

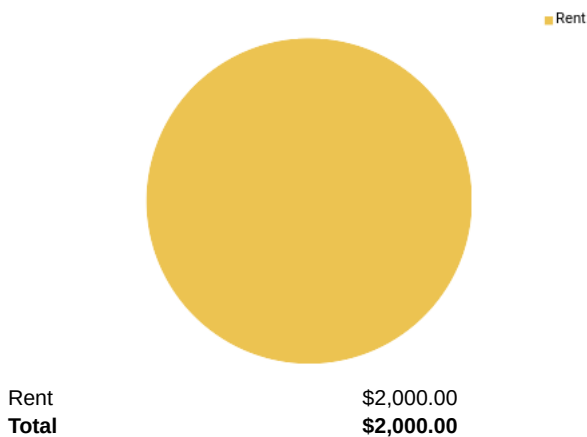
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$2,231.05	-\$231.05	5.30%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,292.00	\$58,300.00	-4.76%	5.30%

Property Information

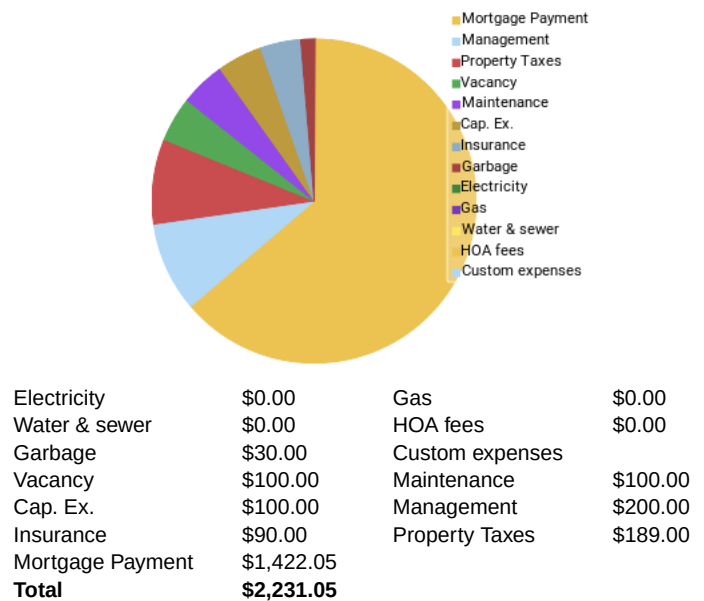
Purchase Price:	\$269,900.00
Purchase Closing Costs:	\$4,320.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$274,220.00
After Repair Value	

Down Payment:	\$53,980.00
Loan Amount:	\$215,920.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.900%
Monthly P&I:	\$1,422.05

Income



Expenses



Financial Projections

Total Initial Equity:	-\$215,920.00		
Gross Rent Multiplier:	11.25		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	5.30%	Debt Coverage Ratio:	0.84
ARV based on Cap Rate:	\$269,900.00		

50% Rule Cash Flow Estimates

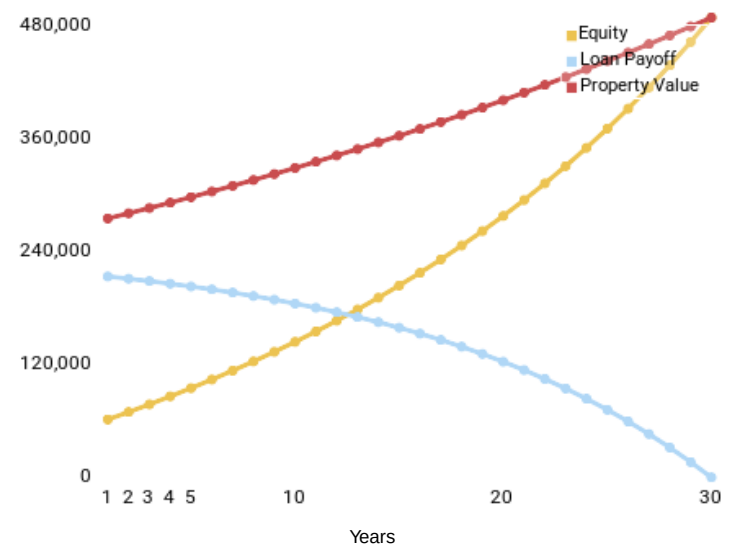
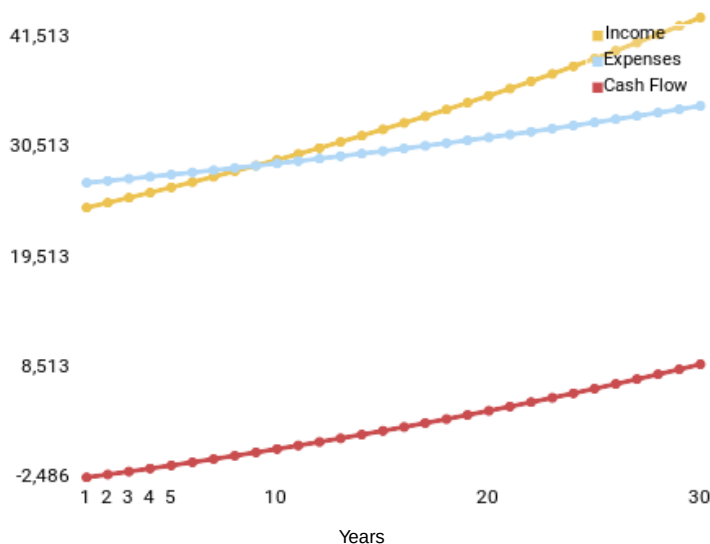
Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$1,422.05
Total Monthly Cash Flow using 50% Rule:	-\$422.05

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	\$24,480	\$24,970	\$26,498	\$29,256	\$32,301	\$35,663	\$43,473
Total Annual Expenses	\$26,967	\$27,165	\$27,783	\$28,899	\$30,130	\$31,490	\$34,649
Total Annual Cashflow	-\$2,487	-\$2,195	-\$1,285	\$357	\$2,171	\$4,173	\$8,823
Cash on Cash ROI	-4.27%	-3.77%	-2.20%	0.61%	3.72%	7.16%	15.13%
Property Value	\$275,298	\$280,804	\$297,991	\$329,007	\$363,250	\$401,057	\$488,886
Equity	\$61,614	\$69,515	\$94,961	\$144,159	\$204,050	\$278,036	\$488,886
Loan Balance	\$213,684	\$211,289	\$203,030	\$184,848	\$159,200	\$123,021	\$0
Total Profit if Sold	-\$19,820	-\$14,527	\$4,853	\$50,161	\$114,638	\$202,568	\$473,377
Compound Annual Growth Rate	-34%	-13%	2%	6%	8%	8%	8%

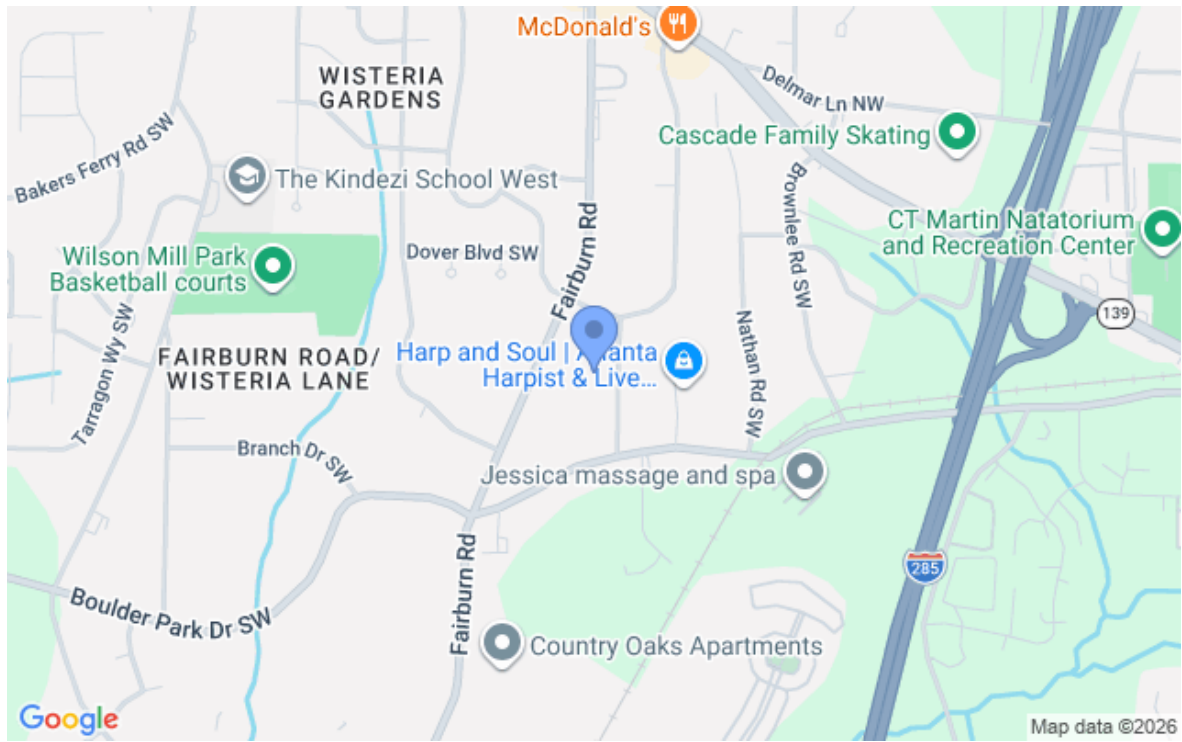
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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