



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,100.00	\$691.23	\$408.77	8.88%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,992.00	\$2,000.00	245.26%	12.89%

Property Information

Purchase Price:	\$62,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$2,000.00
Total Cost of Project:	\$64,000.00
After Repair Value	\$90,000.00

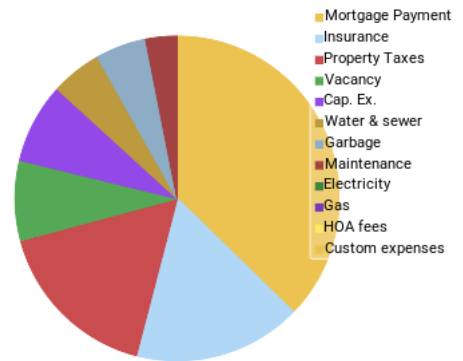
Down Payment:	\$0.00
Loan Amount:	\$62,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.875%
Monthly P&I:	\$257.23

Income



Rent	\$1,100.00
Total	\$1,100.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$35.00	HOA fees	\$0.00
Garbage	\$35.00	Custom expenses	
Vacancy	\$55.00	Maintenance	\$22.00
Cap. Ex.	\$55.00	Insurance	\$116.00
Property Taxes	\$116.00	Mortgage Payment	\$257.23
Total	\$691.23		

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Financial Projections

Total Initial Equity:	\$28,000.00		
Gross Rent Multiplier:	4.70		
Income-Expense Ratio (2% Rule):	1.72%		
Typical Cap Rate:	12.89%	Debt Coverage Ratio:	2.59
ARV based on Cap Rate:	\$62,000.00		

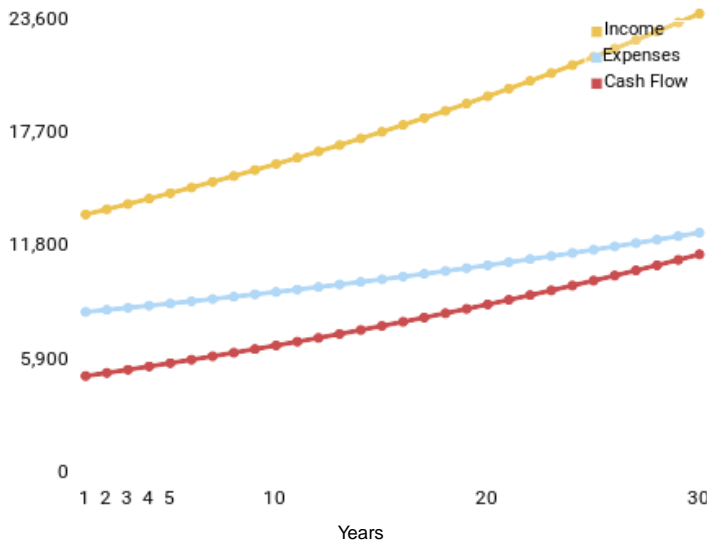
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,100.00
x50% for Expenses:	\$550.00
Monthly Payment/Interest Payment:	\$257.23
Total Monthly Cash Flow using 50% Rule:	\$292.77

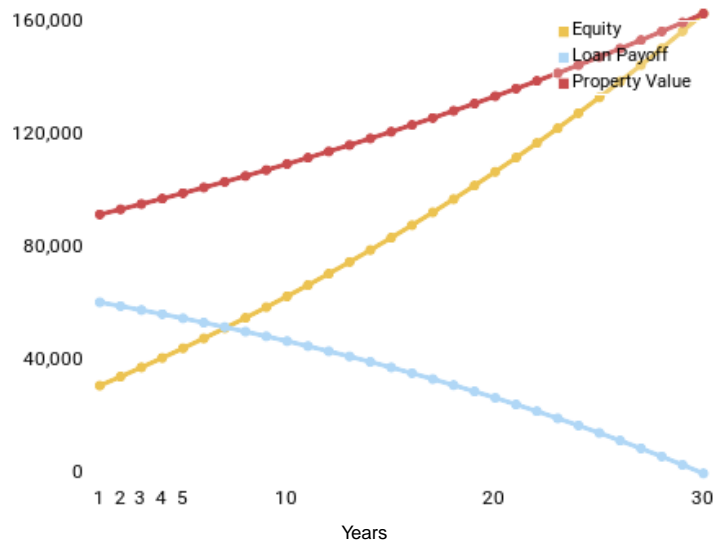
Analysis Over Time

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	\$13,464	\$13,733	\$14,574	\$16,091	\$17,765	\$19,615	\$23,910	
Total Annual Expenses	\$8,399	\$8,505	\$8,837	\$9,435	\$10,096	\$10,826	\$12,520	
Total Annual Cashflow	\$5,065	\$5,228	\$5,737	\$6,655	\$7,669	\$8,789	\$11,390	
Cash on Cash ROI	253.25%	261.40%	286.85%	332.77%	383.47%	439.44%	569.48%	
Property Value	\$91,800	\$93,636	\$99,367	\$109,709	\$121,128	\$133,735	\$163,023	
Equity	\$31,122	\$34,318	\$44,372	\$62,800	\$83,553	\$106,936	\$163,023	
Loan Balance	\$60,678	\$59,318	\$54,995	\$46,909	\$37,575	\$26,799	\$0	
Total Profit if Sold	\$34,187	\$42,611	\$69,360	\$119,192	\$176,224	\$241,268	\$399,123	
Compound Annual Growth Rate	1709%	372%	104%	51%	35%	27%	19%	

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)
Year Built

1400.0
1890



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