

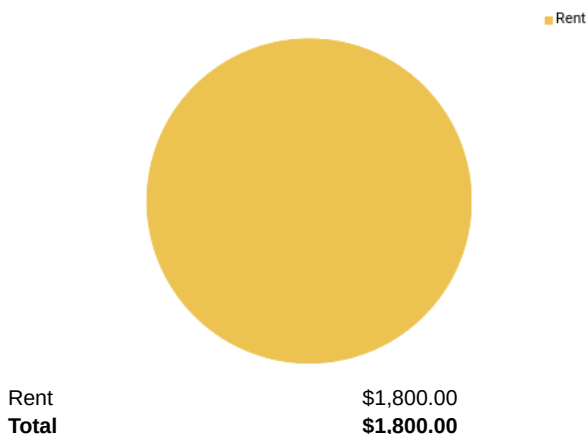
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,467.86	\$332.14	7.93%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,082.96	\$46,375.00	8.59%	7.93%

Property Information

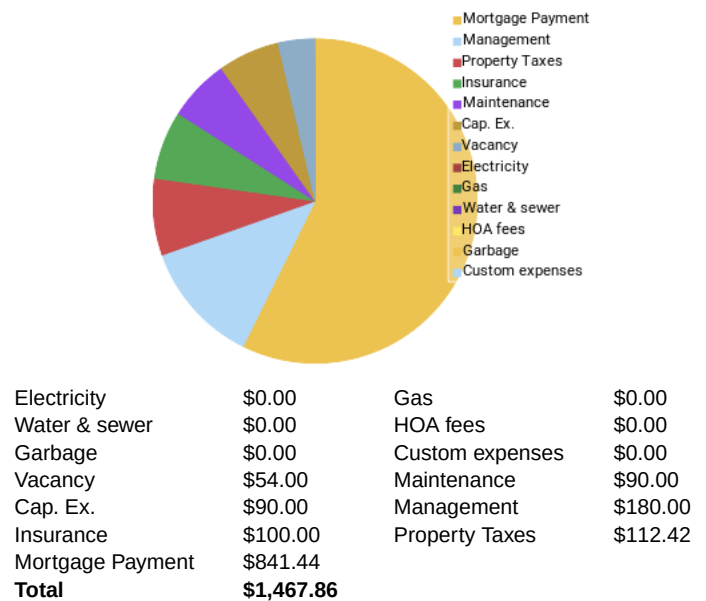
Purchase Price:	\$177,500.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$179,500.00
After Repair Value	

Down Payment:	\$44,375.00
Loan Amount:	\$133,125.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$841.44

Income



Expenses



Financial Projections

Total Initial Equity:	-\$133,125.00		
Gross Rent Multiplier:	8.22		
Income-Expense Ratio (2% Rule):	1.00%		
Typical Cap Rate:	7.93%	Debt Coverage Ratio:	1.39
ARV based on Cap Rate:	\$177,500.00		

50% Rule Cash Flow Estimates

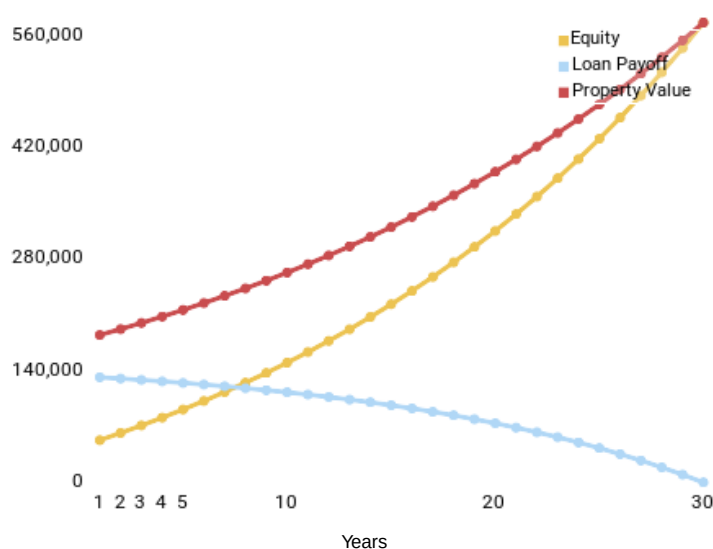
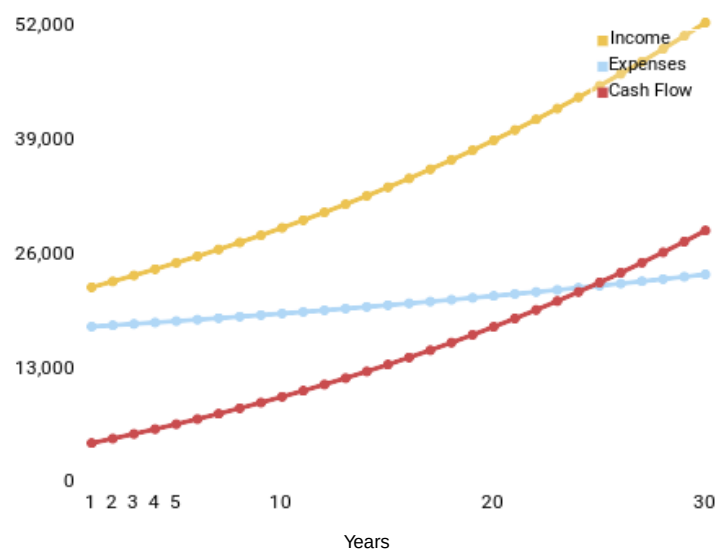
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$841.44
Total Monthly Cash Flow using 50% Rule:	\$58.56

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	\$22,248	\$22,915	\$25,040	\$29,029	\$33,652	\$39,012	\$52,429
Total Annual Expenses	\$17,765	\$17,918	\$18,397	\$19,261	\$20,214	\$21,267	\$23,713
Total Annual Cashflow	\$4,483	\$4,997	\$6,644	\$9,768	\$13,438	\$17,745	\$28,716
Cash on Cash ROI	9.67%	10.78%	14.33%	21.06%	28.98%	38.26%	61.92%
Property Value	\$184,600	\$191,984	\$215,956	\$262,743	\$319,667	\$388,924	\$575,703
Equity	\$52,963	\$61,935	\$91,336	\$149,885	\$223,073	\$314,820	\$575,703
Loan Balance	\$131,637	\$130,049	\$124,620	\$112,858	\$96,594	\$74,104	\$0
Total Profit if Sold	-\$1,851	\$11,601	\$57,574	\$155,238	\$284,056	\$450,789	\$933,517
Compound Annual Growth Rate	-4%	12%	18%	16%	14%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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