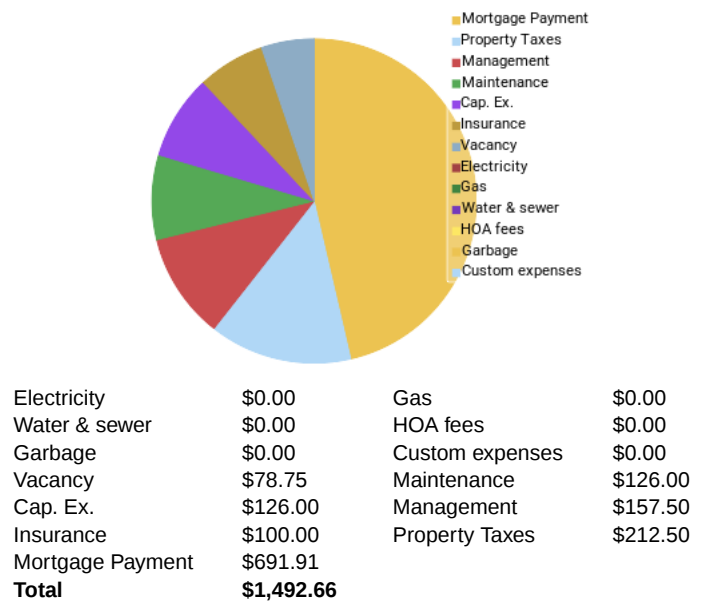
Purchase Price:	\$130,000.00
Purchase Closing Costs:	\$1,300.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$131,300.00
After Repair Value	

Down Payment:	\$26,000.00
Loan Amount:	\$104,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$691.91

Income



Expenses



Financial Projections

Total Initial Equity:	-\$104,000.00		
Gross Rent Multiplier:	6.88		
Income-Expense Ratio (2% Rule):	1.20%		
Typical Cap Rate:	7.15%	Debt Coverage Ratio:	1.12
ARV based on Cap Rate:	\$130,000.00		

50% Rule Cash Flow Estimates

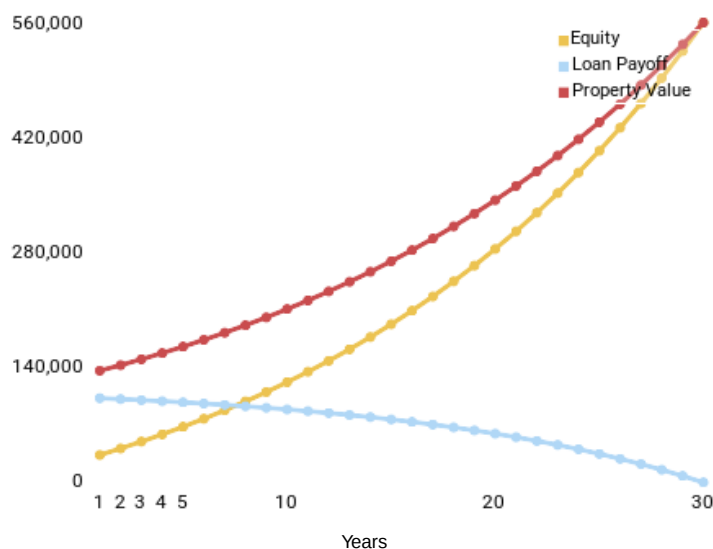
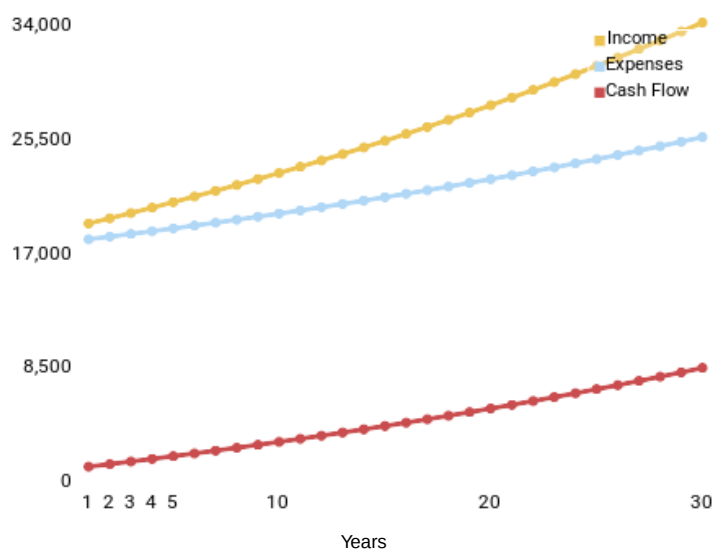
Total Monthly Income:	\$1,575.00
x50% for Expenses:	\$787.50
Monthly Payment/Interest Payment:	\$691.91
Total Monthly Cash Flow using 50% Rule:	\$95.59

Analysis Over Time

Annual Growth Assumptions	2%		2%	5%			
	Expenses		Income	Property Value			
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$19,278	\$19,664	\$20,867	\$23,039	\$25,437	\$28,084	\$34,235
Total Annual Expenses	\$18,104	\$18,300	\$18,912	\$20,016	\$21,235	\$22,581	\$25,708
Total Annual Cashflow	\$1,174	\$1,363	\$1,955	\$3,023	\$4,201	\$5,503	\$8,526
Cash on Cash ROI	4.30%	4.99%	7.16%	11.07%	15.39%	20.16%	31.23%
Property Value	\$136,500	\$143,325	\$165,917	\$211,756	\$270,261	\$344,929	\$561,853
Equity	\$33,556	\$41,514	\$68,020	\$122,511	\$193,281	\$285,337	\$561,853
Loan Balance	\$102,944	\$101,811	\$97,897	\$89,245	\$76,980	\$59,592	\$0
Total Profit if Sold	-\$2,125	\$6,719	\$36,908	\$101,127	\$186,405	\$298,094	\$630,590
Compound Annual Growth Rate	-8%	12%	19%	17%	15%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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