

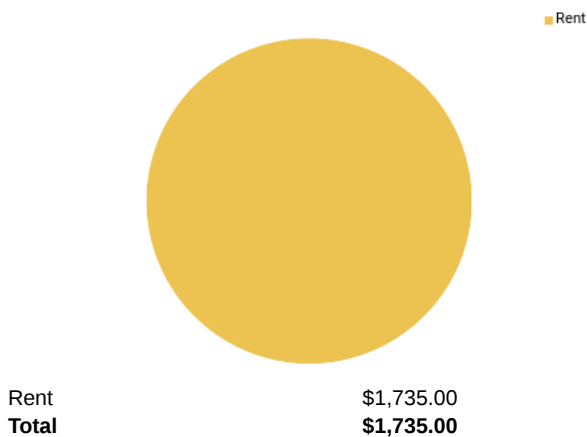
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,735.00	\$1,498.57	\$236.43	7.96%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,926.20	\$42,475.00	6.68%	7.96%

Property Information

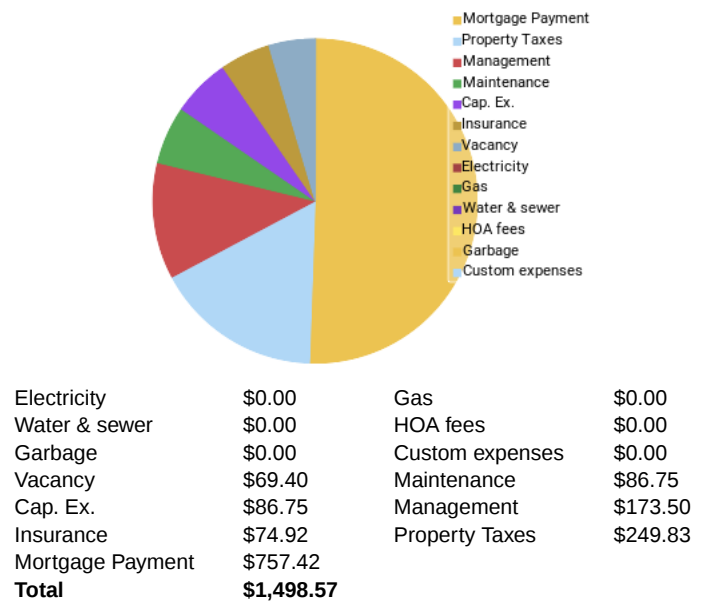
Purchase Price:	\$149,899.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$154,899.00
After Repair Value	

Down Payment:	\$37,475.00
Loan Amount:	\$112,424.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	\$757.42

Income



Expenses



Financial Projections

Total Initial Equity:	-\$112,424.00		
Gross Rent Multiplier:	7.20		
Income-Expense Ratio (2% Rule):	1.12%		
Typical Cap Rate:	7.96%	Debt Coverage Ratio:	1.31
ARV based on Cap Rate:	\$149,899.00		

50% Rule Cash Flow Estimates

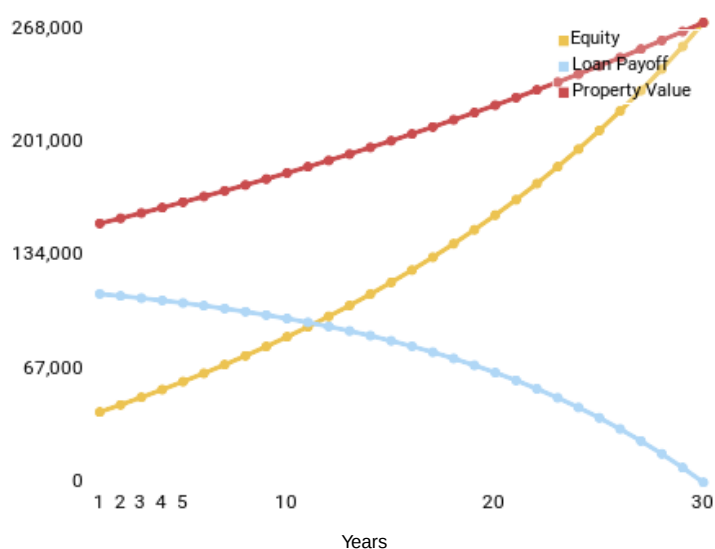
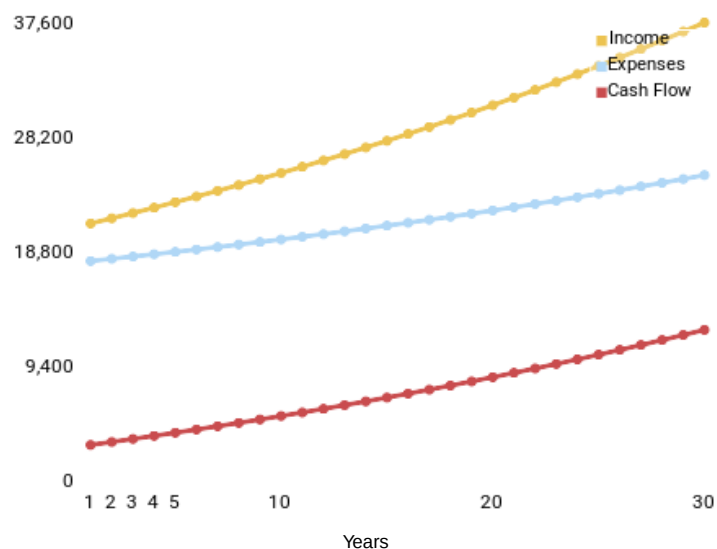
Total Monthly Income:	\$1,735.00
x50% for Expenses:	\$867.50
Monthly Payment/Interest Payment:	\$757.42
Total Monthly Cash Flow using 50% Rule:	\$110.08

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	\$21,236	\$21,661	\$22,987	\$25,379	\$28,021	\$30,937	\$37,713
Total Annual Expenses	\$18,161	\$18,342	\$18,909	\$19,931	\$21,059	\$22,305	\$25,199
Total Annual Cashflow	\$3,076	\$3,319	\$4,078	\$5,449	\$6,962	\$8,633	\$12,514
Cash on Cash ROI	7.24%	7.81%	9.60%	12.83%	16.39%	20.32%	29.46%
Property Value	\$152,897	\$155,955	\$165,501	\$182,726	\$201,744	\$222,742	\$271,521
Equity	\$41,588	\$45,843	\$59,534	\$85,971	\$118,128	\$157,869	\$271,521
Loan Balance	\$111,309	\$110,112	\$105,967	\$96,756	\$83,616	\$64,873	\$0
Total Profit if Sold	-\$8,514	-\$1,155	\$23,334	\$73,014	\$135,565	\$213,591	\$430,868
Compound Annual Growth Rate	-20%	-1%	9%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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