240 NW 9th St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,245.00	$3,914.80	$330.20	5.60%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$30,780.00	$29,250.00	13.55%	5.60%

Property Information

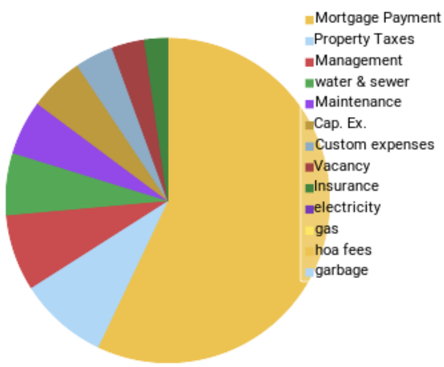
Purchase Price:	$550,000.00
Purchase Closing Costs:	$10,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$560,000.00**
After Repair Value	$2.00

Down Payment:	$19,250.00
Loan Amount:	$530,750.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.990%
Monthly P&I:	**$2,234.80**

Income

Rent	$4,245.00
Total	**$4,245.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$242.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$150.00
Vacancy	$127.35	Maintenance	$212.25
Cap. Ex.	$212.25	Management	$297.15
Insurance	$91.00	Property Taxes	$348.00
Mortgage Payment	$2,234.80		
Total	**$3,914.80**		

Financial Projections

Total Initial Equity:	-$530,748.00		
Gross Rent Multiplier:	10.80		
Income-Expense Ratio (2% Rule):	0.76%		
Typical Cap Rate:	5.60%	Debt Coverage Ratio:	1.15
ARV based on Cap Rate:	$550,000.00		

50% Rule Cash Flow Estimates

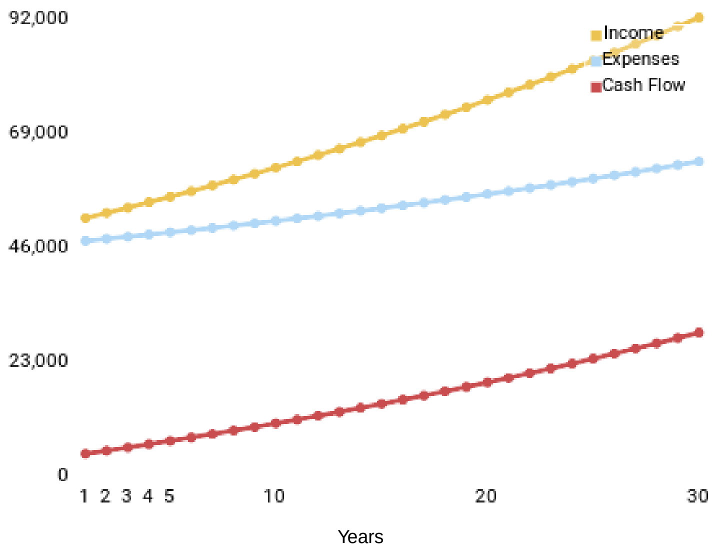
Total Monthly Income:	$4,245.00
x50% for Expenses:	$2,122.50
Monthly Payment/Interest Payment:	$2,234.80
Total Monthly Cash Flow using 50% Rule:	**-$112.30**

Analysis Over Time

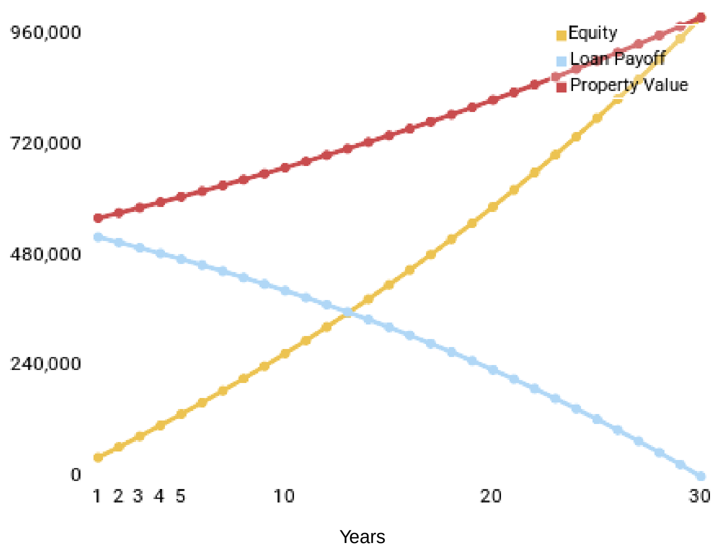
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

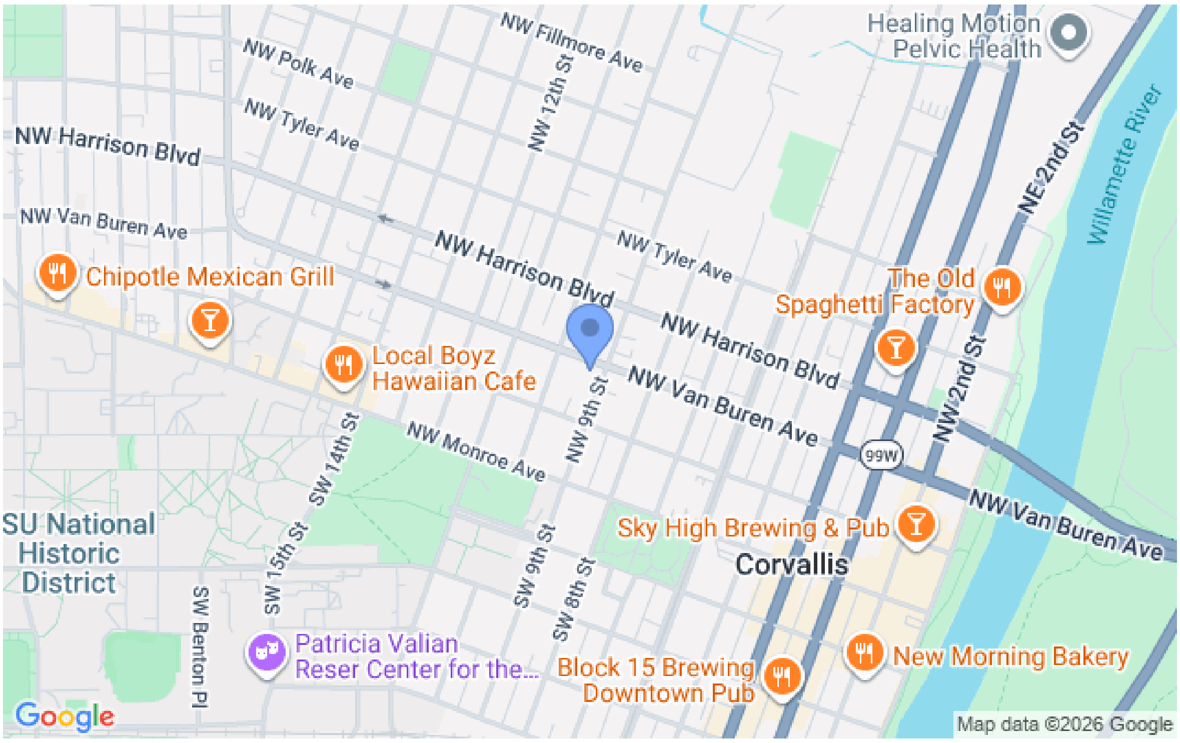
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$51,959	$52,998	$56,242	$62,096	$68,559	$75,694	$92,271
Total Annual Expenses	$47,381	$47,792	$49,076	$51,393	$53,950	$56,774	$63,335
Total Annual Cashflow	$4,578	$5,206	$7,166	$10,703	$14,608	$18,920	$28,936
Cash on Cash ROI	15.65%	17.80%	24.50%	36.59%	49.94%	64.68%	98.93%
Property Value	$561,000	$572,220	$607,244	$670,447	$740,228	$817,271	$996,249
Equity	$41,349	$64,005	$135,460	$267,124	$416,391	$585,720	$996,249
Loan Balance	$519,651	$508,215	$471,784	$403,323	$323,837	$231,551	$0
Total Profit if Sold	$16,677	$44,539	$135,506	$313,471	$527,813	$782,948	$1,436,129
Compound Annual Growth Rate	57%	59%	41%	28%	22%	18%	14%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





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