

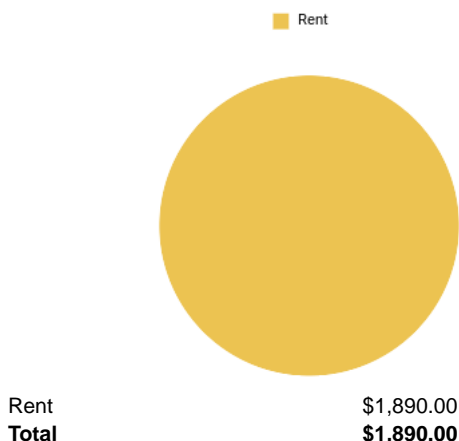
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,890.00	\$1,775.60	\$114.40	5.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,620.00	\$3,000.00	45.76%	5.45%

Property Information

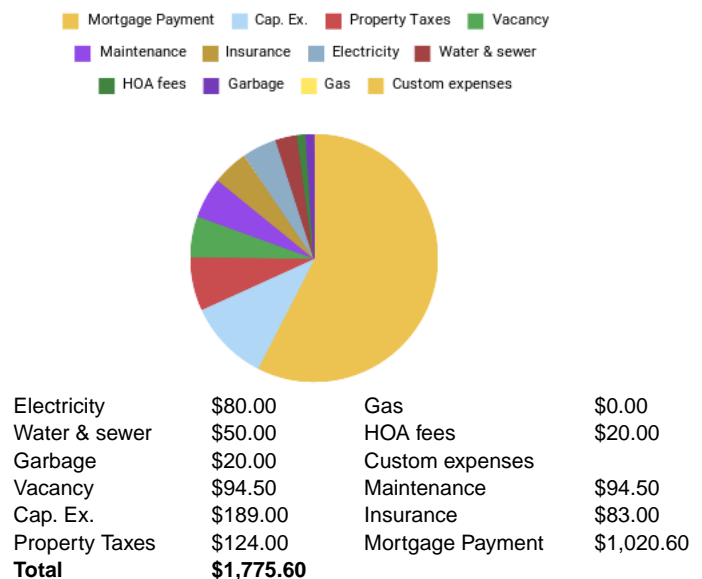
Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$253,000.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$250,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.750%
Monthly P&I:	\$1,020.60

Income



Expenses



Financial Projections

Total Initial Equity:	-\$250,000.00		
Gross Rent Multiplier:	11.02		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	5.45%	Debt Coverage Ratio:	1.11
ARV based on Cap Rate:	\$250,000.00		

50% Rule Cash Flow Estimates

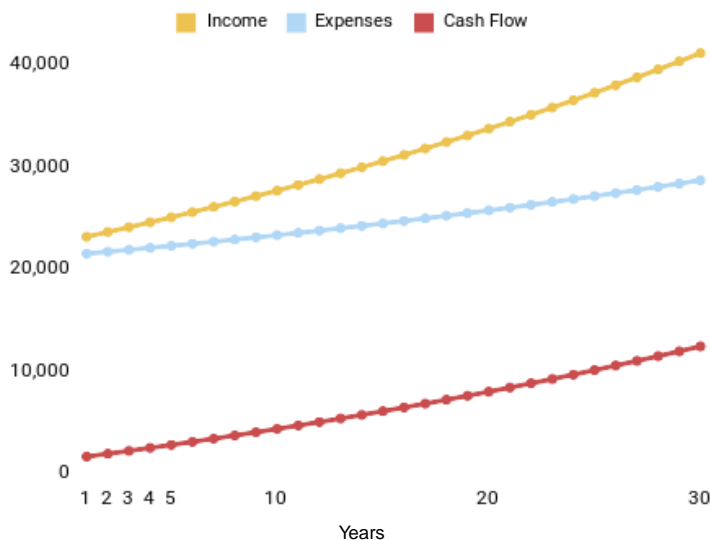
Total Monthly Income:	\$1,890.00
x50% for Expenses:	\$945.00
Monthly Payment/Interest Payment:	\$1,020.60
Total Monthly Cash Flow using 50% Rule:	-\$75.60

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	\$23,134	\$23,596	\$25,041	\$27,647	\$30,524	\$33,701	\$41,082
Total Annual Expenses	\$21,488	\$21,673	\$22,250	\$23,291	\$24,441	\$25,710	\$28,658
Total Annual Cashflow	\$1,645	\$1,923	\$2,790	\$4,355	\$6,083	\$7,991	\$12,424
Cash on Cash ROI	54.84%	64.10%	93.01%	145.18%	202.78%	266.38%	414.12%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$10,440	\$21,132	\$54,780	\$116,503	\$186,074	\$264,518	\$452,840
Loan Balance	\$244,560	\$238,968	\$221,240	\$188,245	\$150,394	\$106,969	\$0
Total Profit if Sold	\$9,086	\$21,701	\$62,841	\$143,149	\$239,612	\$354,122	\$646,011
Annualized Total Return	303%	187%	85%	47%	34%	27%	20%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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