

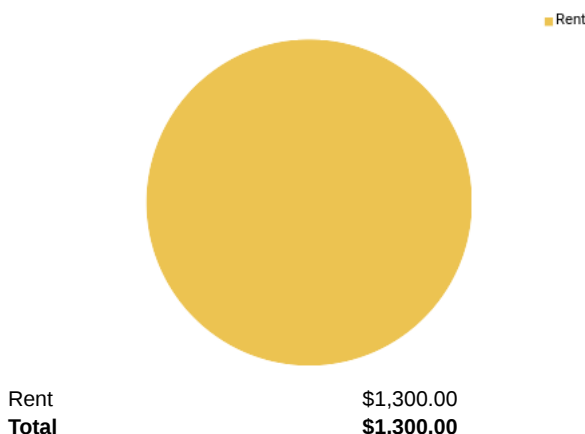
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,300.00	\$891.83	\$408.17	9.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,304.00	\$22,000.00	22.26%	10.38%

Property Information

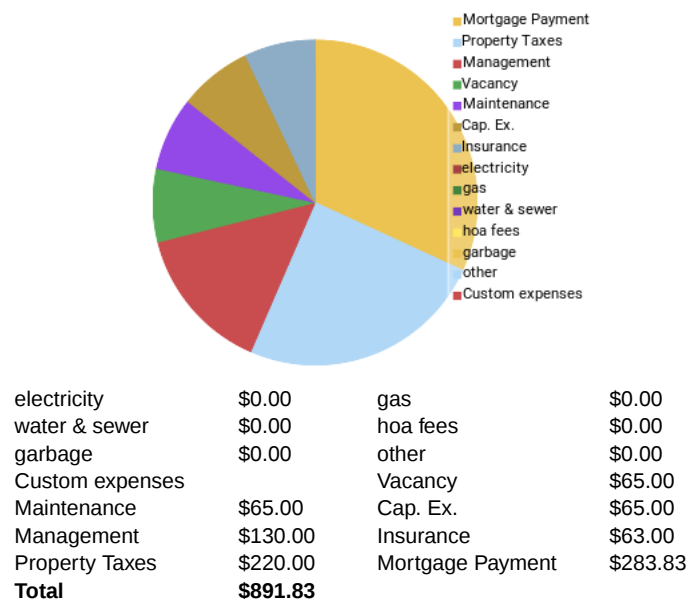
Purchase Price:	\$80,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$2,000.00
Total Cost of Project:	\$86,000.00
After Repair Value	\$85,000.00

Down Payment:	\$16,000.00
Loan Amount:	\$64,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.400%
Monthly P&I:	\$283.83

Income



Expenses



Financial Projections

Total Initial Equity:	\$21,000.00		
Gross Rent Multiplier:	5.13		
Income-Expense Ratio (2% Rule):	1.51%		
Typical Cap Rate:	10.38%	Debt Coverage Ratio:	2.44
ARV based on Cap Rate:	\$80,000.00		

50% Rule Cash Flow Estimates

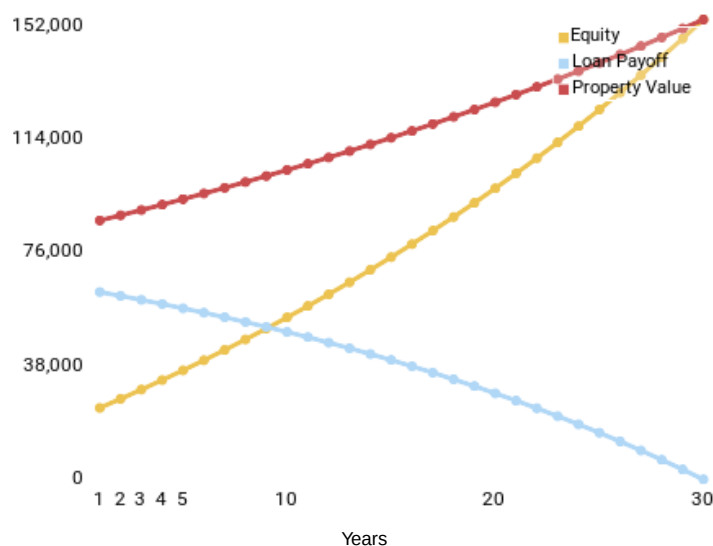
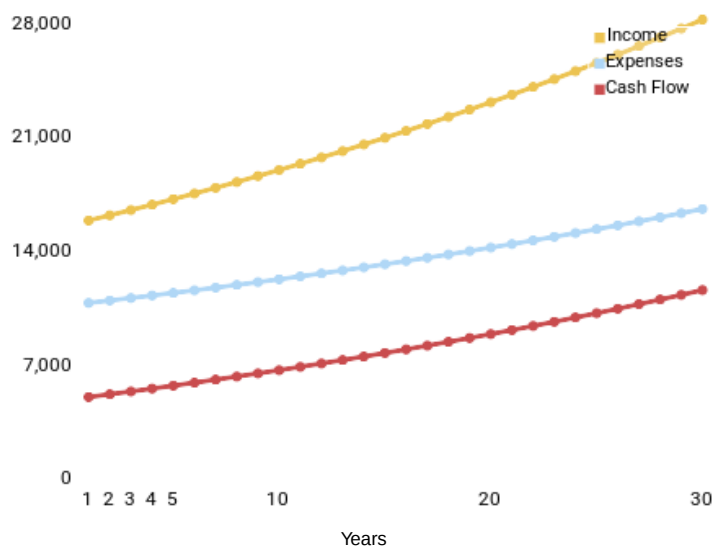
Total Monthly Income:	\$1,300.00
x50% for Expenses:	\$650.00
Monthly Payment/Interest Payment:	\$283.83
Total Monthly Cash Flow using 50% Rule:	\$366.17

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	\$15,912	\$16,230	\$17,224	\$19,016	\$20,996	\$23,181	\$28,257
Total Annual Expenses	\$10,848	\$10,997	\$11,461	\$12,300	\$13,225	\$14,247	\$16,622
Total Annual Cashflow	\$5,064	\$5,234	\$5,762	\$6,717	\$7,770	\$8,933	\$11,636
Cash on Cash ROI	23.02%	23.79%	26.19%	30.53%	35.32%	40.61%	52.89%
Property Value	\$86,700	\$88,434	\$93,847	\$103,615	\$114,399	\$126,306	\$153,966
Equity	\$23,949	\$26,976	\$36,540	\$54,239	\$74,422	\$97,467	\$153,966
Loan Balance	\$62,751	\$61,458	\$57,307	\$49,376	\$39,977	\$28,839	\$0
Total Profit if Sold	\$7,013	\$15,273	\$41,589	\$90,925	\$147,810	\$213,148	\$373,403
Compound Annual Growth Rate	32%	30%	24%	18%	15%	13%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)
Year Built

1071.0
1951



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