

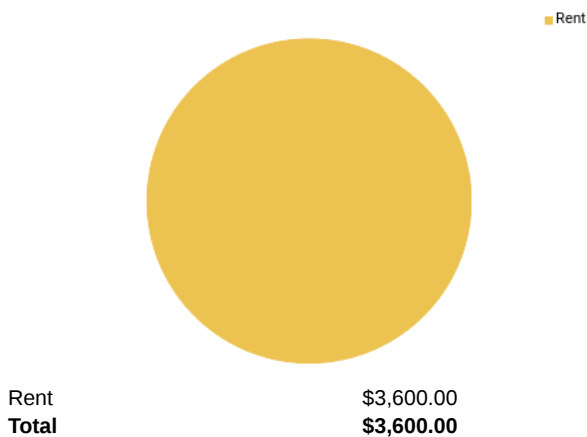
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,600.00	\$3,324.61	\$275.39	6.63%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$26,505.00	\$101,975.00	3.24%	6.63%

Property Information

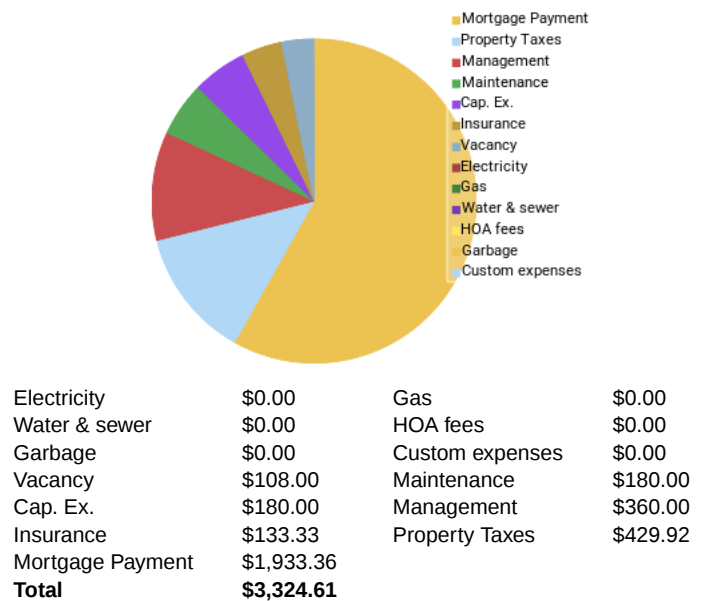
Purchase Price:	\$399,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$401,900.00
After Repair Value	

Down Payment:	\$99,975.00
Loan Amount:	\$299,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.690%
Monthly P&I:	\$1,933.36

Income



Expenses



Financial Projections

Total Initial Equity:	-\$299,925.00		
Gross Rent Multiplier:	9.26		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	6.63%	Debt Coverage Ratio:	1.14
ARV based on Cap Rate:	\$399,900.00		

50% Rule Cash Flow Estimates

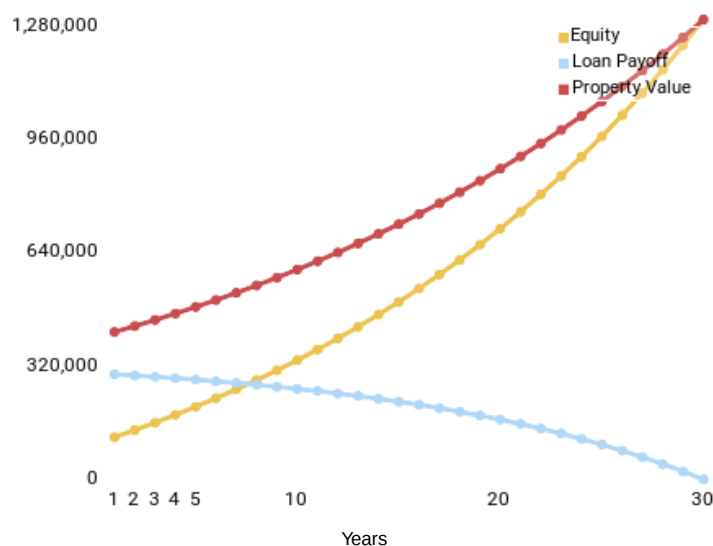
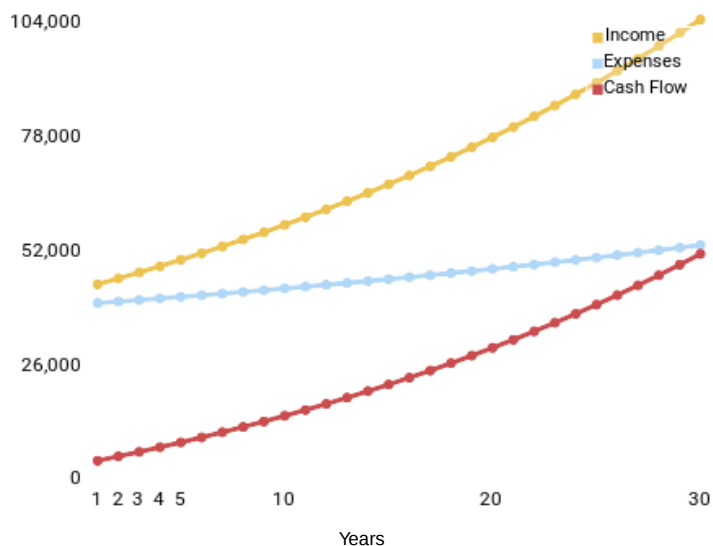
Total Monthly Income:	\$3,600.00
x50% for Expenses:	\$1,800.00
Monthly Payment/Interest Payment:	\$1,933.36
Total Monthly Cash Flow using 50% Rule:	-\$133.36

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	\$44,496	\$45,831	\$50,081	\$58,057	\$67,304	\$78,024	\$104,858
Total Annual Expenses	\$40,229	\$40,570	\$41,633	\$43,551	\$45,670	\$48,008	\$53,441
Total Annual Cashflow	\$4,267	\$5,261	\$8,448	\$14,506	\$21,635	\$30,016	\$51,417
Cash on Cash ROI	4.18%	5.16%	8.28%	14.22%	21.22%	29.43%	50.42%
Property Value	\$415,896	\$432,532	\$486,539	\$591,950	\$720,197	\$876,230	\$1,297,035
Equity	\$119,204	\$139,296	\$205,171	\$336,485	\$500,893	\$707,403	\$1,297,035
Loan Balance	\$296,692	\$293,235	\$281,369	\$255,465	\$219,305	\$168,827	\$0
Total Profit if Sold	-\$7,617	\$16,572	\$100,753	\$284,705	\$533,588	\$861,952	\$1,834,343
Compound Annual Growth Rate	-7%	8%	15%	14%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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