

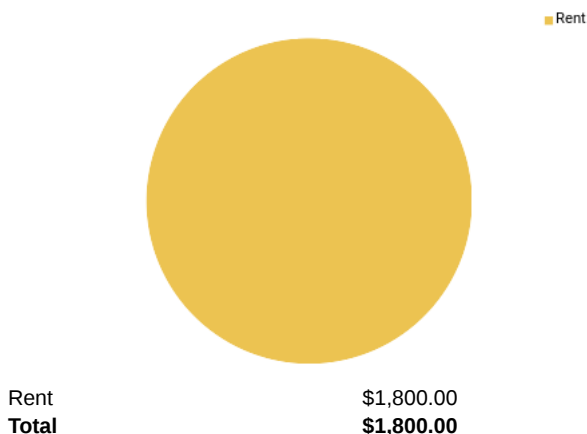
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$2,356.87	-\$556.87	3.63%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,448.00	\$76,230.00	-8.77%	3.63%

Property Information

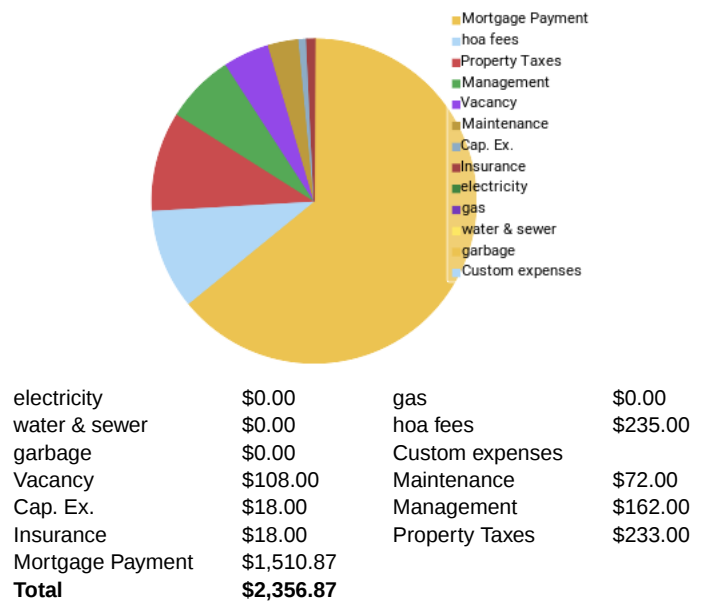
Purchase Price:	\$315,000.00
Purchase Closing Costs:	\$3,150.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$318,150.00
After Repair Value	

Down Payment:	\$63,000.00
Loan Amount:	\$252,000.00
Loan Points:	4.0
Loan Fees:	\$10,080.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,510.87

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$252,000.00		
Gross Rent Multiplier:		14.58		
Income-Expense Ratio (2% Rule):		0.57%		
Typical Cap Rate:		3.63%	Debt Coverage Ratio:	0.63
ARV based on Cap Rate:		\$315,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$1,510.87
Total Monthly Cash Flow using 50% Rule:	-\$610.87

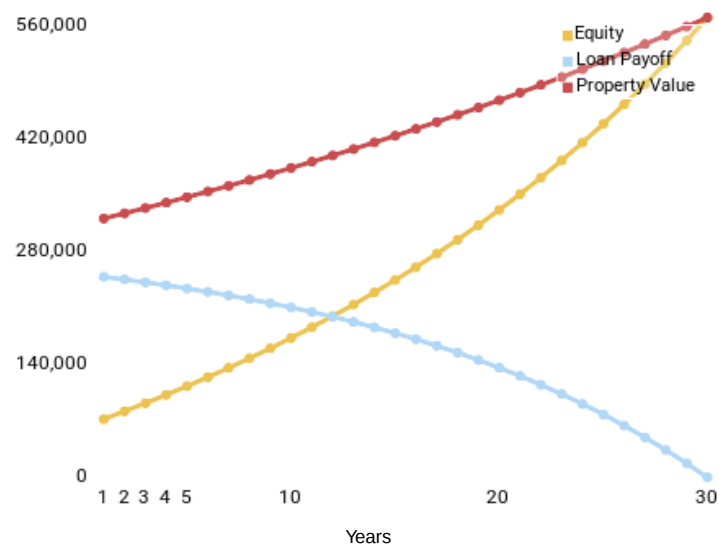
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$22,032	\$22,473	\$23,848	\$26,330	\$29,071	\$32,096	\$39,125
Total Annual Expenses	\$28,485	\$28,693	\$29,339	\$30,506	\$31,794	\$33,216	\$36,519
Total Annual Cashflow	-\$6,453	-\$6,220	-\$5,491	-\$4,175	-\$2,723	-\$1,119	\$2,606
Cash on Cash ROI	-8.47%	-8.16%	-7.20%	-5.48%	-3.57%	-1.47%	3.42%
Property Value	\$321,300	\$327,726	\$347,785	\$383,983	\$423,949	\$468,073	\$570,579
Equity	\$72,395	\$82,106	\$113,288	\$173,095	\$244,905	\$331,984	\$570,579
Loan Balance	\$248,905	\$245,620	\$234,497	\$210,888	\$179,043	\$136,089	\$0
Total Profit if Sold	-\$34,386	-\$31,377	-\$18,910	\$14,622	\$66,858	\$141,760	\$381,355
Compound Annual Growth Rate	-45%	-23%	-6%	2%	4%	5%	6%

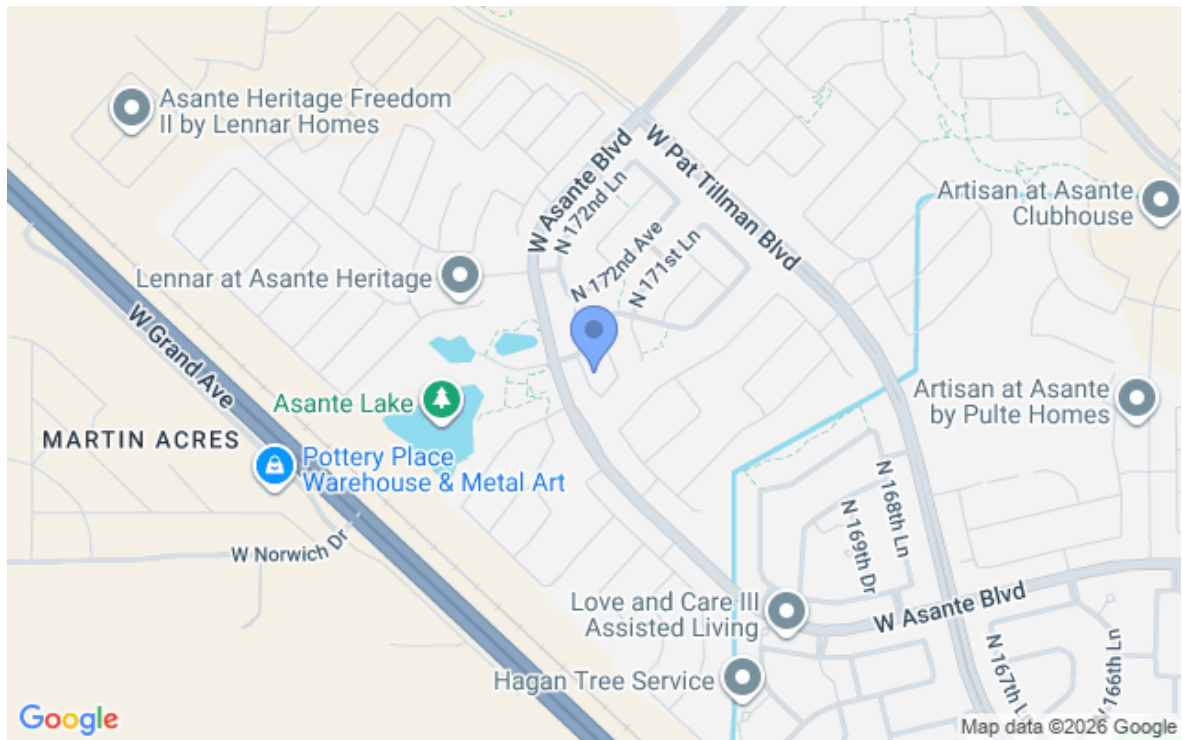
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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