14474 S Renner Ln, Unit 302

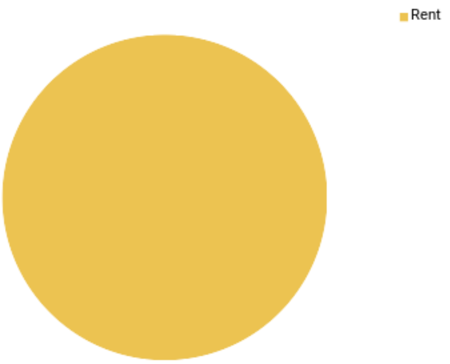
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,000.00	$2,358.81	-$358.81	4.45%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$14,688.00	$79,860.00	-5.39%	4.45%

Property Information

Purchase Price:	$330,000.00
Purchase Closing Costs:	$3,300.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$333,300.00**
After Repair Value	

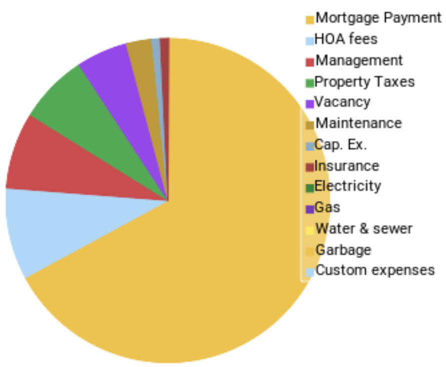
Down Payment:	$66,000.00
Loan Amount:	$264,000.00
Loan Points:	4.0
Loan Fees:	$10,560.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$1,582.81**

Income



Rent	$2,000.00
Total	**$2,000.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$215.00
Garbage	$0.00	Custom expenses	
Vacancy	$120.00	Maintenance	$60.00
Cap. Ex.	$20.00	Management	$180.00
Insurance	$18.00	Property Taxes	$163.00
Mortgage Payment	$1,582.81		
Total	**$2,358.81**		

Financial Projections

Total Initial Equity:	-$264,000.00		
Gross Rent Multiplier:	13.75		
Income-Expense Ratio (2% Rule):	0.60%		
Typical Cap Rate:	4.45%	Debt Coverage Ratio:	0.77
ARV based on Cap Rate:	$330,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$2,000.00
x50% for Expenses:	$1,000.00
Monthly Payment/Interest Payment:	$1,582.81
Total Monthly Cash Flow using 50% Rule:	**-$582.81**

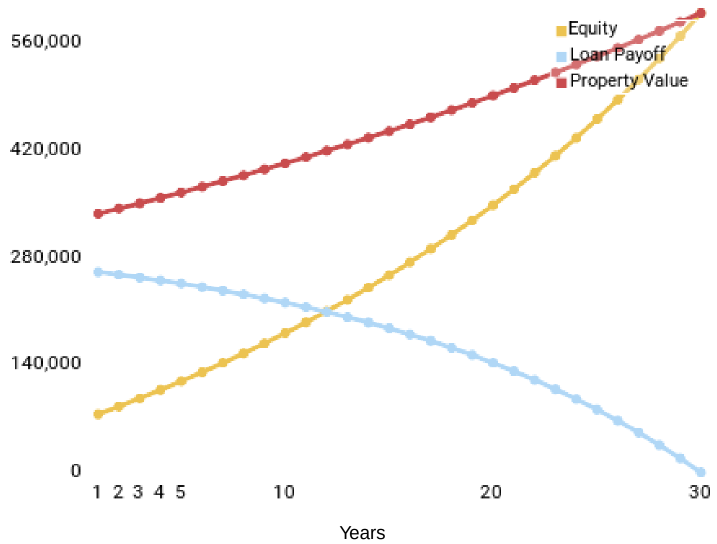
Analysis Over Time

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	$24,480	$24,970	$26,498	$29,256	$32,301	$35,663	$43,473
Total Annual Expenses	$28,492	$28,682	$29,275	$30,345	$31,526	$32,831	$35,861
Total Annual Cashflow	-$4,012	-$3,712	-$2,777	-$1,089	$774	$2,832	$7,612
Cash on Cash ROI	-5.02%	-4.65%	-3.48%	-1.36%	0.97%	3.55%	9.53%
Property Value	$336,600	$343,332	$364,347	$402,268	$444,137	$490,363	$597,749
Equity	$75,842	$86,016	$118,683	$181,338	$256,568	$347,793	$597,749
Loan Balance	$260,758	$257,316	$245,664	$220,930	$187,569	$142,569	$0
Total Profit if Sold	-$33,275	-$27,318	-$5,506	$45,416	$117,577	$215,298	$511,027
Compound Annual Growth Rate	-42%	-19%	-1%	5%	6%	7%	7%

Income, Expenses and Cash Flow (in $)

Loan Balance, Value and Equity (in $)



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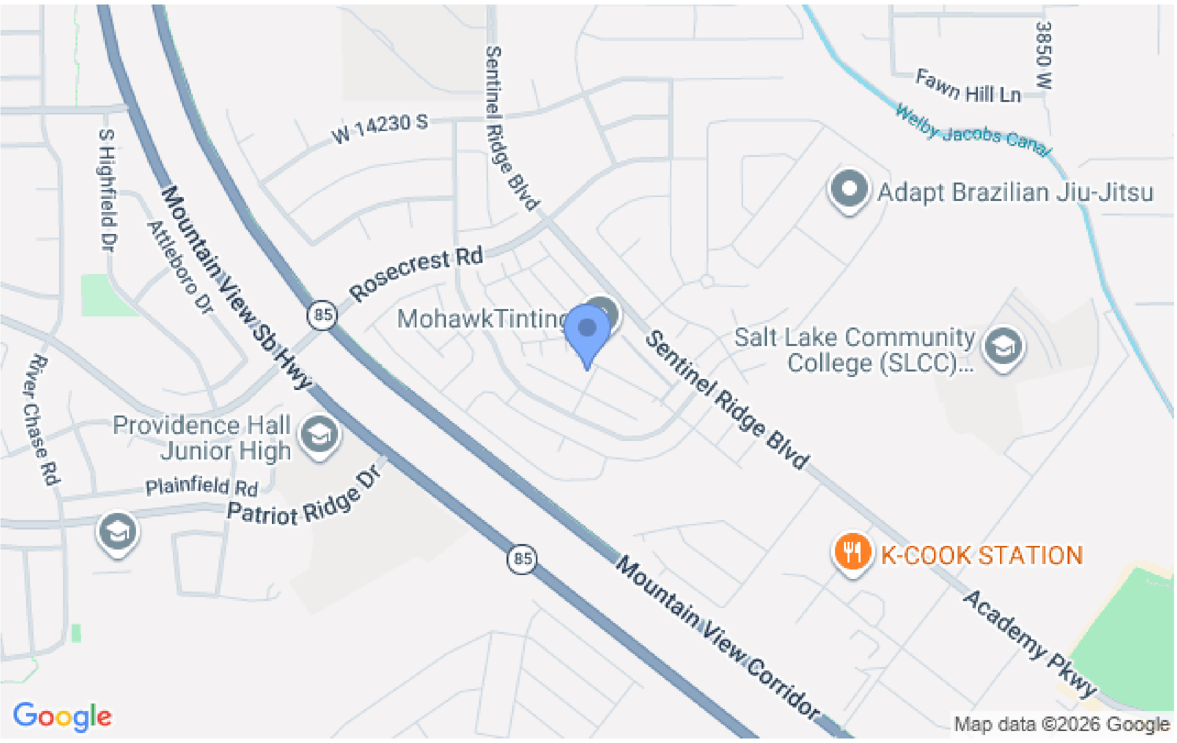
W 14230 S
Sentinel Ridge Blvd
Fawn Hill Ln
3850 W
Welby Jacobs Canal
Adapt Brazilian Jiu-Jitsu
S Highfield Dr
Mountain View Sb Hwy
Attleboro Dr
Rosecrest Rd
85
MohawkTinting
Salt Lake Community College (SLCC)...
Sentinel Ridge Blvd
River Chase Rd
Providence Hall Junior High
Plainfield Rd
Patriot Ridge Dr
K-COOK STATION
85
Mountain View Corridor
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