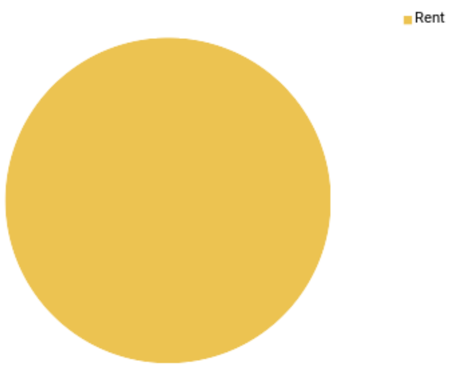
1708 E Gimber St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,410.00	$1,194.00	$216.00	7.64%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,697.40	$37,000.00	7.01%	7.64%

Property Information

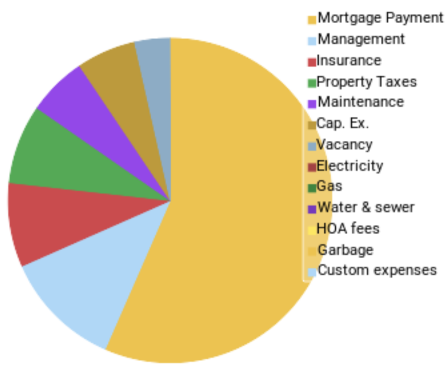
Purchase Price:	$140,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$142,000.00**
After Repair Value	
Down Payment:	$35,000.00
Loan Amount:	$105,000.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.670%
Monthly P&I:	**$675.45**

Income



Rent	$1,410.00
Total	**$1,410.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$42.30	Maintenance	$70.50
Cap. Ex.	$70.50	Management	$141.00
Insurance	$100.00	Property Taxes	$94.25
Mortgage Payment	$675.45		
Total	**$1,194.00**		

Financial Projections

Total Initial Equity:	-$105,000.00		
Gross Rent Multiplier:	8.27		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	7.64%	Debt Coverage Ratio:	1.32
ARV based on Cap Rate:	$140,000.00		

50% Rule Cash Flow Estimates

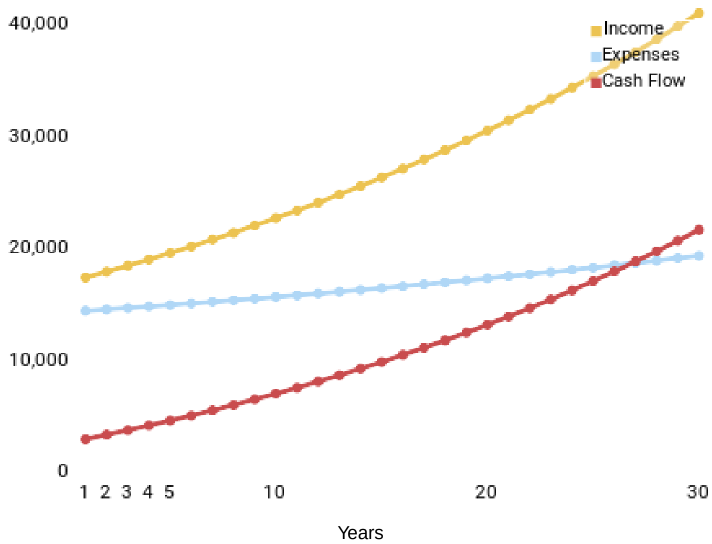
Total Monthly Income:	$1,410.00
x50% for Expenses:	$705.00
Monthly Payment/Interest Payment:	$675.45
Total Monthly Cash Flow using 50% Rule:	**$29.55**

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	$17,428	$17,950	$19,615	$22,739	$26,361	$30,559	$41,069
Total Annual Expenses	$14,452	$14,579	$14,976	$15,691	$16,480	$17,352	$19,377
Total Annual Cashflow	$2,975	$3,371	$4,639	$7,048	$9,881	$13,208	$21,692
Cash on Cash ROI	8.04%	9.11%	12.54%	19.05%	26.70%	35.70%	58.63%
Property Value	$145,600	$151,424	$170,331	$207,234	$252,132	$306,757	$454,076
Equity	$41,736	$48,775	$71,850	$117,843	$175,418	$247,722	$454,076
Loan Balance	$103,864	$102,649	$98,482	$89,391	$76,714	$59,035	$0
Total Profit if Sold	-$2,481	$7,521	$41,895	$115,572	$213,559	$341,209	$713,765
Compound Annual Growth Rate	-7%	10%	16%	15%	14%	12%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)