

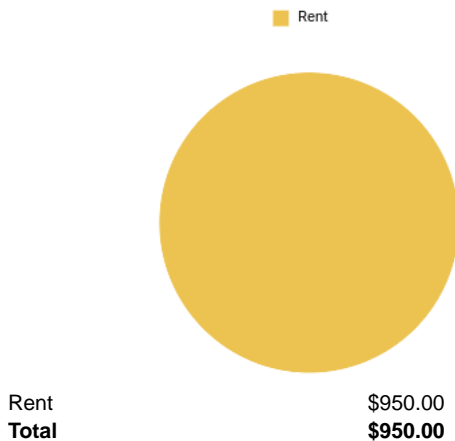
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$950.00	\$338.00	\$612.00	10.80%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$7,344.00	\$69,500.00	10.57%	10.80%

### Property Information

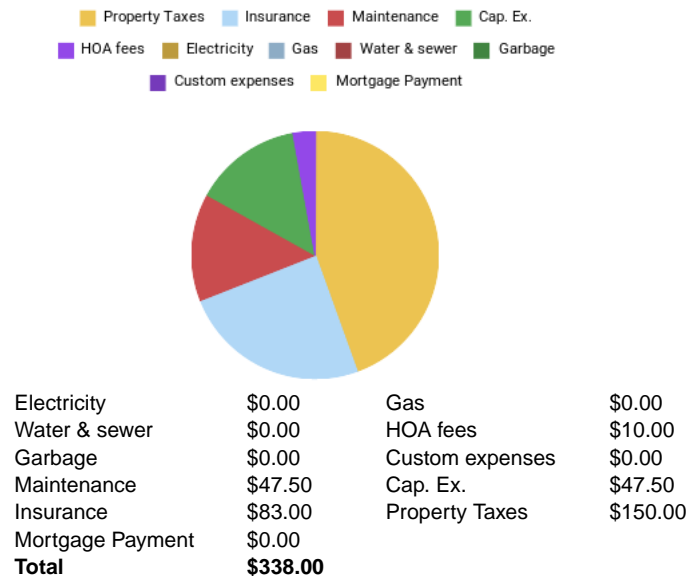
Purchase Price:	\$68,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$69,500.00</b>
After Repair Value	
Down Payment:	\$68,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>



### Income



### Expenses



## Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	5.96		
Income-Expense Ratio (2% Rule):	1.37%		
Typical Cap Rate:	10.80%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$68,000.00		

## 50% Rule Cash Flow Estimates

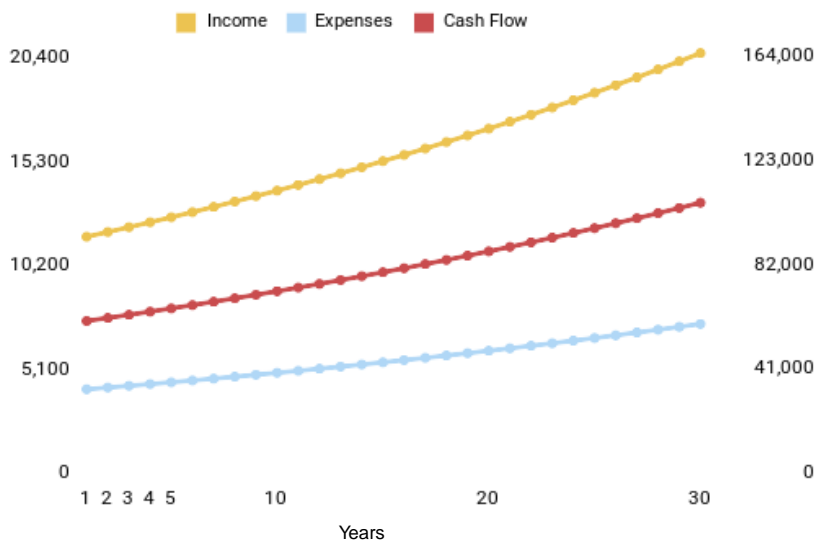
Total Monthly Income:	\$950.00
x50% for Expenses:	\$475.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$475.00</b>

## Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$11,628	\$11,861	\$12,587	\$13,897	\$15,343	\$16,940	\$20,650
Total Annual Expenses	\$4,137	\$4,220	\$4,478	\$4,944	\$5,459	\$6,027	\$7,347
Total Annual Cashflow	\$7,491	\$7,641	\$8,108	\$8,952	\$9,884	\$10,913	\$13,303
Cash on Cash ROI	10.78%	10.99%	11.67%	12.88%	14.22%	15.70%	19.14%
Property Value	\$70,040	\$72,141	\$78,831	\$91,386	\$105,942	\$122,816	\$165,054
Equity	\$70,040	\$72,141	\$78,831	\$91,386	\$105,942	\$122,816	\$165,054
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$8,031	\$17,773	\$48,313	\$103,909	\$165,985	\$235,324	\$399,444
Annualized Total Return	12%	12%	11%	10%	8%	8%	7%

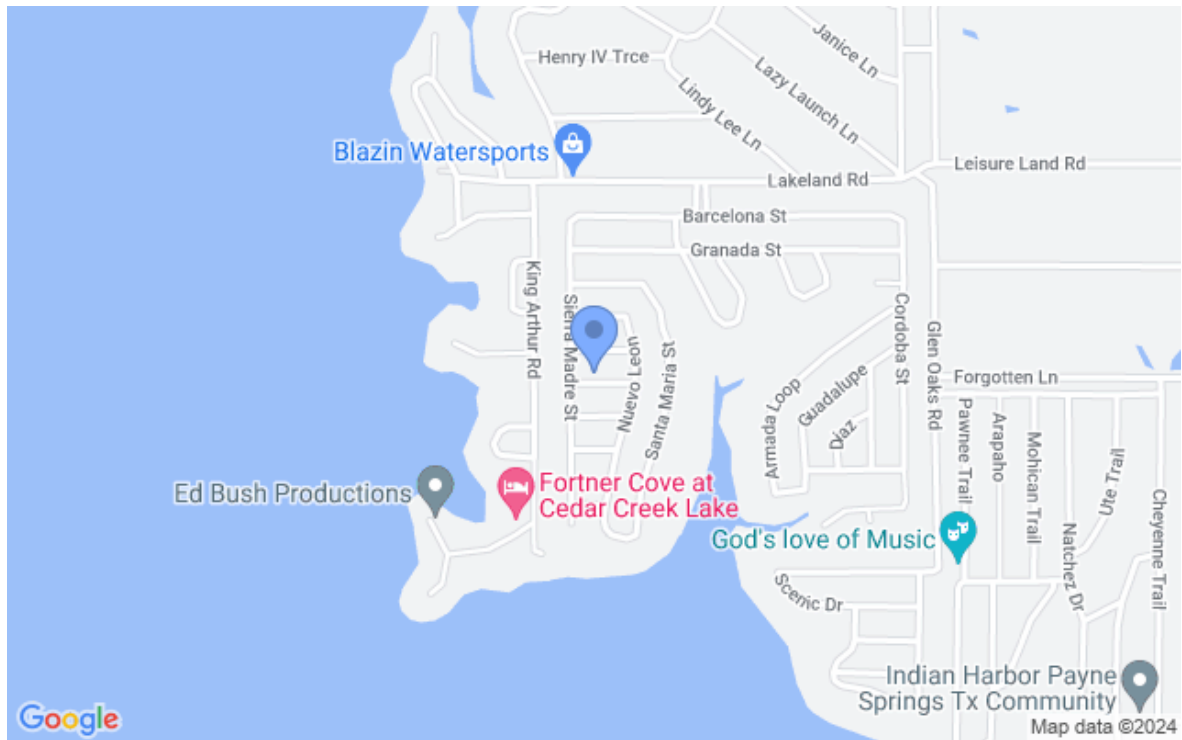
### Income, Expenses and Cash Flow (in \$)

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



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