

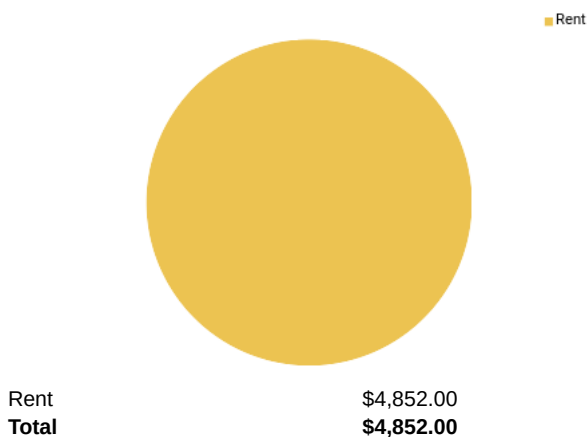
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,852.00	\$1,362.84	\$3,489.16	7.28%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$41,869.92	\$576,692.00	7.26%	7.28%

Property Information

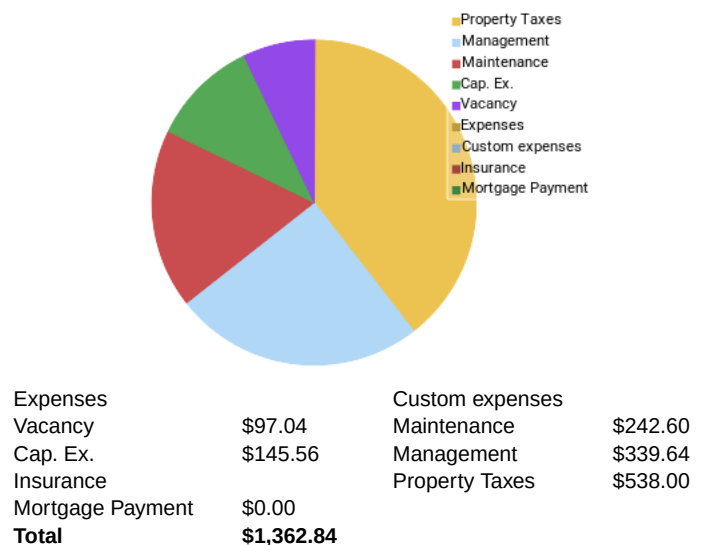
Purchase Price:	\$575,000.00
Purchase Closing Costs:	\$1,692.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$576,692.00
After Repair Value	

Down Payment:	\$575,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	9.88		
Income-Expense Ratio (2% Rule):	0.84%		
Typical Cap Rate:	7.28%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$575,000.00		

50% Rule Cash Flow Estimates

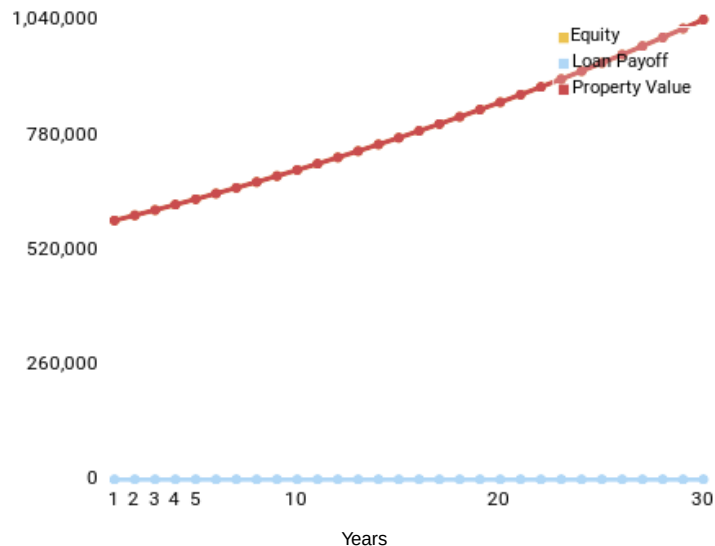
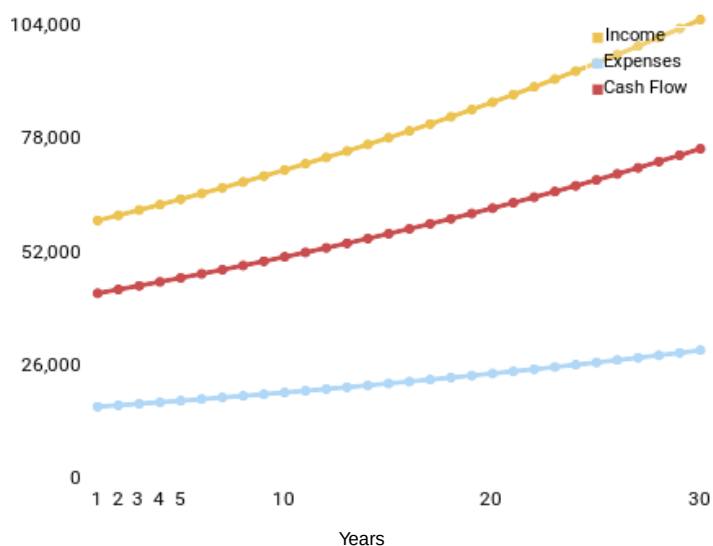
Total Monthly Income:	\$4,852.00
x50% for Expenses:	\$2,426.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$2,426.00

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	\$59,388	\$60,576	\$64,284	\$70,975	\$78,362	\$86,518	\$105,465
Total Annual Expenses	\$16,681	\$17,015	\$18,056	\$19,936	\$22,010	\$24,301	\$29,623
Total Annual Cashflow	\$42,707	\$43,561	\$46,228	\$51,039	\$56,351	\$62,216	\$75,842
Cash on Cash ROI	7.41%	7.55%	8.02%	8.85%	9.77%	10.79%	13.15%
Property Value	\$586,500	\$598,230	\$634,846	\$700,922	\$773,874	\$854,420	\$1,041,533
Equity	\$586,500	\$598,230	\$634,846	\$700,922	\$773,874	\$854,420	\$1,041,533
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$52,515	\$107,807	\$280,405	\$591,863	\$935,738	\$1,315,403	\$2,197,395
Compound Annual Growth Rate	9%	9%	8%	7%	7%	6%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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