

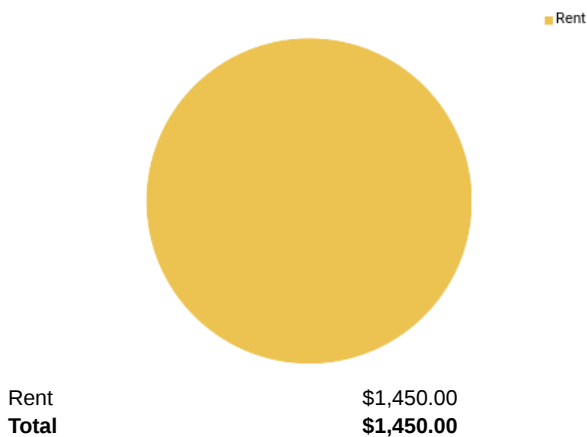
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,450.00	\$1,188.91	\$261.09	8.35%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,840.00	\$31,475.00	9.95%	8.35%

Property Information

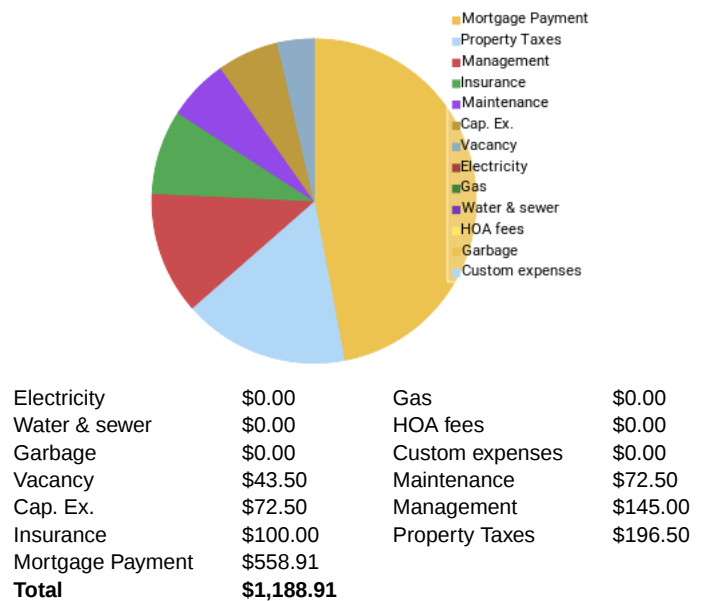
Purchase Price:	\$117,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$119,900.00
After Repair Value	

Down Payment:	\$29,475.00
Loan Amount:	\$88,425.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$558.91

Income



Expenses



Financial Projections

Total Initial Equity:	-\$88,425.00		
Gross Rent Multiplier:	6.78		
Income-Expense Ratio (2% Rule):	1.21%		
Typical Cap Rate:	8.35%	Debt Coverage Ratio:	1.47
ARV based on Cap Rate:	\$117,900.00		

50% Rule Cash Flow Estimates

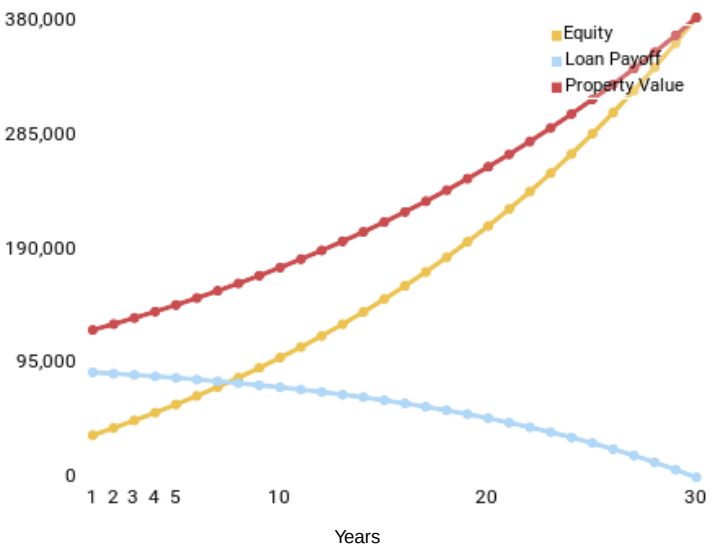
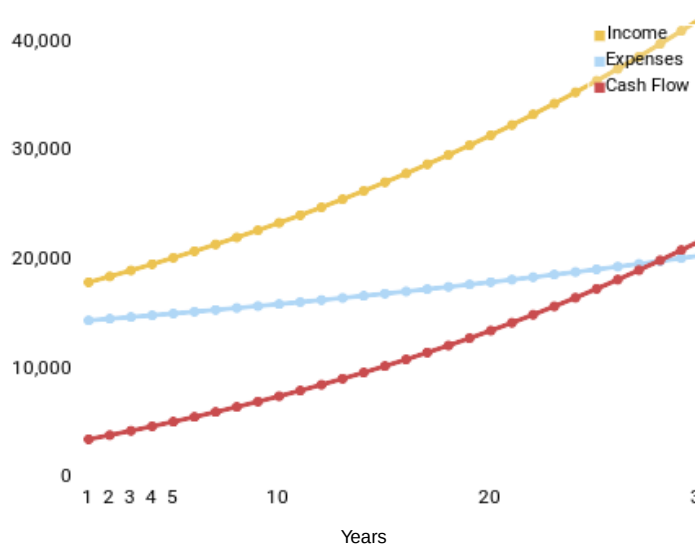
Total Monthly Income:	\$1,450.00
x50% for Expenses:	\$725.00
Monthly Payment/Interest Payment:	\$558.91
Total Monthly Cash Flow using 50% Rule:	\$166.09

Analysis Over Time

Annual Growth Assumptions	2%			3%	4%			
	Expenses			Income	Property Value			
	Year 1	Year 2		Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$17,922	\$18,460		\$20,171	\$23,384	\$27,109	\$31,426	\$42,234
Total Annual Expenses	\$14,418	\$14,572		\$15,054	\$15,922	\$16,882	\$17,941	\$20,401
Total Annual Cashflow	\$3,504	\$3,887		\$5,118	\$7,462	\$10,227	\$13,486	\$21,834
Cash on Cash ROI	11.13%	12.35%		16.26%	23.71%	32.49%	42.85%	69.37%
Property Value	\$122,616	\$127,521		\$143,443	\$174,521	\$212,331	\$258,333	\$382,397
Equity	\$35,179	\$41,139		\$60,668	\$99,558	\$148,171	\$209,111	\$382,397
Loan Balance	\$87,437	\$86,382		\$82,776	\$74,963	\$64,160	\$49,222	\$0
Total Profit if Sold	-\$1,375	\$8,128		\$40,638	\$109,817	\$201,206	\$319,625	\$662,766
Compound Annual Growth Rate	-4%	12%		18%	16%	14%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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