

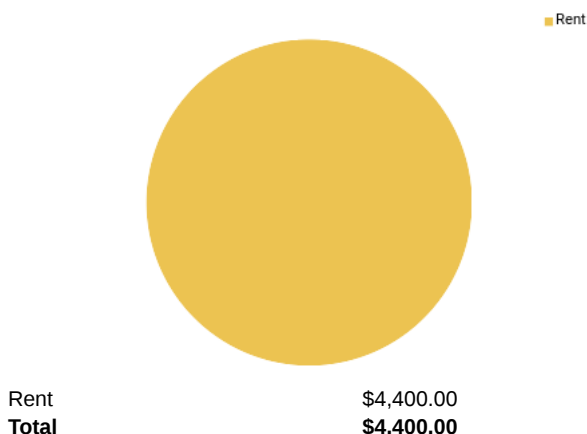
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,400.00	\$3,416.03	\$983.97	11.02%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,540.00	\$67,500.00	17.49%	11.02%

Property Information

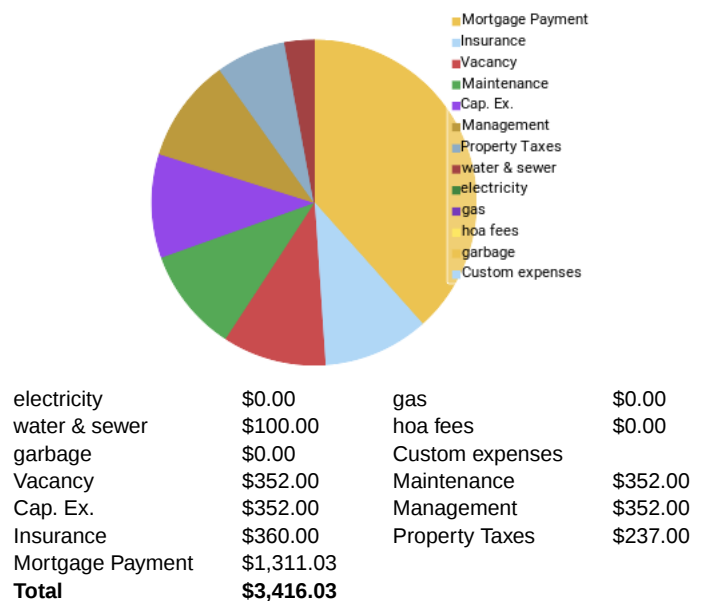
Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$255,000.00
After Repair Value	

Down Payment:	\$62,500.00
Loan Amount:	\$187,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.500%
Monthly P&I:	\$1,311.03

Income



Expenses



Financial Projections

Total Initial Equity:	-\$187,500.00		
Gross Rent Multiplier:	4.73		
Income-Expense Ratio (2% Rule):	1.73%		
Typical Cap Rate:	11.02%	Debt Coverage Ratio:	1.75
ARV based on Cap Rate:	\$250,000.00		

50% Rule Cash Flow Estimates

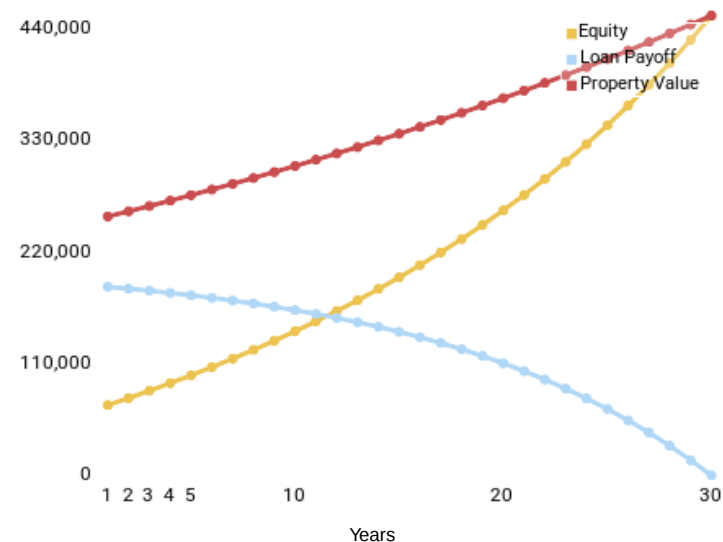
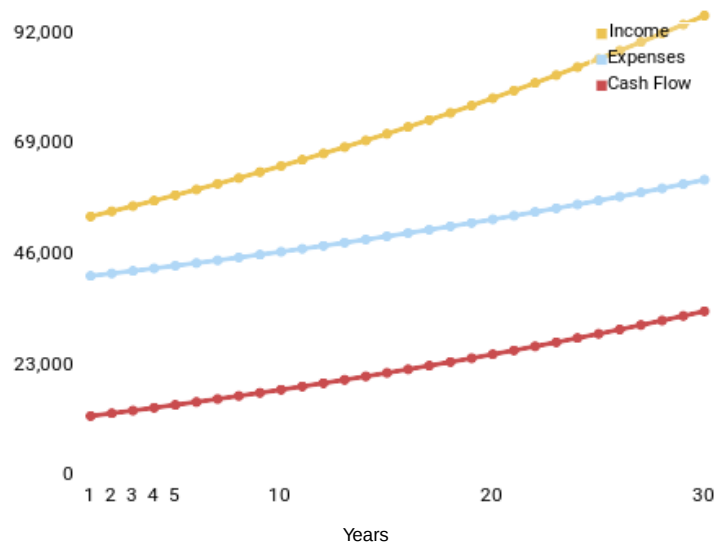
Total Monthly Income:	\$4,400.00
x50% for Expenses:	\$2,200.00
Monthly Payment/Interest Payment:	\$1,311.03
Total Monthly Cash Flow using 50% Rule:	\$888.97

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	\$53,856	\$54,933	\$58,295	\$64,363	\$71,062	\$78,458	\$95,640
Total Annual Expenses	\$41,498	\$42,013	\$43,621	\$46,524	\$49,729	\$53,267	\$61,487
Total Annual Cashflow	\$12,358	\$12,920	\$14,674	\$17,839	\$21,333	\$25,191	\$34,153
Cash on Cash ROI	18.31%	19.14%	21.74%	26.43%	31.60%	37.32%	50.60%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$69,228	\$76,191	\$98,613	\$142,008	\$195,042	\$261,040	\$452,840
Loan Balance	\$185,772	\$183,909	\$177,408	\$162,741	\$141,425	\$110,447	\$0
Total Profit if Sold	\$14,087	\$33,970	\$98,637	\$224,771	\$377,343	\$561,426	\$1,052,960
Compound Annual Growth Rate	21%	23%	20%	16%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1900

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