

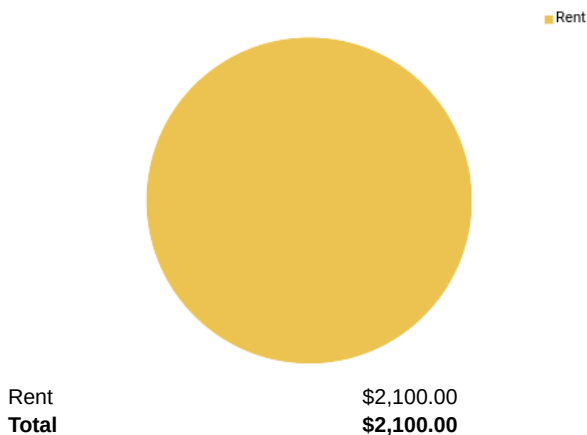
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$2,087.64	\$12.36	5.21%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,032.00	\$58,000.00	0.26%	5.21%

Property Information

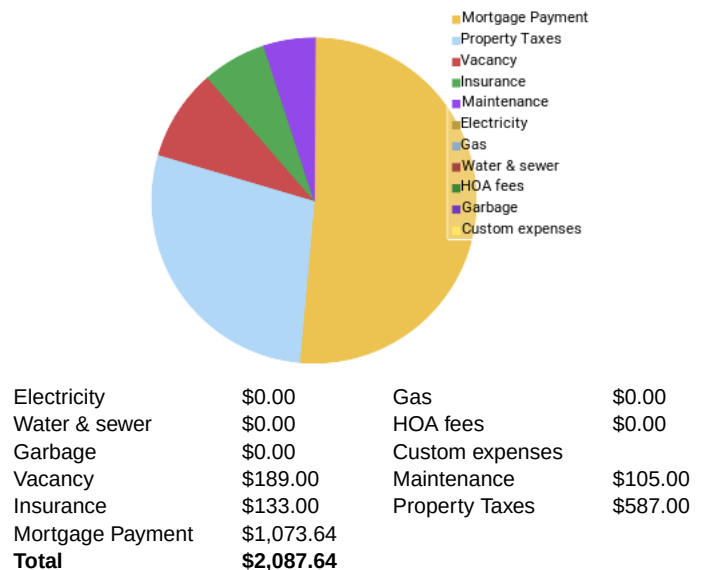
Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$258,000.00
After Repair Value	

Down Payment:	\$50,000.00
Loan Amount:	\$200,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,073.64

Income



Expenses



Financial Projections

Total Initial Equity:	-\$200,000.00		
Gross Rent Multiplier:	9.92		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	5.21%	Debt Coverage Ratio:	1.01
ARV based on Cap Rate:	\$250,000.00		

50% Rule Cash Flow Estimates

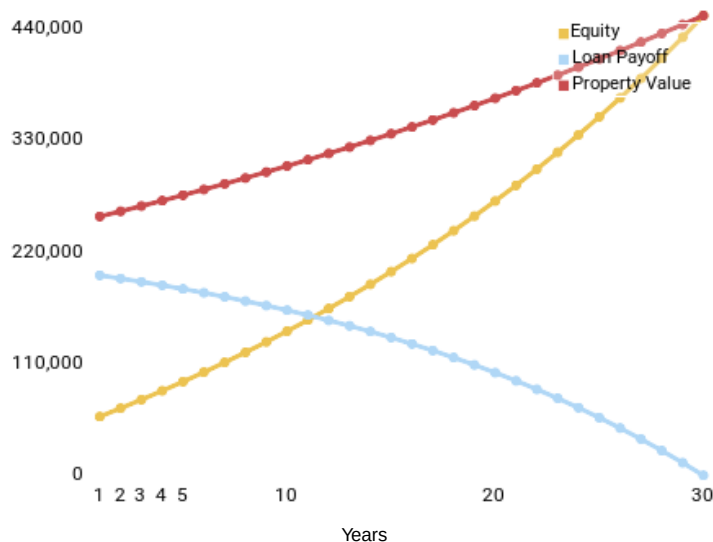
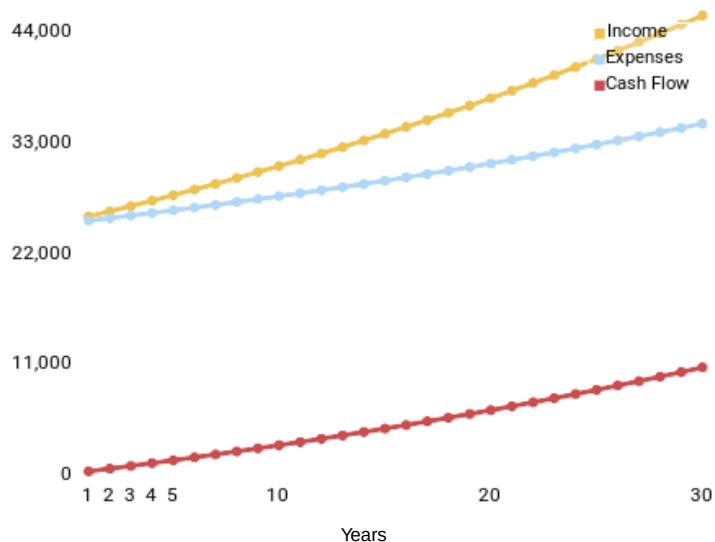
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$1,073.64
Total Monthly Cash Flow using 50% Rule:	-\$23.64

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$25,295	\$25,543	\$26,318	\$27,716	\$29,260	\$30,965	\$34,924
Total Annual Cashflow	\$409	\$675	\$1,505	\$3,002	\$4,656	\$6,481	\$10,722
Cash on Cash ROI	0.71%	1.16%	2.59%	5.18%	8.03%	11.17%	18.49%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$57,951	\$66,152	\$92,363	\$142,064	\$200,699	\$270,262	\$452,840
Loan Balance	\$197,049	\$193,948	\$183,657	\$162,684	\$135,768	\$101,225	\$0
Total Profit if Sold	\$360	\$9,236	\$39,120	\$100,778	\$179,319	\$277,564	\$547,586
Compound Annual Growth Rate	1%	8%	11%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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