

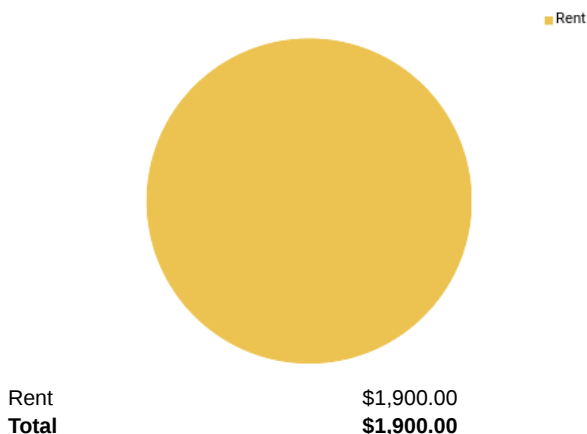
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$3,182.89	-\$1,282.89	1.94%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,758.00	\$101,975.00	-15.10%	1.94%

Property Information

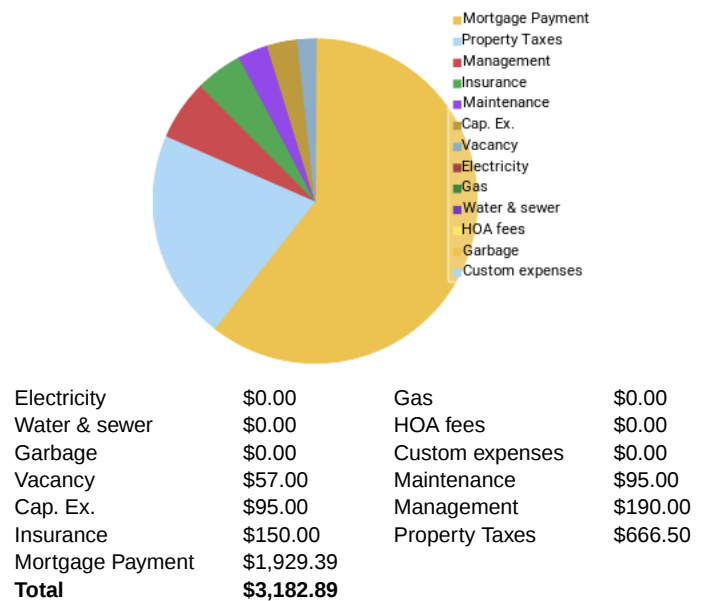
Purchase Price:	\$399,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$401,900.00
After Repair Value	

Down Payment:	\$99,975.00
Loan Amount:	\$299,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.670%
Monthly P&I:	\$1,929.39

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$299,925.00		
Gross Rent Multiplier:		17.54		
Income-Expense Ratio (2% Rule):		0.47%		
Typical Cap Rate:		1.94%	Debt Coverage Ratio:	0.34
ARV based on Cap Rate:		\$399,900.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$1,929.39
Total Monthly Cash Flow using 50% Rule:	-\$979.39

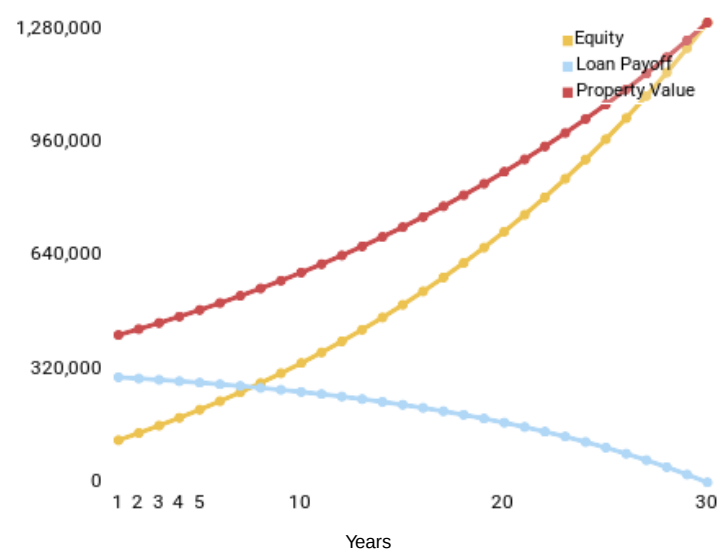
Analysis Over Time

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	\$23,484	\$24,189	\$26,431	\$30,641	\$35,522	\$41,179	\$55,342
Total Annual Expenses	\$38,495	\$38,802	\$39,760	\$41,489	\$43,397	\$45,504	\$50,399
Total Annual Cashflow	-\$15,011	-\$14,614	-\$13,329	-\$10,847	-\$7,876	-\$4,325	\$4,942
Cash on Cash ROI	-14.72%	-14.33%	-13.07%	-10.64%	-7.72%	-4.24%	4.85%
Property Value	\$415,896	\$432,532	\$486,539	\$591,950	\$720,197	\$876,230	\$1,297,035
Equity	\$119,217	\$139,321	\$205,234	\$336,610	\$501,069	\$707,599	\$1,297,035
Loan Balance	\$296,679	\$293,210	\$281,306	\$255,340	\$219,129	\$168,631	\$0
Total Profit if Sold	-\$26,883	-\$22,556	-\$1,727	\$62,890	\$172,837	\$339,469	\$904,520
Compound Annual Growth Rate	-26%	-12%	0%	5%	7%	8%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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