

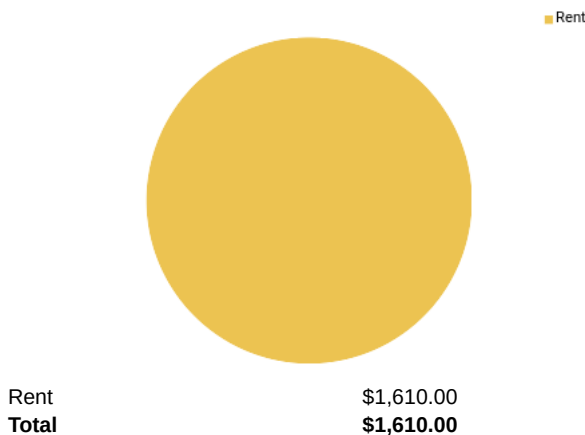
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,610.00	\$1,606.54	\$3.46	6.41%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,538.00	\$41,400.00	0.10%	6.41%

Property Information

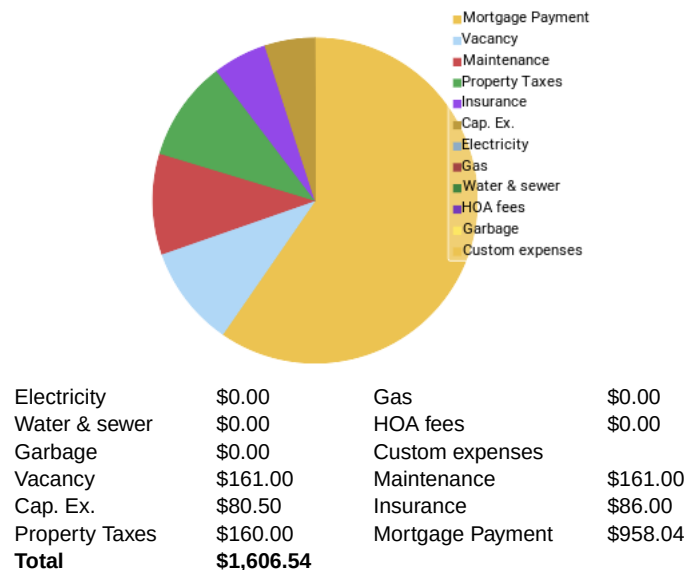
Purchase Price:	\$180,000.00
Purchase Closing Costs:	\$5,400.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$185,400.00
After Repair Value	

Down Payment:	\$36,000.00
Loan Amount:	\$144,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$958.04

Income



Expenses



Financial Projections

Total Initial Equity:	-\$144,000.00		
Gross Rent Multiplier:	9.32		
Income-Expense Ratio (2% Rule):	0.87%		
Typical Cap Rate:	6.41%	Debt Coverage Ratio:	1.00
ARV based on Cap Rate:	\$180,000.00		

50% Rule Cash Flow Estimates

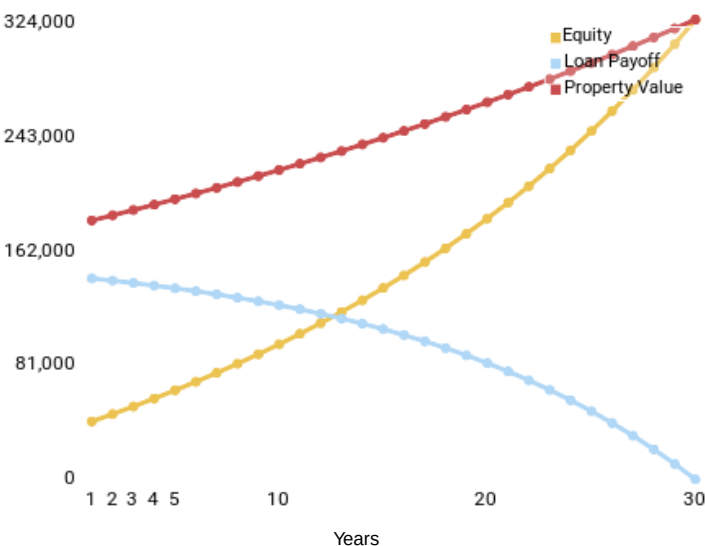
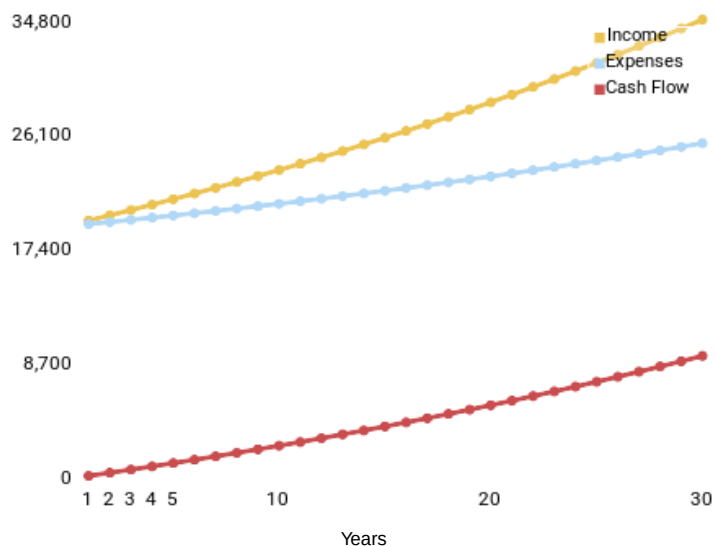
Total Monthly Income:	\$1,610.00
x50% for Expenses:	\$805.00
Monthly Payment/Interest Payment:	\$958.04
Total Monthly Cash Flow using 50% Rule:	-\$153.04

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	\$19,706	\$20,101	\$21,331	\$23,551	\$26,002	\$28,709	\$34,996
Total Annual Expenses	\$19,434	\$19,593	\$20,088	\$20,983	\$21,970	\$23,060	\$25,592
Total Annual Cashflow	\$272	\$508	\$1,242	\$2,568	\$4,032	\$5,648	\$9,403
Cash on Cash ROI	0.66%	1.23%	3.00%	6.20%	9.74%	13.64%	22.71%
Property Value	\$183,600	\$187,272	\$198,735	\$219,419	\$242,256	\$267,471	\$326,045
Equity	\$41,063	\$46,303	\$63,185	\$95,849	\$135,669	\$184,958	\$326,045
Loan Balance	\$142,537	\$140,969	\$135,549	\$123,570	\$106,587	\$82,512	\$0
Total Profit if Sold	-\$13,835	-\$8,362	\$10,643	\$51,893	\$107,176	\$179,520	\$392,735
Compound Annual Growth Rate	-33%	-11%	5%	8%	9%	9%	8%

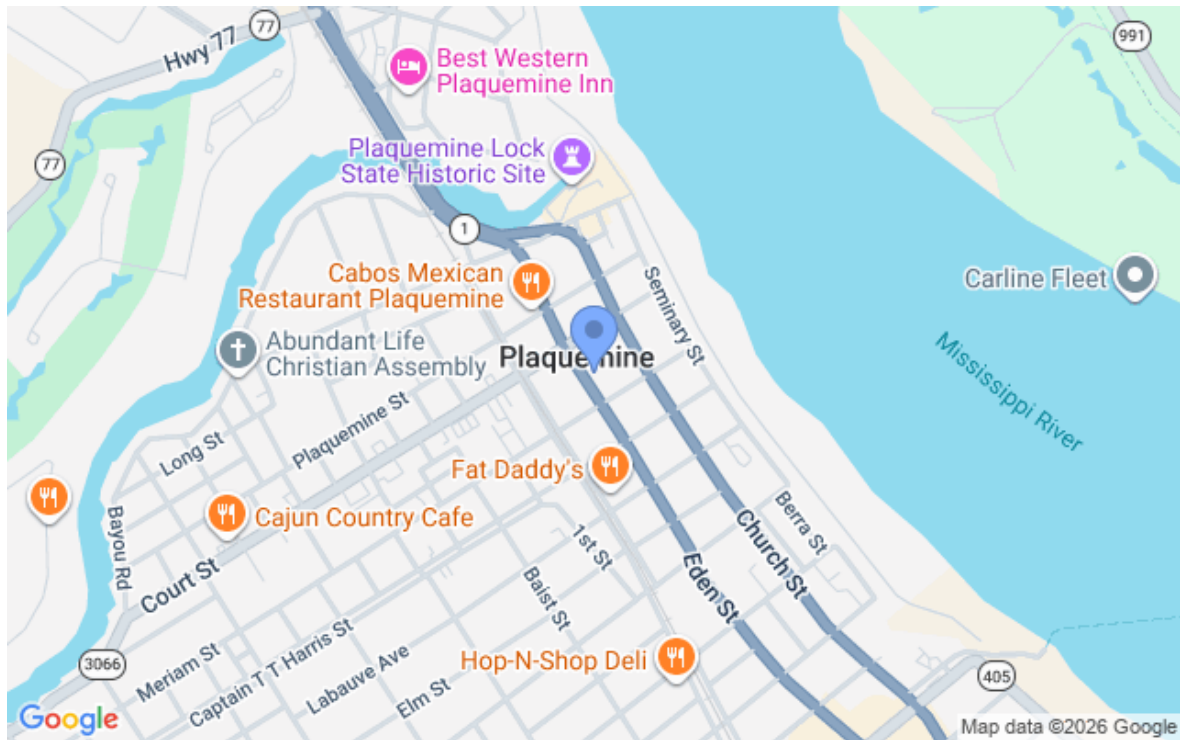
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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