

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,600.00	\$1,547.53	\$52.47	4.91%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,828.00	\$9,500.00	6.63%	4.91%

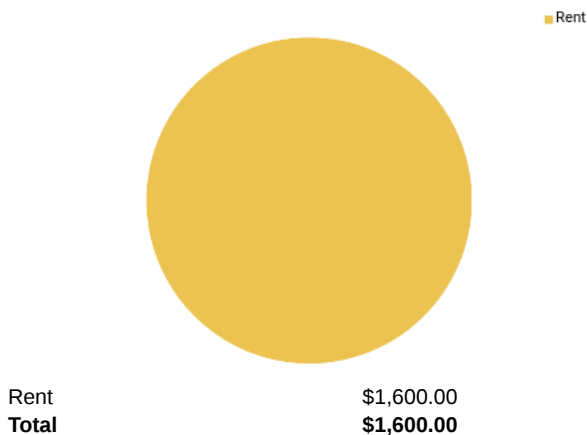
Property Information

Purchase Price:	\$200,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$203,500.00
After Repair Value	

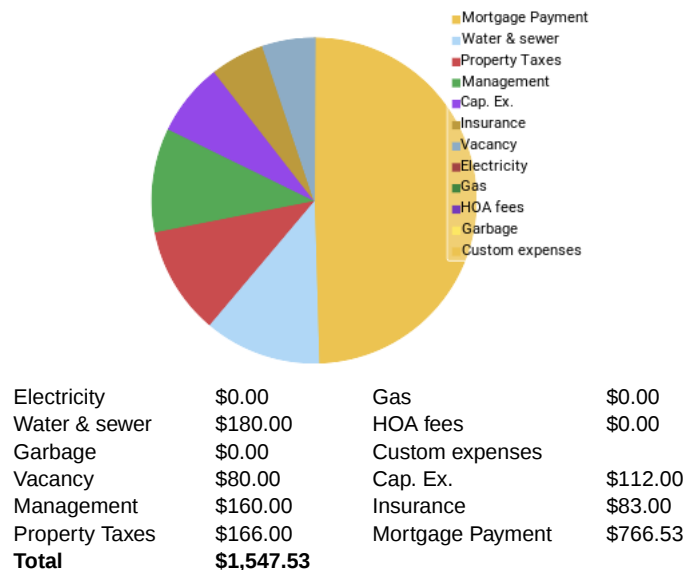
Down Payment:	\$6,000.00
Loan Amount:	\$194,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.500%
Monthly P&I:	\$766.53



Income



Expenses



Financial Projections

Total Initial Equity:	-\$194,000.00		
Gross Rent Multiplier:	10.42		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	4.91%	Debt Coverage Ratio:	1.07
ARV based on Cap Rate:	\$200,000.00		

50% Rule Cash Flow Estimates

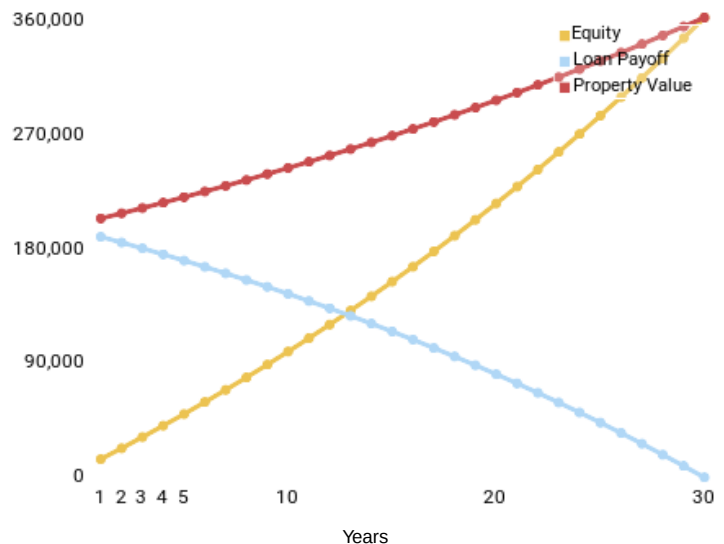
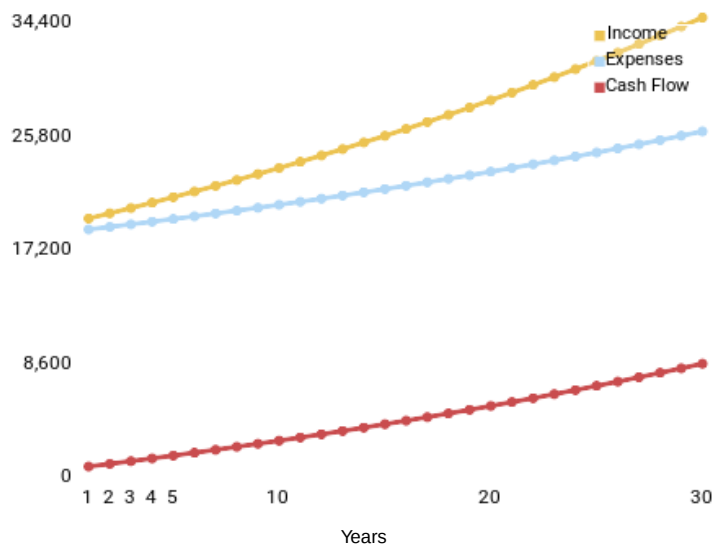
Total Monthly Income:	\$1,600.00
x50% for Expenses:	\$800.00
Monthly Payment/Interest Payment:	\$766.53
Total Monthly Cash Flow using 50% Rule:	\$33.47

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	\$19,584	\$19,976	\$21,198	\$23,405	\$25,841	\$28,530	\$34,778
Total Annual Expenses	\$18,758	\$18,949	\$19,546	\$20,623	\$21,812	\$23,125	\$26,174
Total Annual Cashflow	\$826	\$1,027	\$1,652	\$2,782	\$4,029	\$5,405	\$8,604
Cash on Cash ROI	8.70%	10.81%	17.39%	29.28%	42.41%	56.90%	90.56%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$14,399	\$22,988	\$49,950	\$99,143	\$154,215	\$215,877	\$362,272
Loan Balance	\$189,601	\$185,092	\$170,866	\$144,656	\$114,959	\$81,313	\$0
Total Profit if Sold	\$5,725	\$15,341	\$46,626	\$107,425	\$180,097	\$265,979	\$483,497
Compound Annual Growth Rate	60%	62%	43%	29%	22%	18%	14%

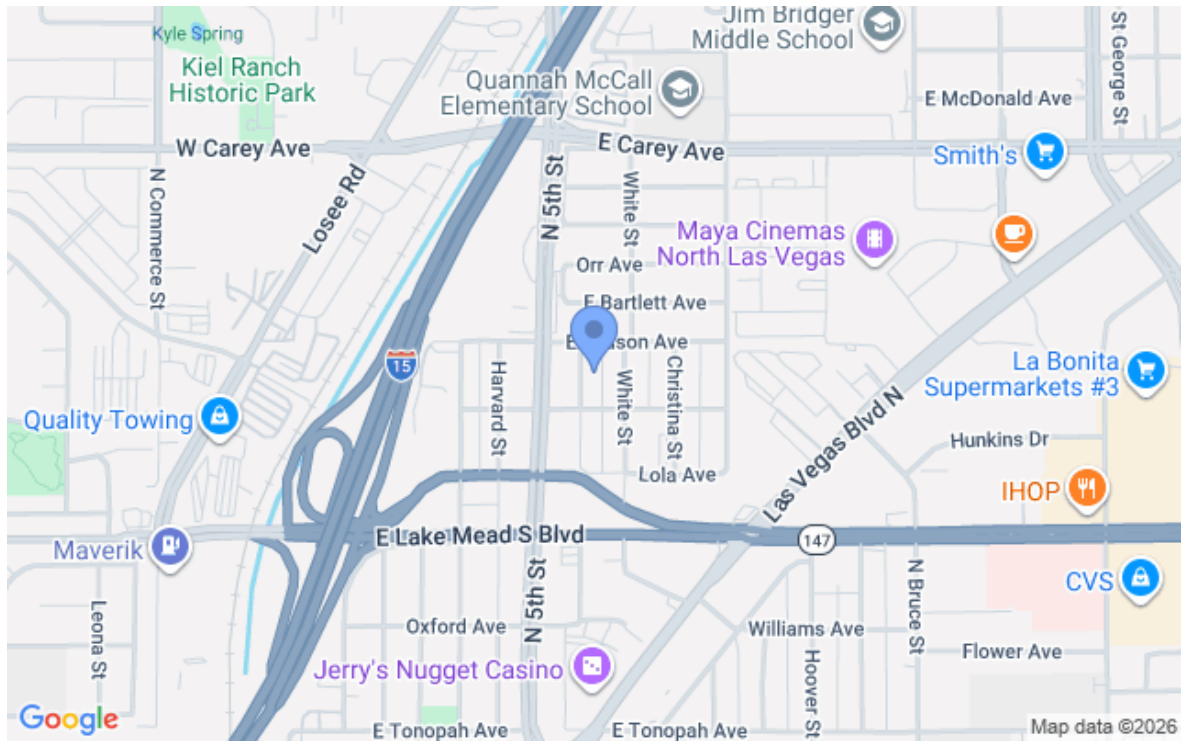
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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