

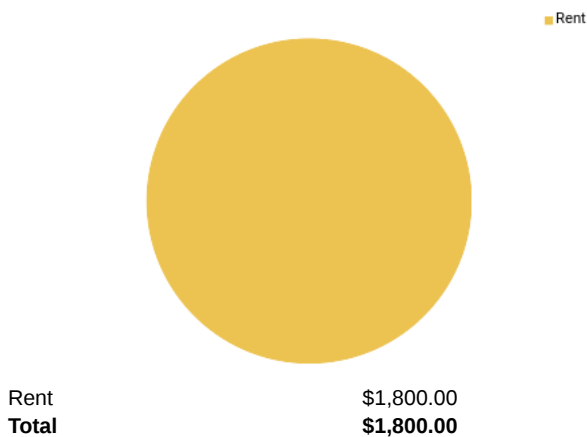
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,939.84	-\$139.84	5.12%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,738.00	\$64,250.00	-2.61%	5.12%

Property Information

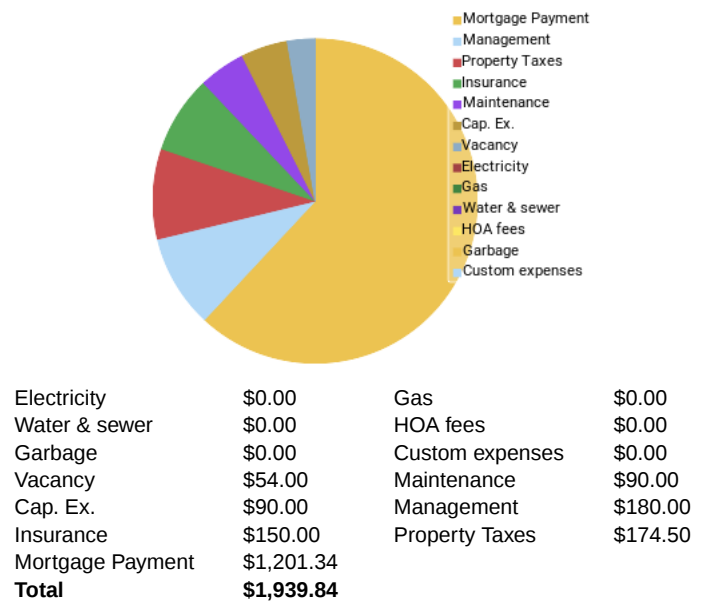
Purchase Price:	\$249,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$251,000.00
After Repair Value	

Down Payment:	\$62,250.00
Loan Amount:	\$186,750.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.670%
Monthly P&I:	\$1,201.34

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$186,750.00		
Gross Rent Multiplier:		11.53		
Income-Expense Ratio (2% Rule):		0.72%		
Typical Cap Rate:		5.12%	Debt Coverage Ratio:	0.88
ARV based on Cap Rate:		\$249,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$1,201.34
Total Monthly Cash Flow using 50% Rule:	-\$301.34

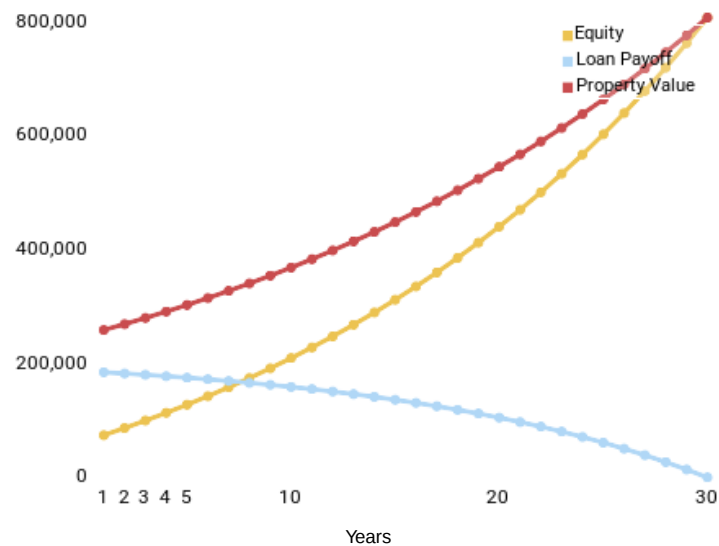
Analysis Over Time

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	\$23,455	\$23,636	\$24,200	\$25,219	\$26,343	\$27,585	\$30,468
Total Annual Cashflow	-\$1,207	-\$721	\$840	\$3,810	\$7,309	\$11,427	\$21,960
Cash on Cash ROI	-1.88%	-1.12%	1.31%	5.93%	11.38%	17.79%	34.18%
Property Value	\$258,960	\$269,318	\$302,947	\$368,581	\$448,435	\$545,590	\$807,606
Equity	\$74,231	\$86,749	\$127,790	\$209,592	\$311,993	\$440,591	\$807,606
Loan Balance	\$184,729	\$182,569	\$175,156	\$158,989	\$136,442	\$104,999	\$0
Total Profit if Sold	-\$9,354	\$1,719	\$41,330	\$131,452	\$257,580	\$428,010	\$946,093
Compound Annual Growth Rate	-15%	1%	10%	12%	11%	11%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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