

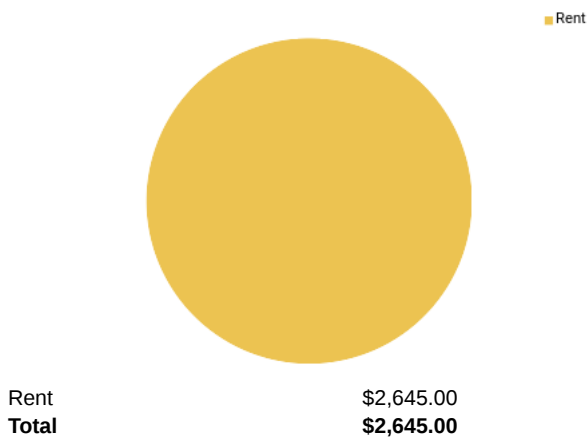
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,645.00	\$2,197.62	\$447.38	7.87%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$20,446.80	\$66,975.00	8.02%	7.87%

Property Information

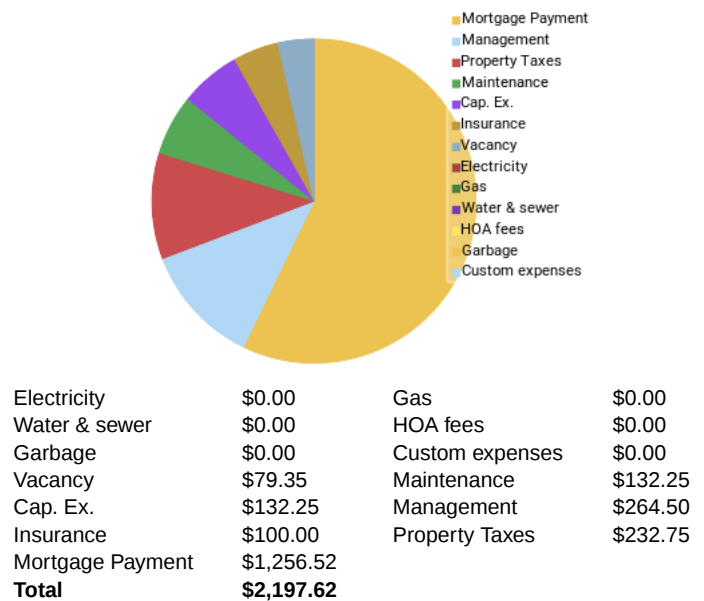
Purchase Price:	\$259,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$261,900.00
After Repair Value	

Down Payment:	\$64,975.00
Loan Amount:	\$194,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.690%
Monthly P&I:	\$1,256.52

Income



Expenses



Financial Projections

Total Initial Equity:	-\$194,925.00		
Gross Rent Multiplier:	8.19		
Income-Expense Ratio (2% Rule):	1.01%		
Typical Cap Rate:	7.87%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	\$259,900.00		

50% Rule Cash Flow Estimates

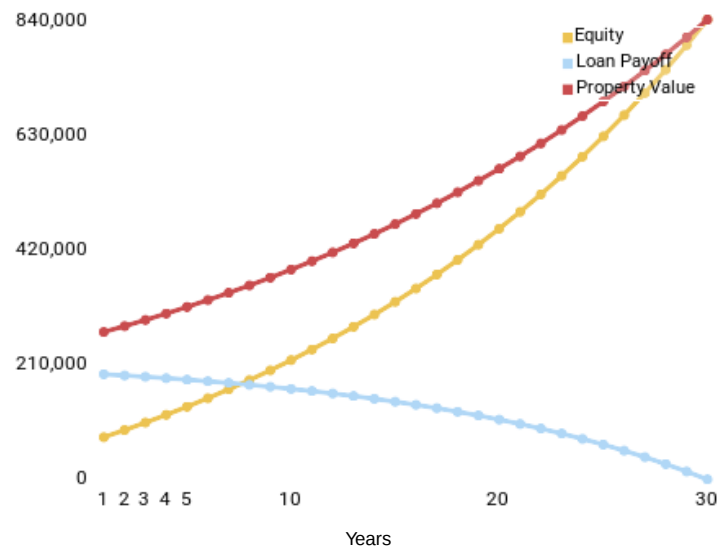
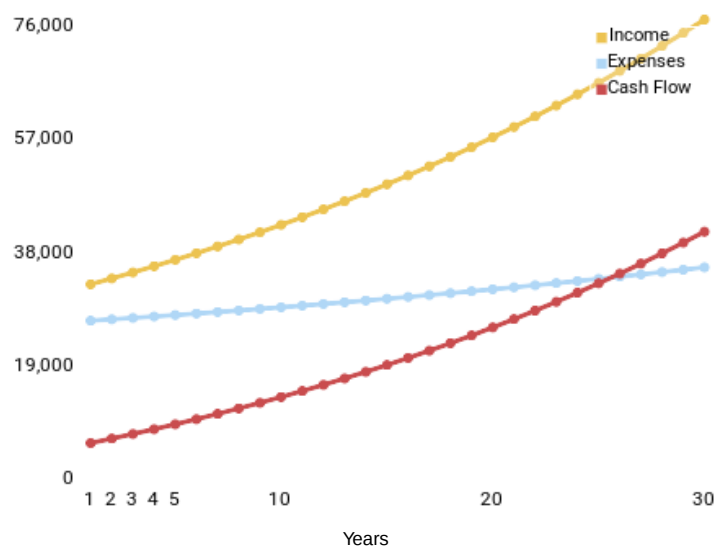
Total Monthly Income:	\$2,645.00
x50% for Expenses:	\$1,322.50
Monthly Payment/Interest Payment:	\$1,256.52
Total Monthly Cash Flow using 50% Rule:	\$65.98

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$32,692	\$33,673	\$36,795	\$42,656	\$49,450	\$57,326	\$77,041
Total Annual Expenses	\$26,597	\$26,828	\$27,547	\$28,845	\$30,277	\$31,859	\$35,534
Total Annual Cashflow	\$6,095	\$6,845	\$9,249	\$13,811	\$19,173	\$25,467	\$41,507
Cash on Cash ROI	9.10%	10.22%	13.81%	20.62%	28.63%	38.02%	61.97%
Property Value	\$270,296	\$281,108	\$316,208	\$384,715	\$468,065	\$569,473	\$842,959
Equity	\$77,472	\$90,531	\$133,343	\$218,686	\$325,536	\$459,750	\$842,959
Loan Balance	\$192,824	\$190,577	\$182,865	\$166,030	\$142,529	\$109,723	\$0
Total Profit if Sold	-\$2,328	\$16,818	\$82,464	\$222,648	\$408,459	\$649,917	\$1,352,670
Compound Annual Growth Rate	-3%	12%	17%	16%	14%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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