

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$2,142.40	-\$42.40	5.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,575.04	\$61,000.00	-0.83%	5.47%

Property Information

Purchase Price:	\$230,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$233,500.00
After Repair Value	
Down Payment:	\$57,500.00
Loan Amount:	\$172,500.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$1,090.32



Income



Rent	\$2,100.00
Total	\$2,100.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$105.00	Maintenance	\$105.00
Cap. Ex.	\$105.00	Management	\$210.00
Insurance	\$143.75	Property Taxes	\$383.33
Mortgage Payment	\$1,090.32		
Total	\$2,142.40		

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Financial Projections

Total Initial Equity:	-\$172,500.00		
Gross Rent Multiplier:	9.13		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	5.47%	Debt Coverage Ratio:	0.96
ARV based on Cap Rate:	\$230,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$1,090.32
Total Monthly Cash Flow using 50% Rule:	-\$40.32

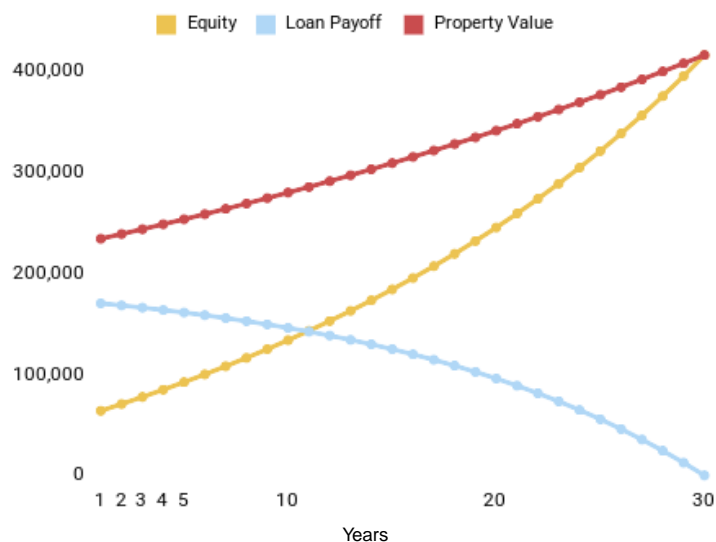
Analysis Over Time

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$25,961	\$26,219	\$27,023	\$28,474	\$30,075	\$31,844	\$35,952
Total Annual Cashflow	-\$257	-\$1	\$800	\$2,245	\$3,841	\$5,602	\$9,694
Cash on Cash ROI	-0.42%	0.00%	1.31%	3.68%	6.30%	9.18%	15.89%
Property Value	\$234,600	\$239,292	\$253,939	\$280,369	\$309,550	\$341,768	\$416,613
Equity	\$64,028	\$70,777	\$92,460	\$134,130	\$184,385	\$245,745	\$416,613
Loan Balance	\$170,572	\$168,515	\$161,479	\$146,239	\$125,165	\$96,023	\$0
Total Profit if Sold	-\$13,651	-\$7,231	\$15,015	\$63,113	\$127,274	\$210,797	\$454,284
Compound Annual Growth Rate	-22%	-6%	4%	7%	8%	8%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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House Size (sq. ft)

1288.0

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