

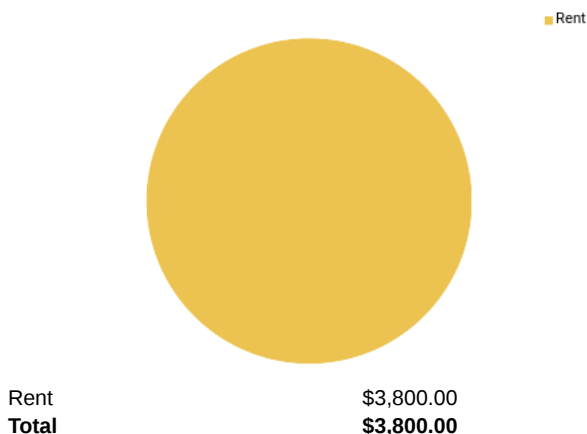
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,800.00	\$2,860.13	\$939.87	10.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$28,284.00	\$73,500.00	15.34%	10.10%

Property Information

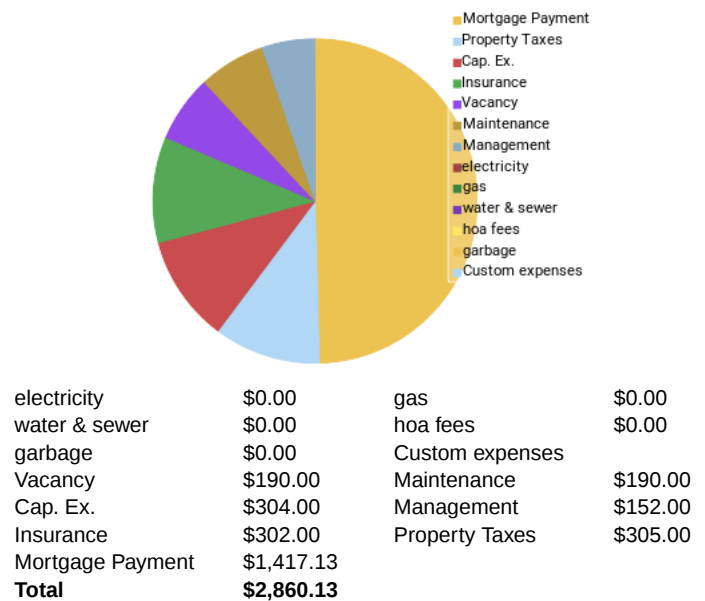
Purchase Price:	\$280,000.00
Purchase Closing Costs:	\$17,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$297,500.00
After Repair Value	

Down Payment:	\$56,000.00
Loan Amount:	\$224,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$1,417.13

Income



Expenses



Financial Projections

Total Initial Equity:	-\$224,000.00		
Gross Rent Multiplier:	6.14		
Income-Expense Ratio (2% Rule):	1.28%		
Typical Cap Rate:	10.10%	Debt Coverage Ratio:	1.66
ARV based on Cap Rate:	\$280,000.00		

50% Rule Cash Flow Estimates

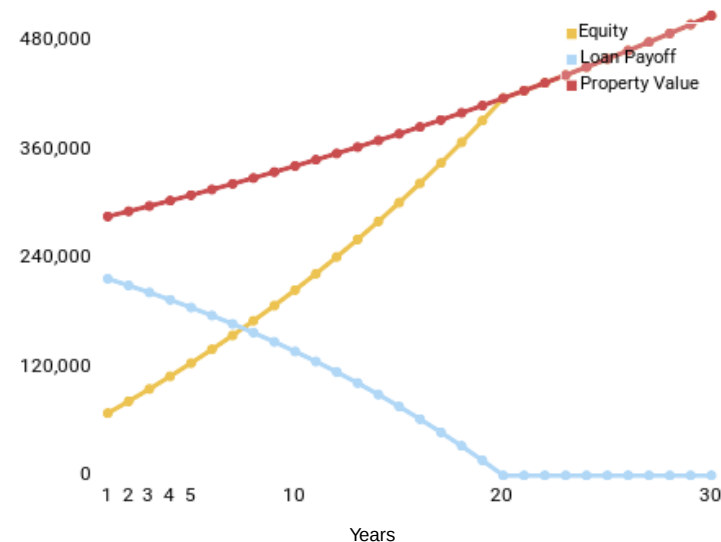
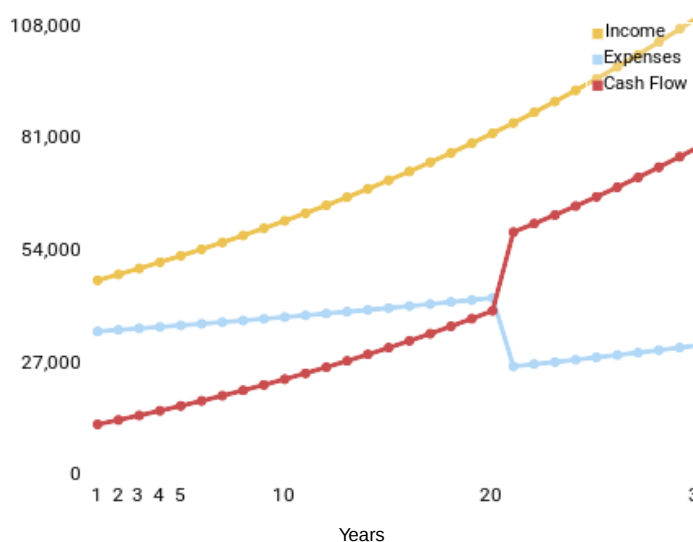
Total Monthly Income:	\$3,800.00
x50% for Expenses:	\$1,900.00
Monthly Payment/Interest Payment:	\$1,417.13
Total Monthly Cash Flow using 50% Rule:	\$482.87

Analysis Over Time

Annual Growth Assumptions	2% Expenses		3% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$46,968	\$48,377	\$52,863	\$61,283	\$71,043	\$82,359	\$110,683
Total Annual Expenses	\$34,668	\$35,021	\$36,124	\$38,114	\$40,311	\$42,736	\$31,366
Total Annual Cashflow	\$12,300	\$13,356	\$16,739	\$23,169	\$30,733	\$39,622	\$79,318
Cash on Cash ROI	16.73%	18.17%	22.77%	31.52%	41.81%	53.91%	107.92%
Property Value	\$285,600	\$291,312	\$309,143	\$341,318	\$376,843	\$416,065	\$507,181
Equity	\$68,670	\$81,777	\$123,895	\$204,580	\$300,829	\$416,065	\$507,181
Loan Balance	\$216,930	\$209,535	\$185,248	\$136,738	\$76,014	\$0	\$0
Total Profit if Sold	\$7,470	\$33,933	\$122,811	\$306,062	\$540,357	\$835,353	\$1,611,565
Compound Annual Growth Rate	10%	21%	22%	18%	15%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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