



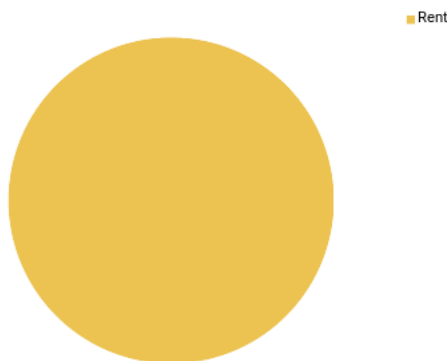
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$3,090.10	-\$90.10	6.31%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,780.00	\$8,000.00	-13.52%	6.31%

Property Information

Purchase Price:	\$345,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$353,000.00
After Repair Value	

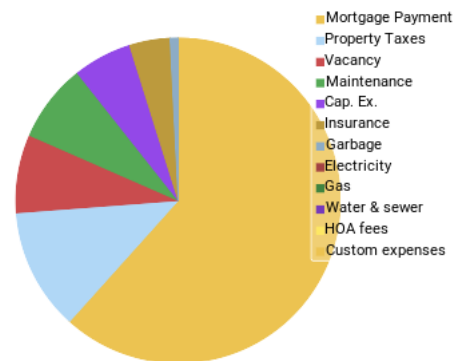
Down Payment:	\$0.00
Loan Amount:	\$345,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.250%
Monthly P&I:	\$1,905.10

Income



Rent	\$3,000.00
Total	\$3,000.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$25.00	Custom expenses	
Vacancy	\$240.00	Maintenance	\$240.00
Cap. Ex.	\$180.00	Insurance	\$125.00
Property Taxes	\$375.00	Mortgage Payment	\$1,905.10
Total	\$3,090.10		

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Financial Projections

Total Initial Equity:	-\$345,000.00		
Gross Rent Multiplier:	9.58		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	6.31%	Debt Coverage Ratio:	0.95
ARV based on Cap Rate:	\$345,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,905.10
Total Monthly Cash Flow using 50% Rule:	-\$405.10

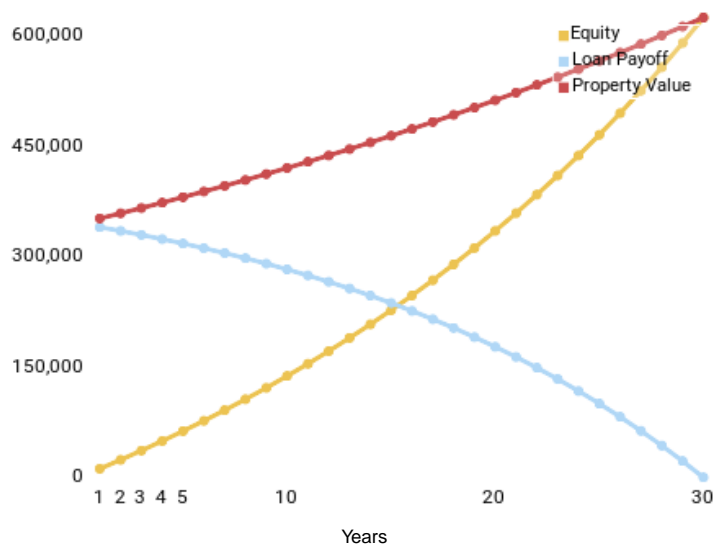
Analysis Over Time

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	\$36,720	\$37,454	\$39,747	\$43,884	\$48,451	\$53,494	\$65,209
Total Annual Expenses	\$37,366	\$37,656	\$38,561	\$40,195	\$41,999	\$43,991	\$48,619
Total Annual Cashflow	-\$646	-\$201	\$1,186	\$3,688	\$6,452	\$9,503	\$16,590
Cash on Cash ROI	-8.07%	-2.52%	14.82%	46.11%	80.65%	118.78%	207.38%
Property Value	\$351,900	\$358,938	\$380,908	\$420,553	\$464,325	\$512,652	\$624,920
Equity	\$11,765	\$23,929	\$62,992	\$137,832	\$227,335	\$335,089	\$624,920
Loan Balance	\$340,135	\$335,009	\$317,916	\$282,722	\$236,989	\$177,563	\$0
Total Profit if Sold	-\$23,273	-\$11,838	\$27,729	\$112,932	\$225,776	\$371,196	\$785,458
Compound Annual Growth Rate	0%	0%	35%	31%	25%	21%	17%

Income, Expenses and Cash Flow (in \$)

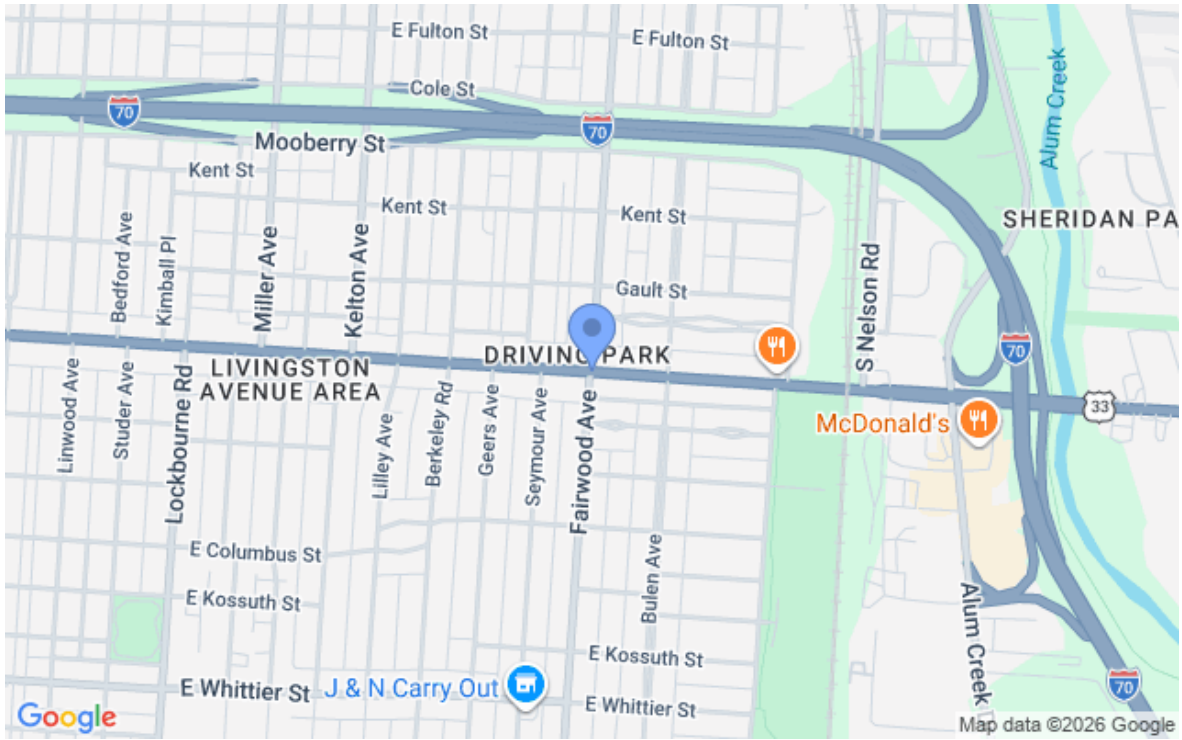
Loan Balance, Value and Equity (in \$)

No Data



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