

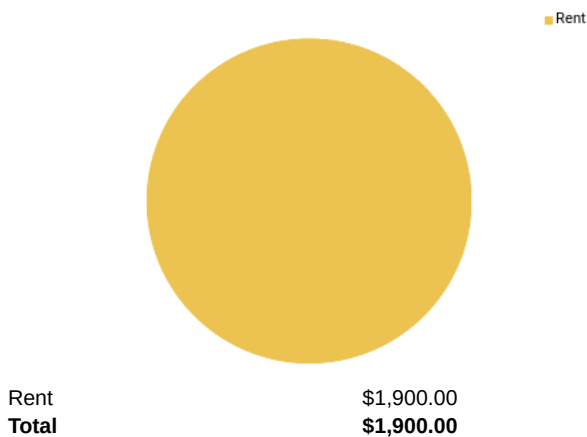
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$1,694.77	\$205.23	6.87%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,352.00	\$54,250.00	4.54%	6.87%

Property Information

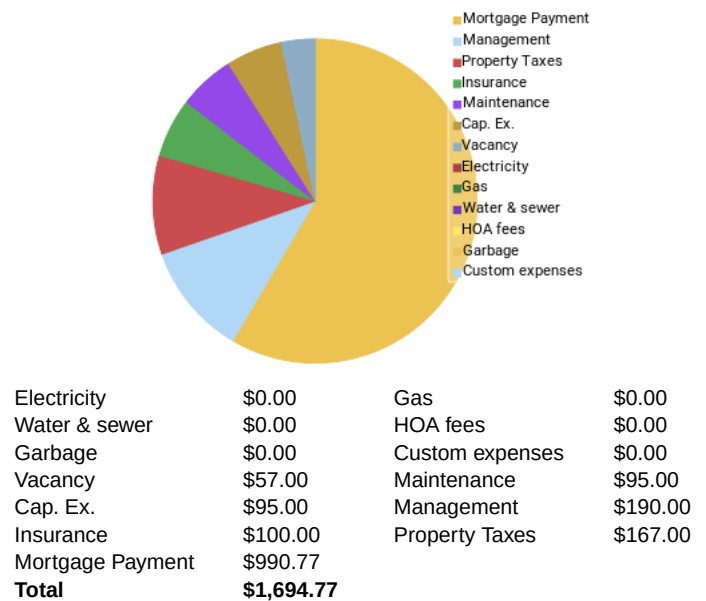
Purchase Price:	\$209,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$211,000.00
After Repair Value	

Down Payment:	\$52,250.00
Loan Amount:	\$156,750.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$990.77

Income



Expenses



Financial Projections

Total Initial Equity:	-\$156,750.00		
Gross Rent Multiplier:	9.17		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	6.87%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	\$209,000.00		

50% Rule Cash Flow Estimates

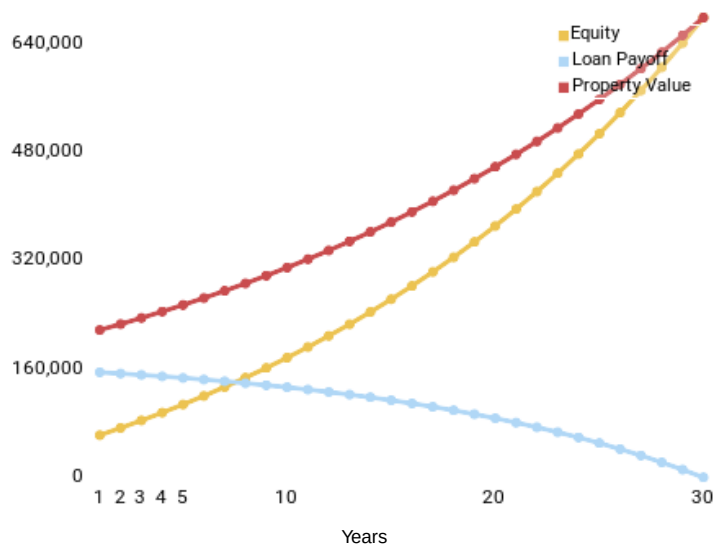
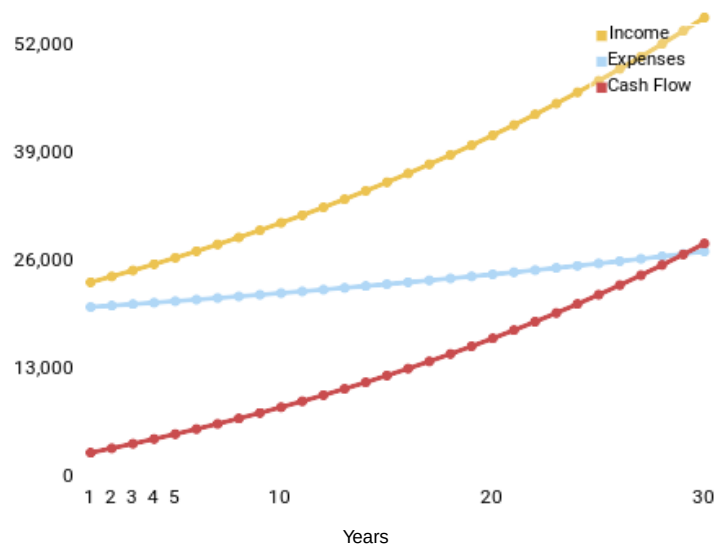
Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$990.77
Total Monthly Cash Flow using 50% Rule:	-\$40.77

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	\$20,506	\$20,678	\$21,216	\$22,187	\$23,259	\$24,442	\$27,192
Total Annual Cashflow	\$2,978	\$3,510	\$5,215	\$8,454	\$12,263	\$16,737	\$28,150
Cash on Cash ROI	5.49%	6.47%	9.61%	15.58%	22.60%	30.85%	51.89%
Property Value	\$217,360	\$226,054	\$254,280	\$309,371	\$376,397	\$457,945	\$677,870
Equity	\$62,362	\$72,926	\$107,545	\$176,484	\$262,661	\$370,689	\$677,870
Loan Balance	\$154,998	\$153,129	\$146,735	\$132,887	\$113,736	\$87,255	\$0
Total Profit if Sold	-\$4,125	\$9,340	\$55,886	\$156,551	\$291,485	\$468,254	\$987,181
Compound Annual Growth Rate	-8%	8%	15%	15%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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