

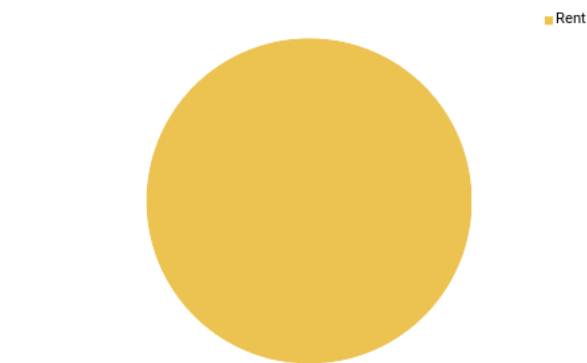
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$3,323.23	-\$1,523.23	1.76%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,491.00	\$108,250.00	-16.89%	1.76%

Property Information

Purchase Price:	\$425,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$427,000.00
After Repair Value	

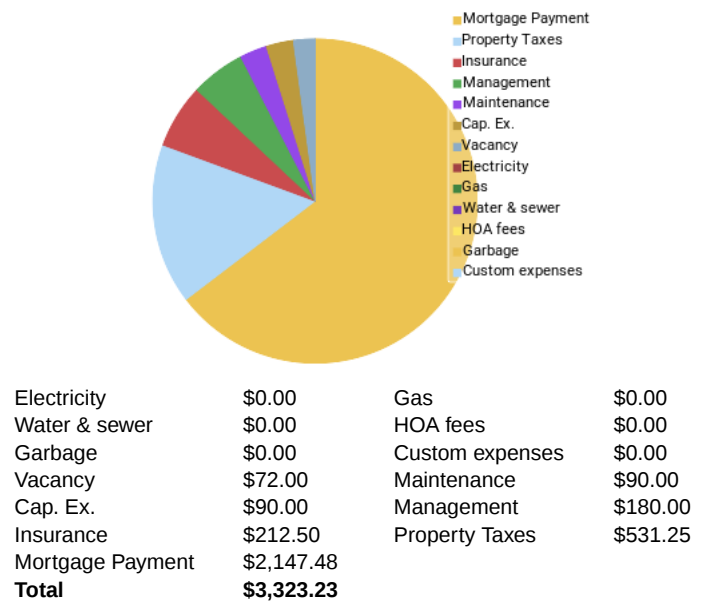
Down Payment:	\$106,250.00
Loan Amount:	\$318,750.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.125%
Monthly P&I:	\$2,147.48

Income



Rent	\$1,800.00
Total	\$1,800.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$72.00	Maintenance	\$90.00
Cap. Ex.	\$90.00	Management	\$180.00
Insurance	\$212.50	Property Taxes	\$531.25
Mortgage Payment	\$2,147.48		
Total	\$3,323.23		

Financial Projections

Total Initial Equity:	-\$318,750.00		
Gross Rent Multiplier:	19.68		
Income-Expense Ratio (2% Rule):	0.42%		
Typical Cap Rate:	1.76%	Debt Coverage Ratio:	0.29
ARV based on Cap Rate:	\$425,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$2,147.48
Total Monthly Cash Flow using 50% Rule:	-\$1,247.48

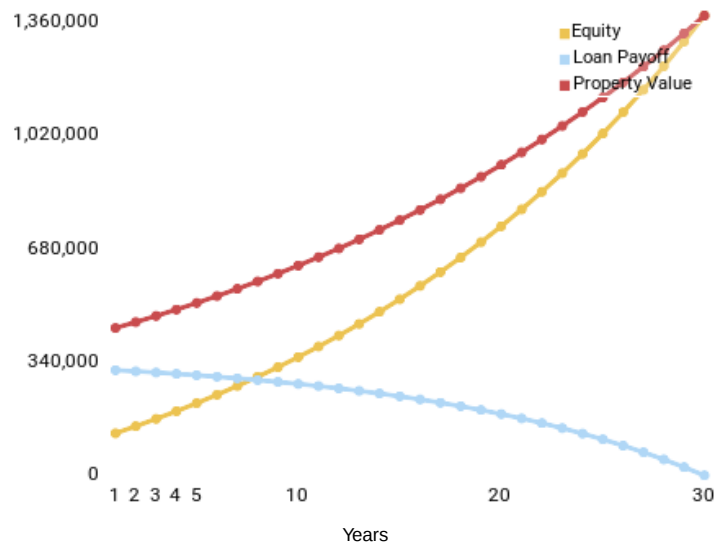
Analysis Over Time

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	\$22,248	\$22,915	\$25,040	\$29,029	\$33,652	\$39,012	\$52,429
Total Annual Expenses	\$40,161	\$40,449	\$41,347	\$42,969	\$44,759	\$46,735	\$51,326
Total Annual Cashflow	-\$17,913	-\$17,533	-\$16,307	-\$13,940	-\$11,106	-\$7,723	\$1,103
Cash on Cash ROI	-16.55%	-16.20%	-15.06%	-12.88%	-10.26%	-7.13%	1.02%
Property Value	\$442,000	\$459,680	\$517,077	\$629,104	\$765,401	\$931,227	\$1,378,444
Equity	\$126,411	\$147,484	\$216,636	\$354,778	\$528,328	\$747,295	\$1,378,444
Loan Balance	\$315,589	\$312,196	\$300,442	\$274,326	\$237,073	\$183,932	\$0
Total Profit if Sold	-\$30,692	-\$28,390	-\$13,433	\$42,262	\$144,870	\$306,609	\$875,246
Compound Annual Growth Rate	-28%	-14%	-3%	3%	6%	7%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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