



Brentwood Heights (2 lots), Toledo, Ohio, 43607

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$850.00	\$722.39	\$127.61	5.76%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,032.00	\$34,073.63	4.49%	23.22%

Property Information

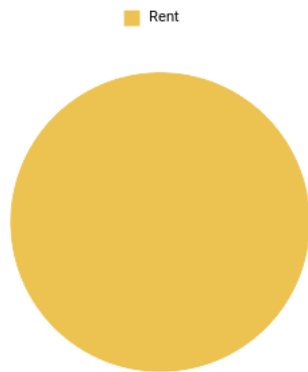
Purchase Price:	\$17,363.00
Purchase Closing Costs:	\$900.00
Estimated Repair Costs:	\$33,000.00
Total Cost of Project:	\$51,263.00
After Repair Value	\$70,000.00

Property Description

One-story, large deep lot, new driveway, 2-1/2 car garage (2nd floor storage possible), 3-season glass-enclosed porch, forced air heat with central A/C, large family room, open concept kitchen/dining room, security system; 50 yards from daycare center.

Down Payment:	\$0.00
Loan Amount:	\$17,363.00
Loan Points:	1.0
Loan Fees:	\$173.63
Amortized Over:	15 years
Loan Interest Rate:	12.000%
Monthly P&I:	\$208.39

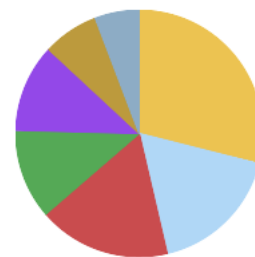
Income



Rent	\$850.00
Total	\$850.00

Expenses

- Mortgage Payment
- Vacancy
- Property Taxes
- Maintenance
- Insurance
- Management
- Cap. Ex.
- Electricity
- Gas
- Water & Sewer
- HOA Fees
- Garbage
- Custom expenses



Electricity	\$0.00	Gas	\$0.00
Water & Sewer	\$0.00	HOA Fees	\$0.00
Garbage	\$0.00	Custom expenses	\$85.00
Vacancy	\$125.80	Maintenance	\$85.00
Cap. Ex.	\$42.50	Management	\$52.70
Insurance	\$83.00	Property Taxes	\$125.00
Mortgage Payment	\$208.39		
Total	\$722.39		

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Financial Projections

Total Initial Equity:	\$52,637.00		
Gross Rent Multiplier:	1.70		
Income-Expense Ratio (2% Rule):	1.66%		
Typical Cap Rate:	23.22%	Debt Coverage Ratio:	1.61
ARV based on Cap Rate:	\$17,363.00		

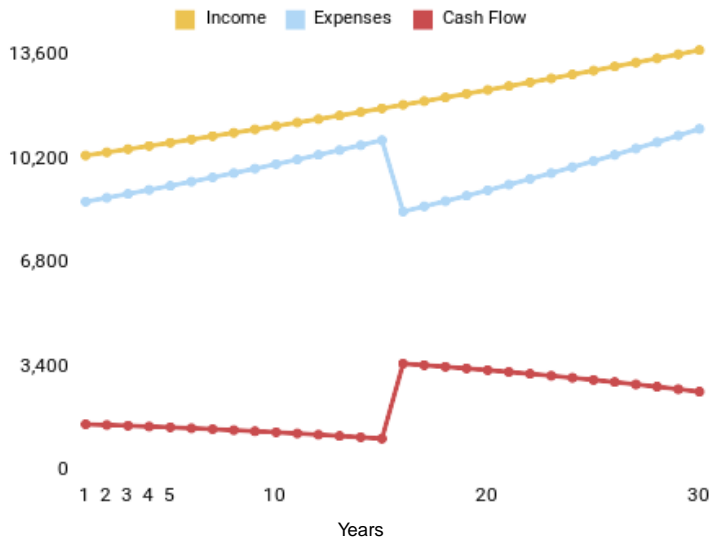
50% Rule Cash Flow Estimates

Total Monthly Income:	\$850.00
x50% for Expenses:	\$425.00
Monthly Payment/Interest Payment:	\$208.39
Total Monthly Cash Flow using 50% Rule:	\$216.61

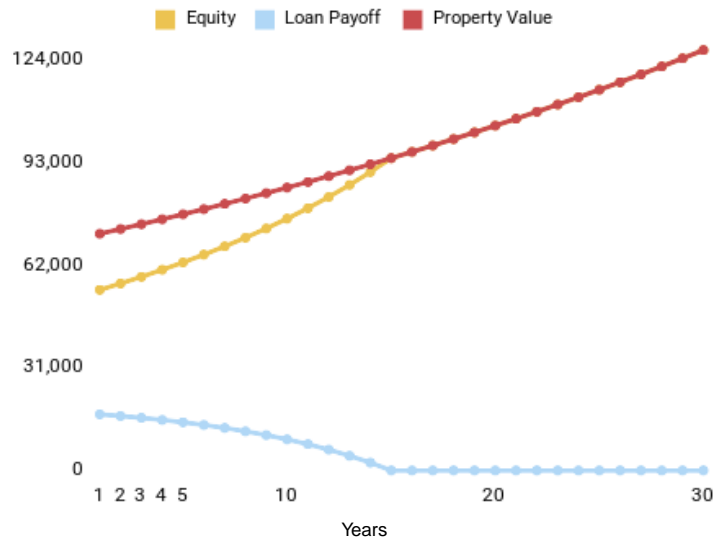
Analysis Over Time

Annual Growth Assumptions	2% Expenses	1% Income	2% Property Value					
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30	
Total Annual Income	\$10,302	\$10,405	\$10,720	\$11,267	\$11,842	\$12,446	\$13,748	
Total Annual Expenses	\$8,792	\$8,918	\$9,311	\$10,019	\$10,802	\$9,165	\$11,172	
Total Annual Cashflow	\$1,510	\$1,487	\$1,410	\$1,248	\$1,040	\$3,281	\$2,576	
Cash on Cash ROI	4.43%	4.36%	4.14%	3.66%	3.05%	9.63%	7.56%	
Property Value	\$71,400	\$72,828	\$77,286	\$85,330	\$94,211	\$104,016	\$126,795	
Equity	\$54,478	\$56,402	\$62,761	\$75,962	\$94,211	\$104,016	\$126,795	
Loan Balance	\$16,922	\$16,426	\$14,525	\$9,368	\$0	\$0	\$0	
Total Profit if Sold	\$21,914	\$25,326	\$35,994	\$55,775	\$79,659	\$106,410	\$158,338	
Compound Annual Growth Rate	64%	32%	16%	10%	8%	7%	6%	

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

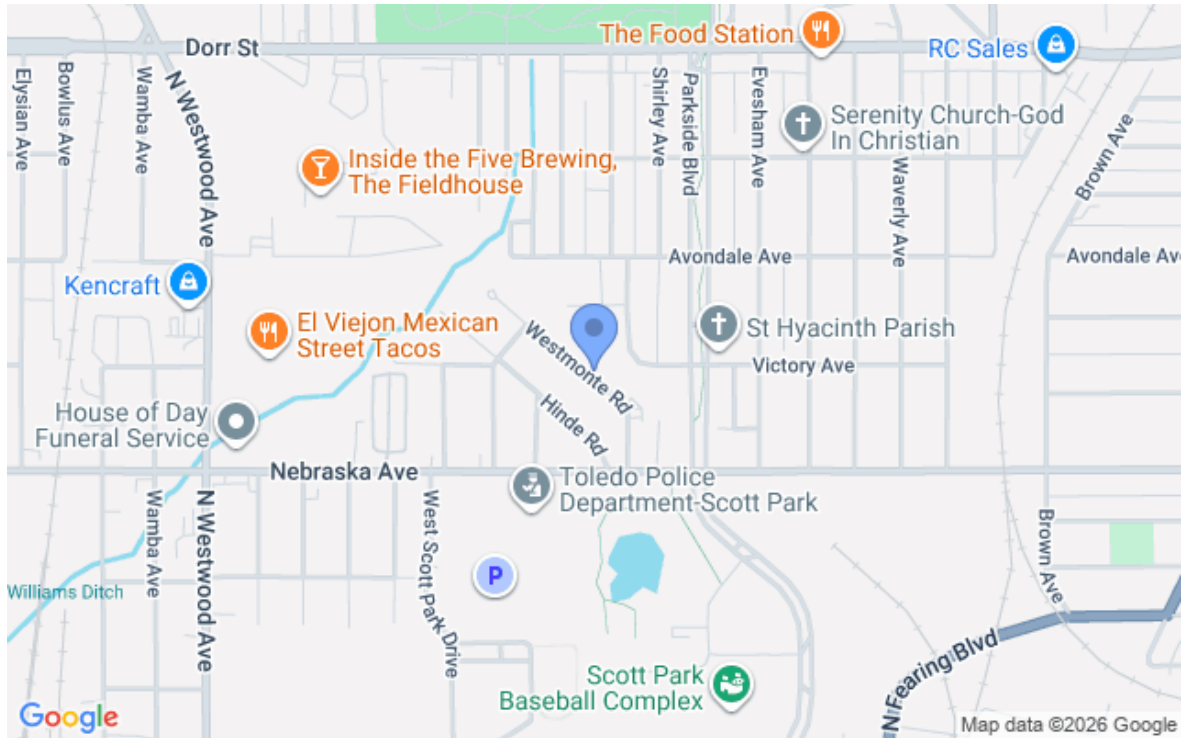


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House Size (sq. ft)
Year Built

1.0
1947



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