

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$1,562.26	\$337.74	8.52%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$16,188.00	\$41,800.00	9.70%	8.52%

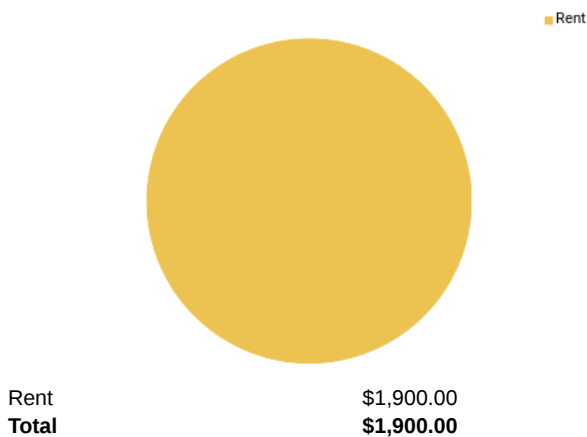
Property Information

Purchase Price:	\$190,000.00
Purchase Closing Costs:	\$3,800.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$193,800.00
After Repair Value	\$200,000.00

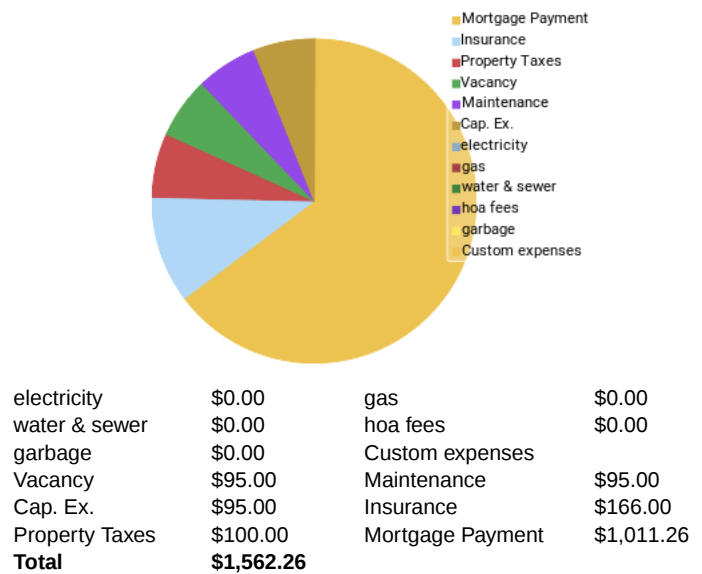
Down Payment:	\$38,000.00
Loan Amount:	\$152,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,011.26



Income



Expenses



Financial Projections

Total Initial Equity:	\$48,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.98%		
Typical Cap Rate:	8.52%	Debt Coverage Ratio:	1.33
ARV based on Cap Rate:	\$190,000.00		

50% Rule Cash Flow Estimates

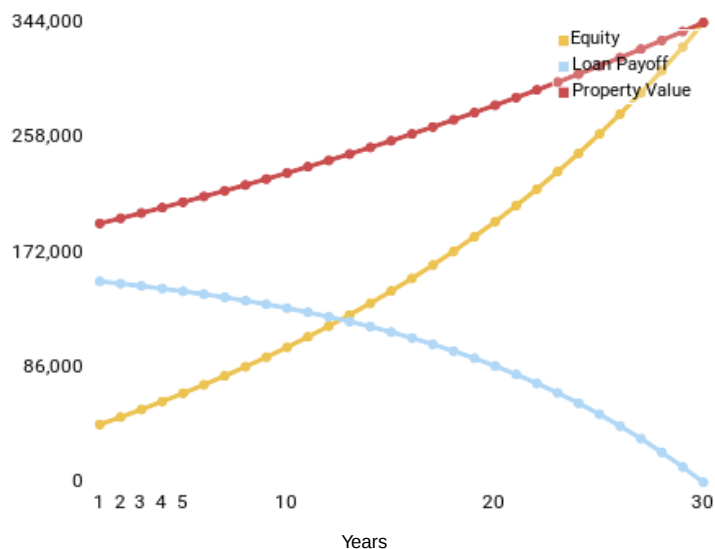
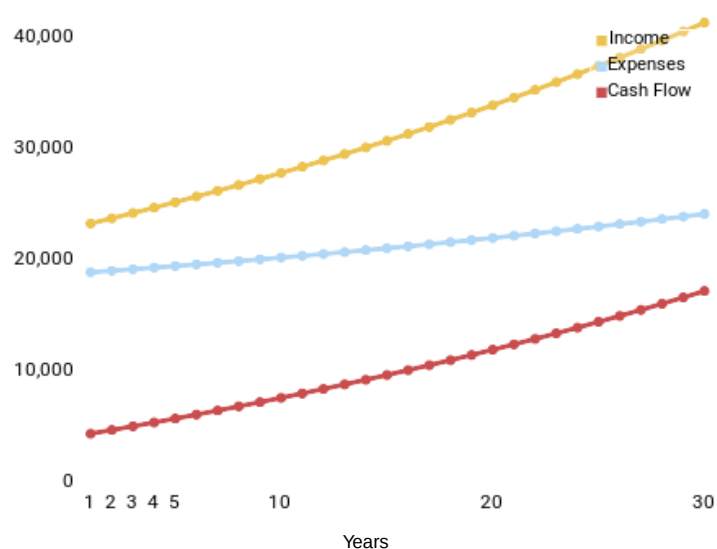
Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$1,011.26
Total Monthly Cash Flow using 50% Rule:	-\$61.26

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	\$23,256	\$23,721	\$25,173	\$27,793	\$30,686	\$33,880	\$41,299
Total Annual Expenses	\$18,879	\$19,014	\$19,435	\$20,195	\$21,034	\$21,960	\$24,112
Total Annual Cashflow	\$4,377	\$4,707	\$5,738	\$7,598	\$9,652	\$11,919	\$17,187
Cash on Cash ROI	10.47%	11.26%	13.73%	18.18%	23.09%	28.52%	41.12%
Property Value	\$193,800	\$197,676	\$209,775	\$231,609	\$255,715	\$282,330	\$344,159
Equity	\$43,344	\$48,876	\$66,695	\$101,174	\$143,206	\$195,234	\$344,159
Loan Balance	\$150,456	\$148,800	\$143,080	\$130,435	\$112,509	\$87,096	\$0
Total Profit if Sold	\$5,921	\$16,159	\$50,148	\$118,822	\$204,924	\$311,924	\$608,156
Compound Annual Growth Rate	14%	18%	17%	14%	13%	11%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

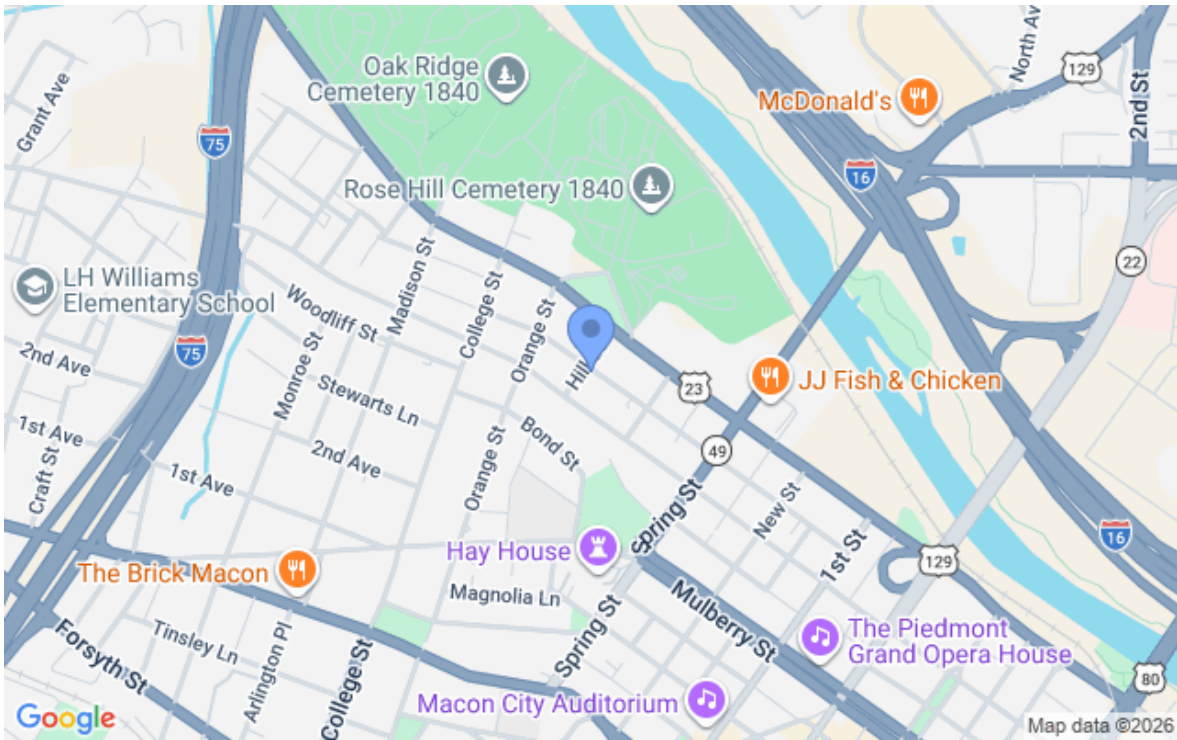


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Year Built

1840



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