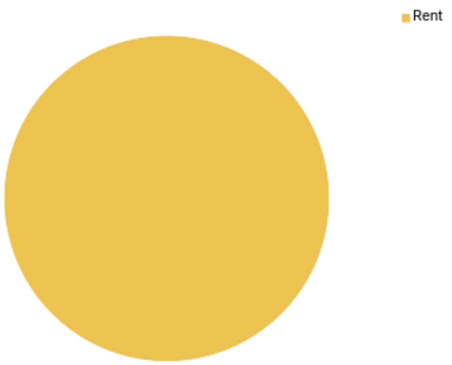
97 Fairgrove Pontiac MI 48342

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,975.00	$2,340.93	$634.07	11.02%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$22,026.00	$43,980.00	17.30%	11.02%

Property Information

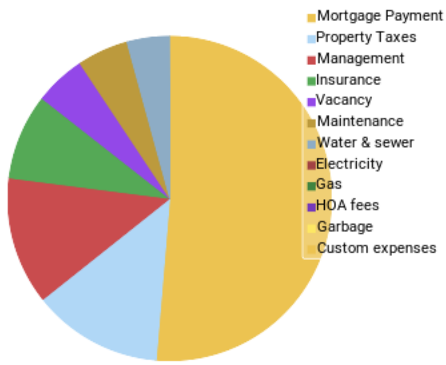
Purchase Price:	$199,900.00
Purchase Closing Costs:	$4,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$203,900.00**
After Repair Value	
Down Payment:	$39,980.00
Loan Amount:	$159,920.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.250%
Monthly P&I:	**$1,201.43**

Income



Rent	$2,975.00
Total	**$2,975.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$100.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$119.00	Maintenance	$119.00
Management	$297.50	Insurance	$200.00
Property Taxes	$304.00	Mortgage Payment	$1,201.43
Total	**$2,340.93**		

Financial Projections

Total Initial Equity:	-$159,920.00		
Gross Rent Multiplier:	5.60		
Income-Expense Ratio (2% Rule):	1.46%		
Typical Cap Rate:	11.02%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	$199,900.00		

50% Rule Cash Flow Estimates

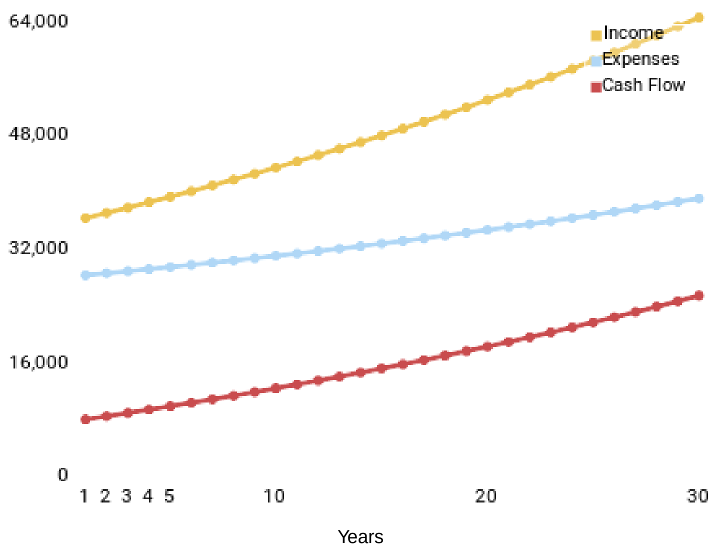
Total Monthly Income:	$2,975.00
x50% for Expenses:	$1,487.50
Monthly Payment/Interest Payment:	$1,201.43
Total Monthly Cash Flow using 50% Rule:	**$286.07**

Analysis Over Time

Annual Growth Assumptions	**2%** **Expenses**	**2%** **Income**	**2%** **Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$36,414	$37,142	$39,416	$43,518	$48,047	$53,048	$64,666
Total Annual Expenses	$28,365	$28,644	$29,514	$31,086	$32,821	$34,736	$39,186
Total Annual Cashflow	$8,049	$8,499	$9,901	$12,432	$15,227	$18,312	$25,480
Cash on Cash ROI	18.30%	19.32%	22.51%	28.27%	34.62%	41.64%	57.94%
Property Value	$203,898	$207,976	$220,706	$243,677	$269,039	$297,041	$362,091
Equity	$45,249	$50,707	$68,328	$102,675	$145,199	$199,087	$362,091
Loan Balance	$158,649	$157,269	$152,378	$141,002	$123,840	$97,954	$0
Total Profit if Sold	-$4,954	$8,717	$53,729	$143,469	$254,652	$391,850	$771,675
Compound Annual Growth Rate	-11%	9%	17%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)