

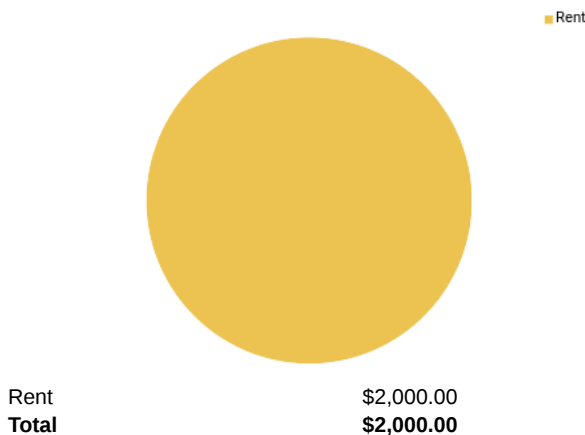
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$1,419.42	\$580.58	5.94%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$15,744.00	\$61,300.00	11.37%	7.76%

Property Information

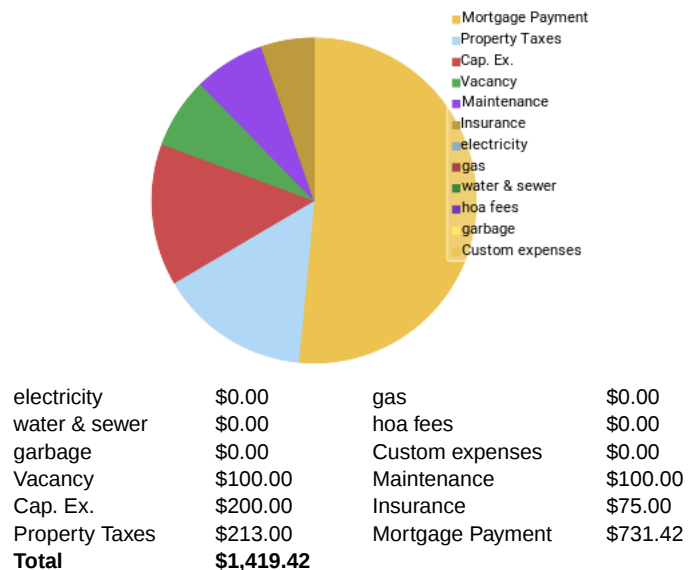
Purchase Price:	\$203,000.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$35,000.00
Total Cost of Project:	\$244,000.00
After Repair Value	\$265,000.00

Down Payment:	\$20,300.00
Loan Amount:	\$182,700.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.600%
Monthly P&I:	\$731.42

Income



Expenses



Financial Projections

Total Initial Equity:	\$82,300.00		
Gross Rent Multiplier:	8.46		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	7.76%	Debt Coverage Ratio:	1.79
ARV based on Cap Rate:	\$203,000.00		

50% Rule Cash Flow Estimates

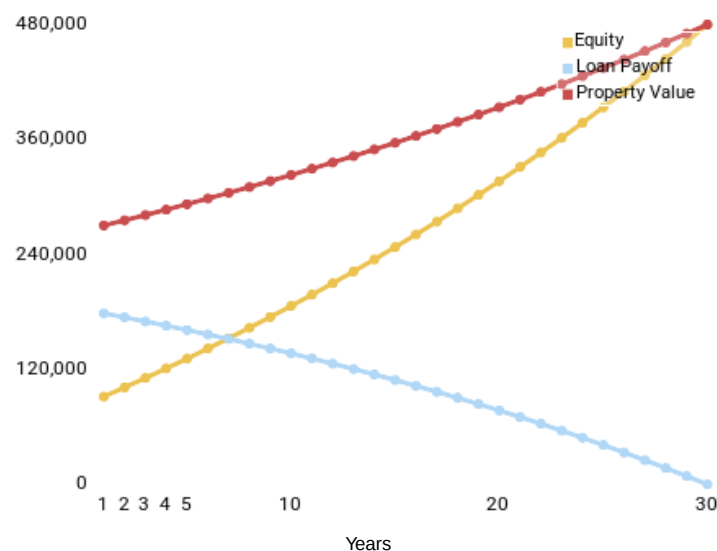
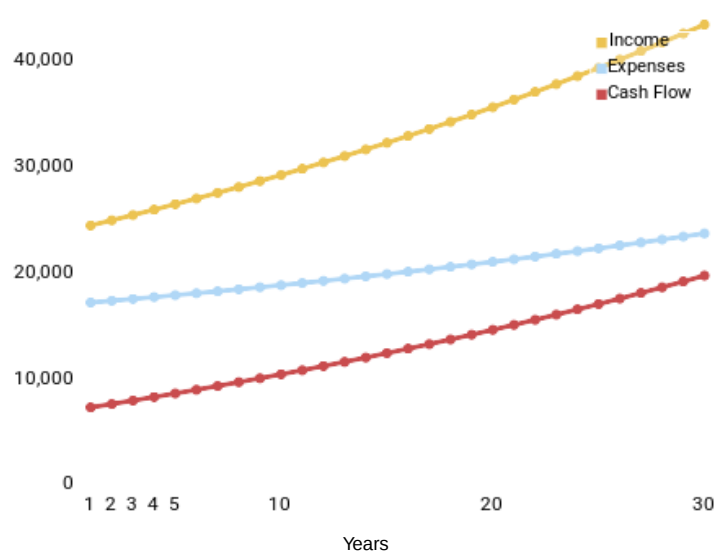
Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$731.42
Total Monthly Cash Flow using 50% Rule:	\$268.58

Analysis Over Time

Annual Growth Assumptions	2%		2%	2%			
	Expenses		Income	Property Value			
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$24,480	\$24,970	\$26,498	\$29,256	\$32,301	\$35,663	\$43,473
Total Annual Expenses	\$17,198	\$17,367	\$17,892	\$18,841	\$19,889	\$21,045	\$23,732
Total Annual Cashflow	\$7,282	\$7,603	\$8,606	\$10,415	\$12,412	\$14,618	\$19,741
Cash on Cash ROI	11.88%	12.40%	14.04%	16.99%	20.25%	23.85%	32.20%
Property Value	\$270,300	\$275,706	\$292,581	\$323,034	\$356,655	\$393,776	\$480,011
Equity	\$91,675	\$101,264	\$131,358	\$186,265	\$247,733	\$316,561	\$480,011
Loan Balance	\$178,625	\$174,442	\$161,223	\$136,768	\$108,922	\$77,215	\$0
Total Profit if Sold	\$37,657	\$54,848	\$109,744	\$213,035	\$332,490	\$469,909	\$806,877
Compound Annual Growth Rate	61%	38%	23%	16%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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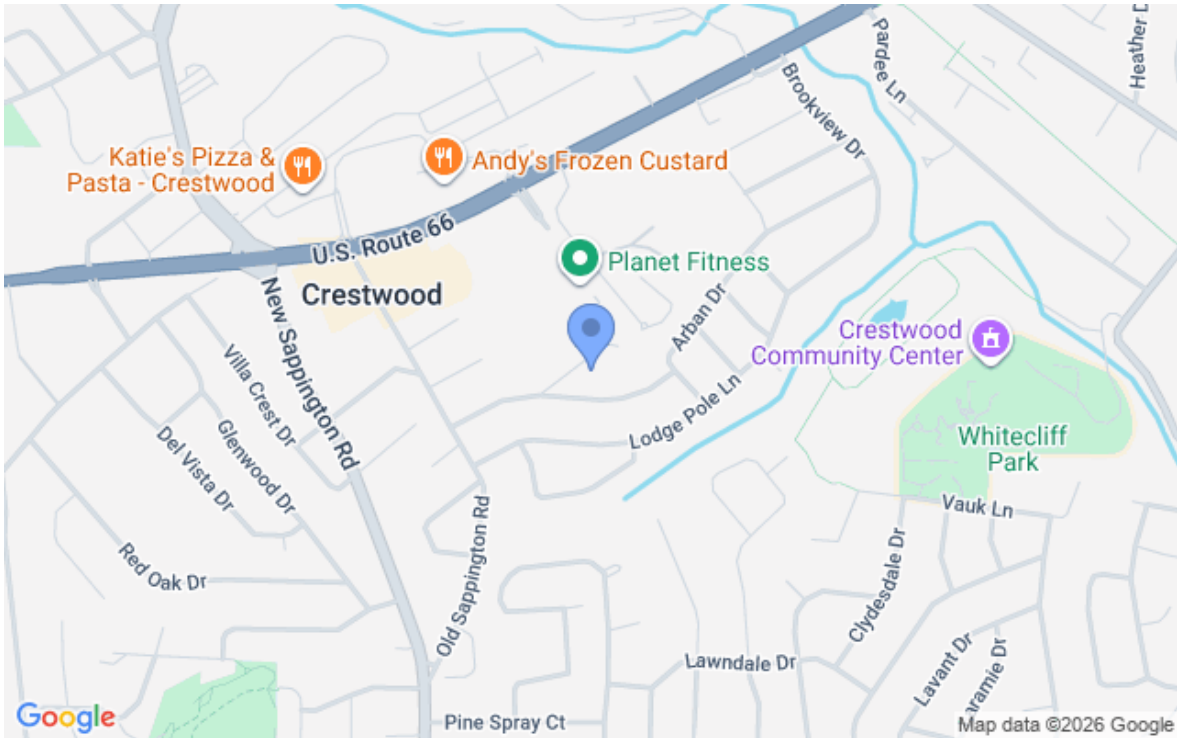
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House Size (sq. ft)

1366.0

Year Built

1955



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