



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,400.00	\$1,893.00	\$1,507.00	7.23%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$18,084.00	\$257,500.00	7.02%	7.23%

### Property Information

Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$7,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$257,500.00</b>
After Repair Value	

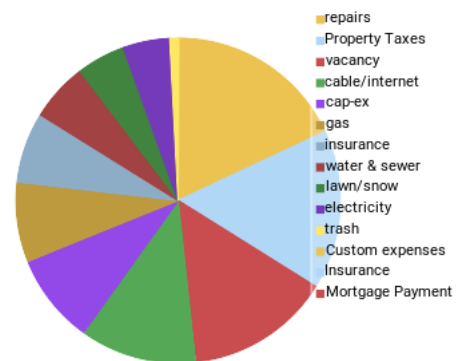
Down Payment:	\$250,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

### Income



Rent	\$3,400.00
<b>Total</b>	<b>\$3,400.00</b>

### Expenses



electricity	\$88.00	insurance	\$133.00
water & sewer	\$110.00	trash	\$17.00
cable/internet	\$220.00	gas	\$150.00
repairs	\$340.00	vacancy	\$273.00
cap-ex	\$170.00	lawn/snow	\$92.00
Custom expenses		Insurance	
Property Taxes	\$300.00	Mortgage Payment	\$0.00
<b>Total</b>	<b>\$1,893.00</b>		

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## Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	6.13		
Income-Expense Ratio (2% Rule):	1.32%		
Typical Cap Rate:	7.23%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$250,000.00		

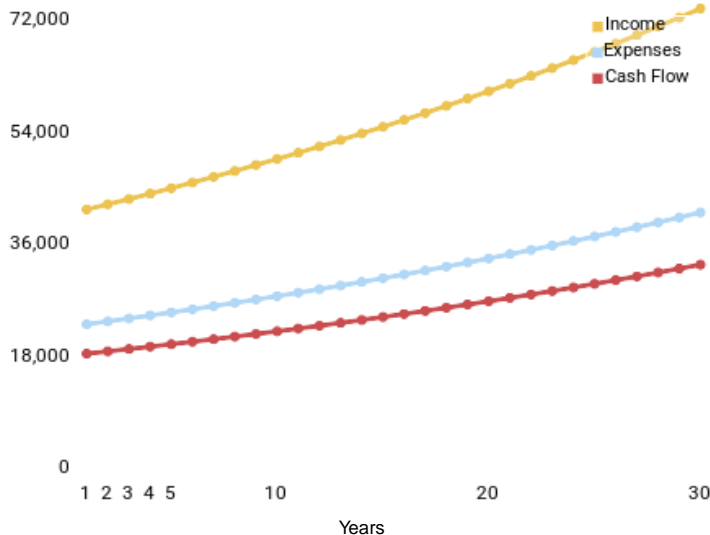
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,400.00
x50% for Expenses:	\$1,700.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$1,700.00</b>

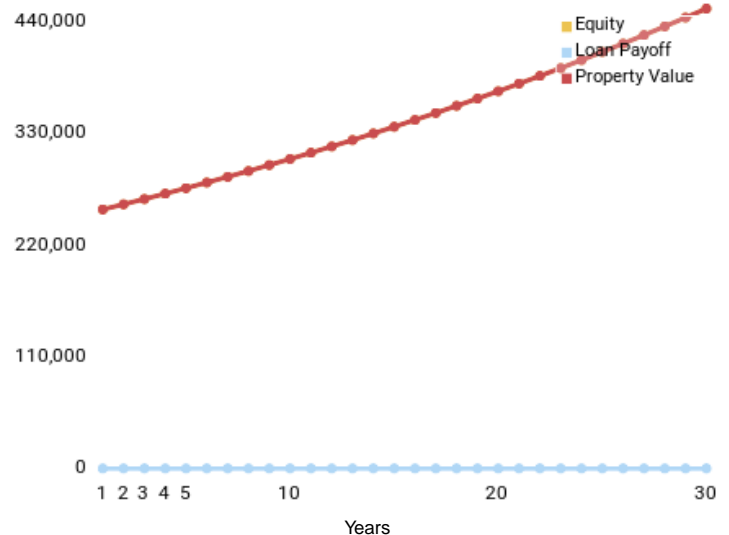
## Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$41,616	\$42,448	\$45,046	\$49,735	\$54,911	\$60,627	\$73,904
Total Annual Expenses	\$23,170	\$23,634	\$25,080	\$27,691	\$30,573	\$33,755	\$41,147
Total Annual Cashflow	\$18,446	\$18,815	\$19,966	\$22,044	\$24,339	\$26,872	\$32,757
Cash on Cash ROI	7.16%	7.31%	7.75%	8.56%	9.45%	10.44%	12.72%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$15,946	\$39,860	\$114,512	\$249,224	\$397,956	\$562,168	\$943,646
Compound Annual Growth Rate	6%	7%	8%	7%	6%	6%	5%

### Income, Expenses and Cash Flow (in \$)

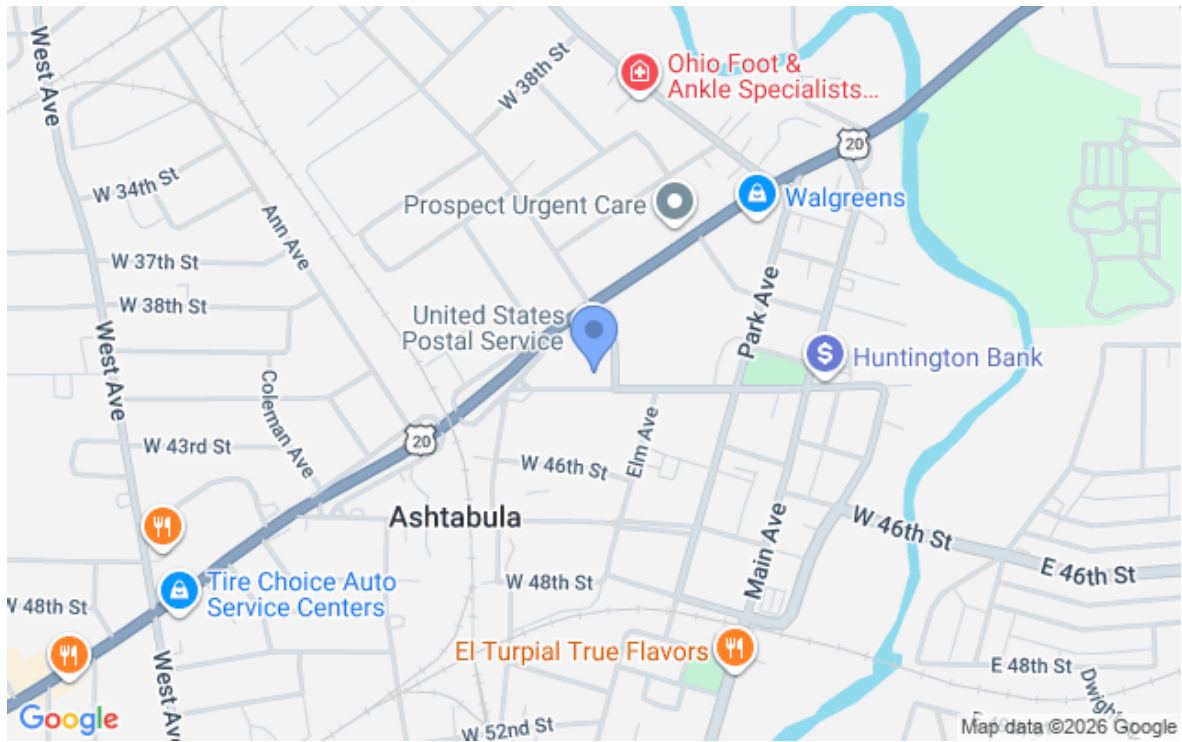


### Loan Balance, Value and Equity (in \$)



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