

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,100.00	\$3,878.08	\$1,221.92	10.72%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$29,064.72	\$87,800.00	16.70%	10.72%

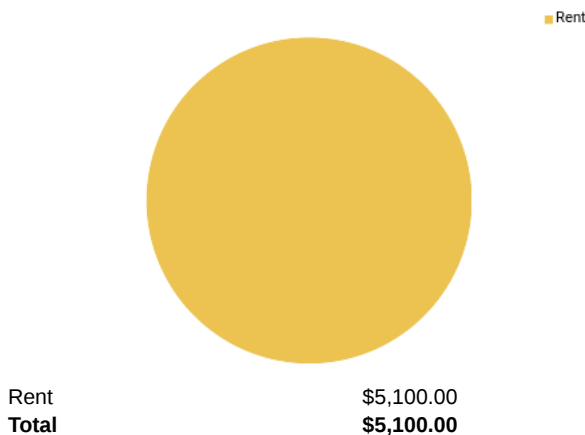
Property Information

Purchase Price:	\$271,000.00
Purchase Closing Costs:	\$6,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$277,500.00
After Repair Value	

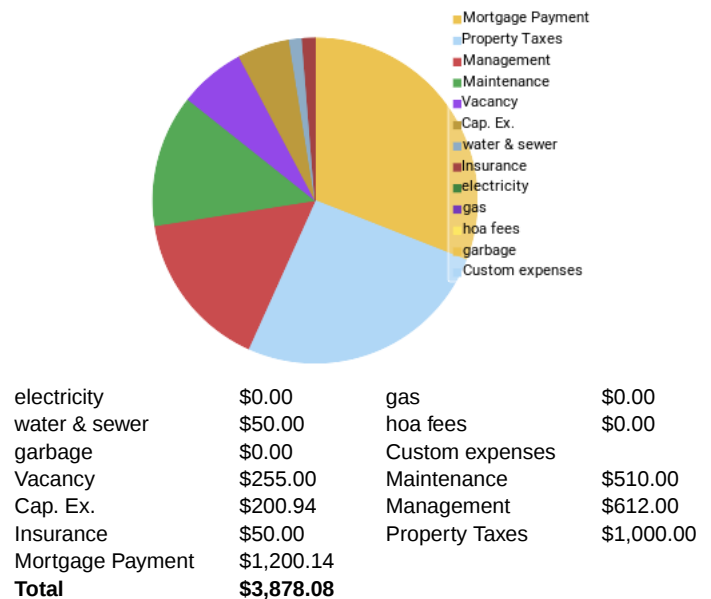
Down Payment:	\$81,300.00
Loan Amount:	\$189,700.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$1,200.14



Income



Expenses



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Financial Projections

Total Initial Equity:	-\$189,700.00		
Gross Rent Multiplier:	4.43		
Income-Expense Ratio (2% Rule):	1.84%		
Typical Cap Rate:	10.72%	Debt Coverage Ratio:	2.02
ARV based on Cap Rate:	\$271,000.00		

50% Rule Cash Flow Estimates

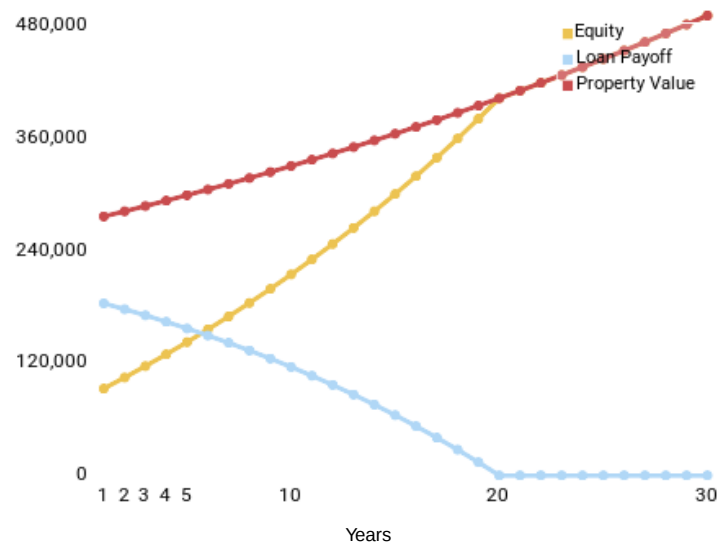
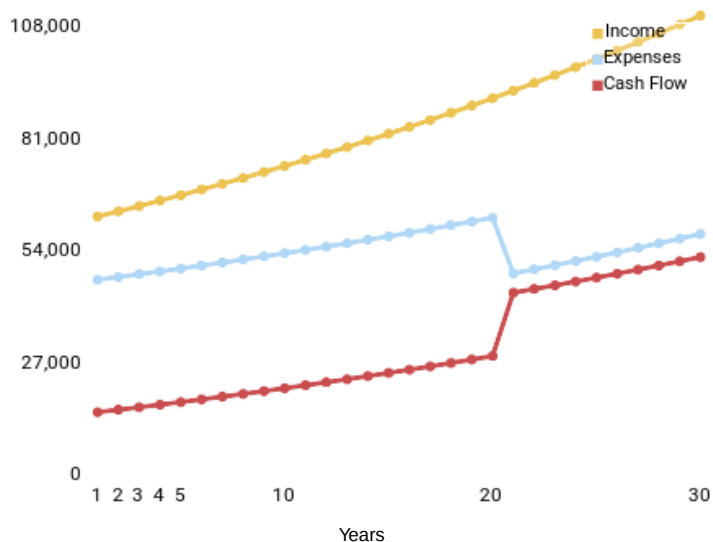
Total Monthly Income:	\$5,100.00
x50% for Expenses:	\$2,550.00
Monthly Payment/Interest Payment:	\$1,200.14
Total Monthly Cash Flow using 50% Rule:	\$1,349.86

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	\$62,424	\$63,672	\$67,570	\$74,602	\$82,367	\$90,940	\$110,855
Total Annual Expenses	\$47,180	\$47,835	\$49,882	\$53,574	\$57,651	\$62,153	\$58,209
Total Annual Cashflow	\$15,244	\$15,837	\$17,688	\$21,028	\$24,716	\$28,787	\$52,647
Cash on Cash ROI	17.36%	18.04%	20.15%	23.95%	28.15%	32.79%	59.96%
Property Value	\$276,420	\$281,948	\$299,206	\$330,347	\$364,730	\$402,692	\$490,879
Equity	\$92,708	\$104,499	\$142,324	\$214,547	\$300,356	\$402,692	\$490,879
Loan Balance	\$183,712	\$177,450	\$156,882	\$115,800	\$64,375	\$0	\$0
Total Profit if Sold	\$20,152	\$47,780	\$136,795	\$307,346	\$509,212	\$747,179	\$1,317,728
Compound Annual Growth Rate	23%	24%	21%	16%	14%	12%	10%

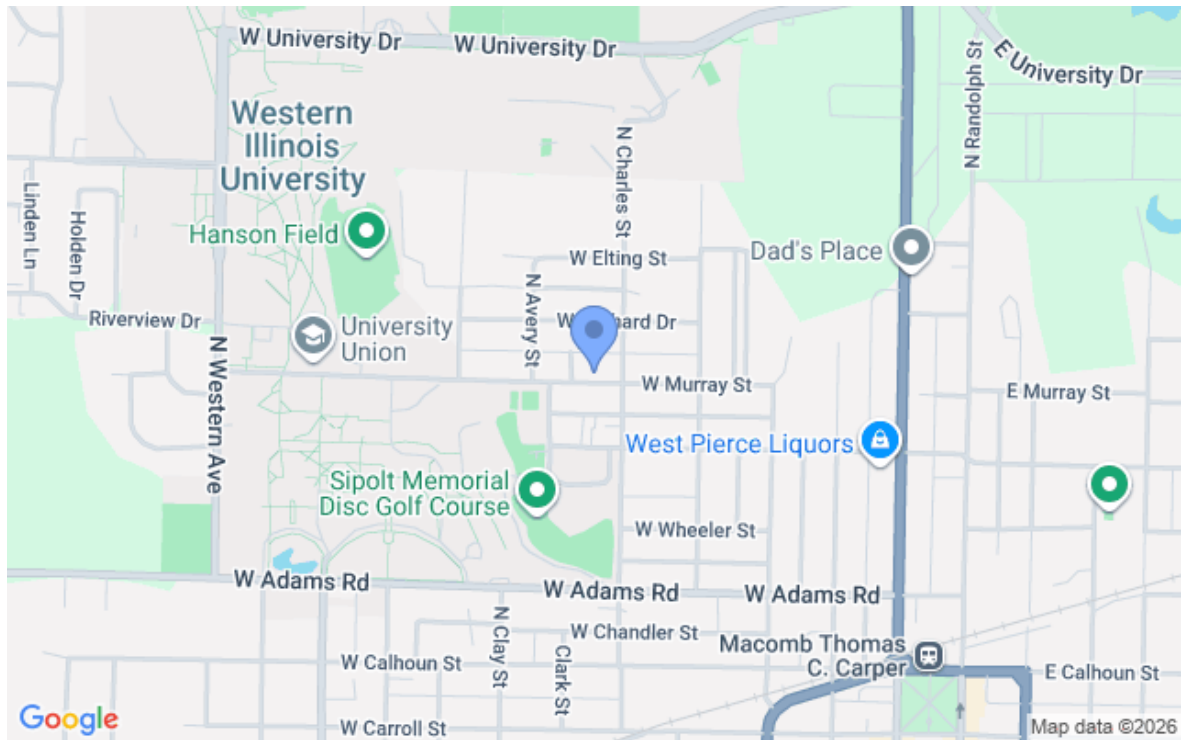
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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