

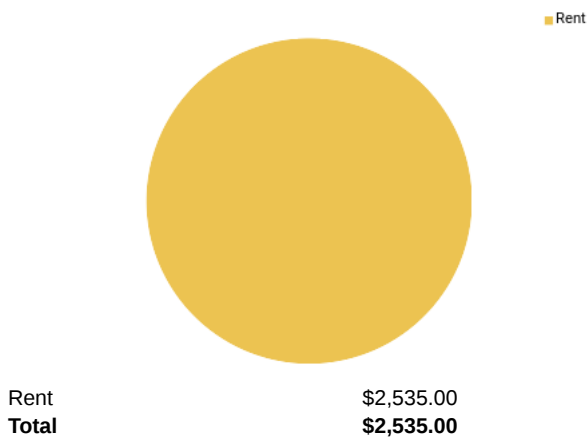
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,535.00	\$2,336.23	\$198.77	6.97%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$18,110.76	\$67,500.00	3.53%	6.97%

Property Information

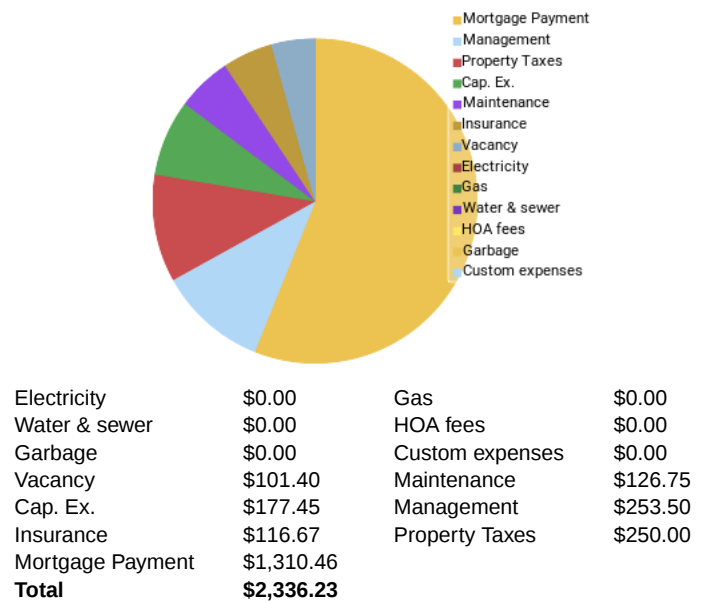
Purchase Price:	\$260,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$262,500.00
After Repair Value	

Down Payment:	\$65,000.00
Loan Amount:	\$195,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.100%
Monthly P&I:	\$1,310.46

Income



Expenses



Financial Projections

Total Initial Equity:	-\$195,000.00		
Gross Rent Multiplier:	8.55		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	6.97%	Debt Coverage Ratio:	1.15
ARV based on Cap Rate:	\$260,000.00		

50% Rule Cash Flow Estimates

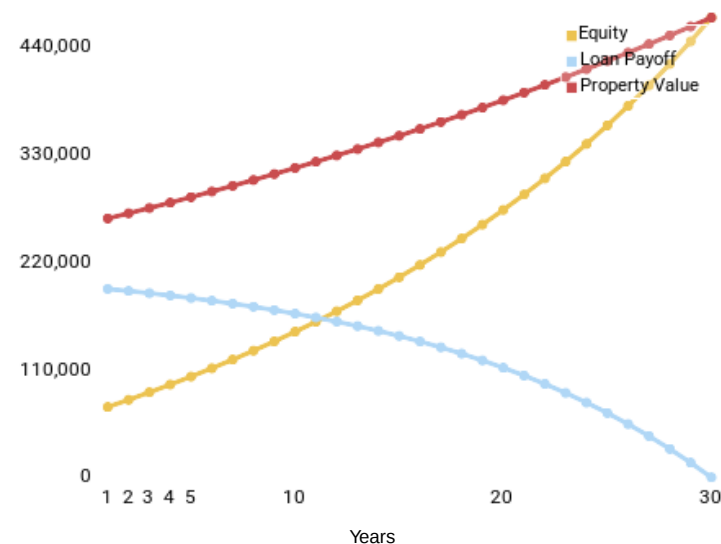
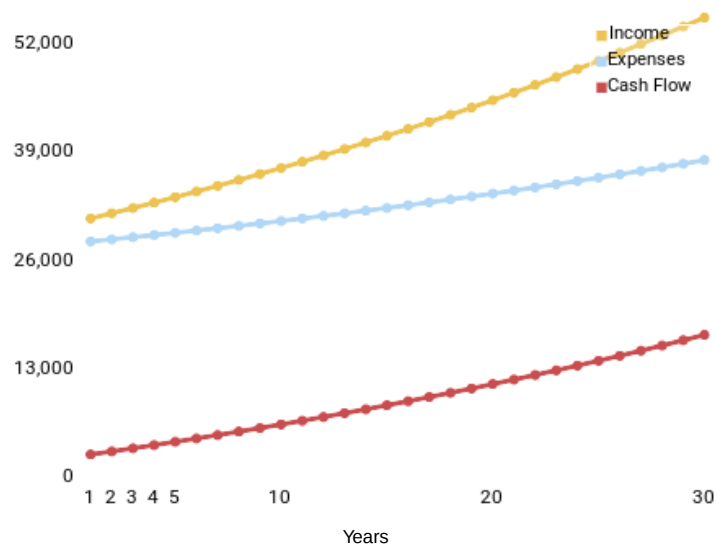
Total Monthly Income:	\$2,535.00
x50% for Expenses:	\$1,267.50
Monthly Payment/Interest Payment:	\$1,310.46
Total Monthly Cash Flow using 50% Rule:	-\$42.96

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	\$31,028	\$31,649	\$33,586	\$37,082	\$40,941	\$45,203	\$55,102
Total Annual Expenses	\$28,281	\$28,532	\$29,316	\$30,730	\$32,292	\$34,016	\$38,022
Total Annual Cashflow	\$2,747	\$3,117	\$4,270	\$6,351	\$8,649	\$11,186	\$17,080
Cash on Cash ROI	4.07%	4.62%	6.33%	9.41%	12.81%	16.57%	25.30%
Property Value	\$265,200	\$270,504	\$287,061	\$316,939	\$349,926	\$386,346	\$470,954
Equity	\$72,143	\$79,532	\$103,310	\$149,213	\$205,032	\$273,980	\$470,954
Loan Balance	\$193,057	\$190,972	\$183,751	\$167,726	\$144,894	\$112,366	\$0
Total Profit if Sold	-\$11,174	-\$1,039	\$33,222	\$104,546	\$196,615	\$313,770	\$648,134
Compound Annual Growth Rate	-17%	-1%	8%	10%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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