

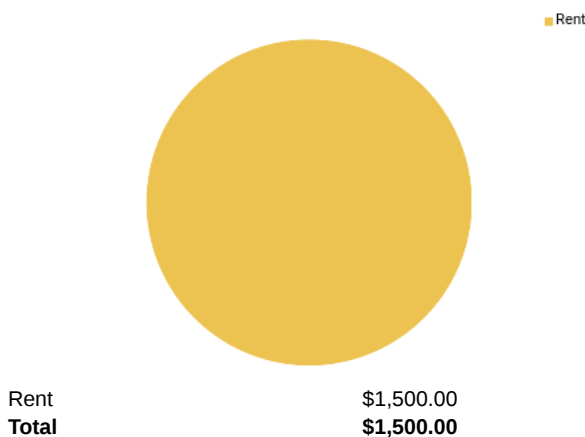
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,144.12	\$355.88	10.73%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,512.00	\$23,520.00	18.16%	10.73%

Property Information

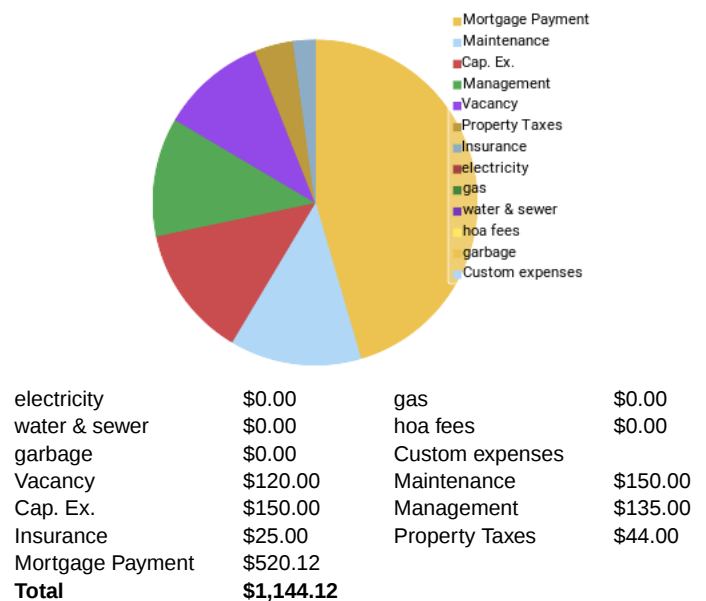
Purchase Price:	\$98,000.00
Purchase Closing Costs:	\$3,920.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$101,920.00
After Repair Value	

Down Payment:	\$19,600.00
Loan Amount:	\$78,400.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.972%
Monthly P&I:	\$520.12

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$78,400.00	
Gross Rent Multiplier:		5.44	
Income-Expense Ratio (2% Rule):		1.47%	
Typical Cap Rate:		10.73%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$98,000.00	1.68

50% Rule Cash Flow Estimates

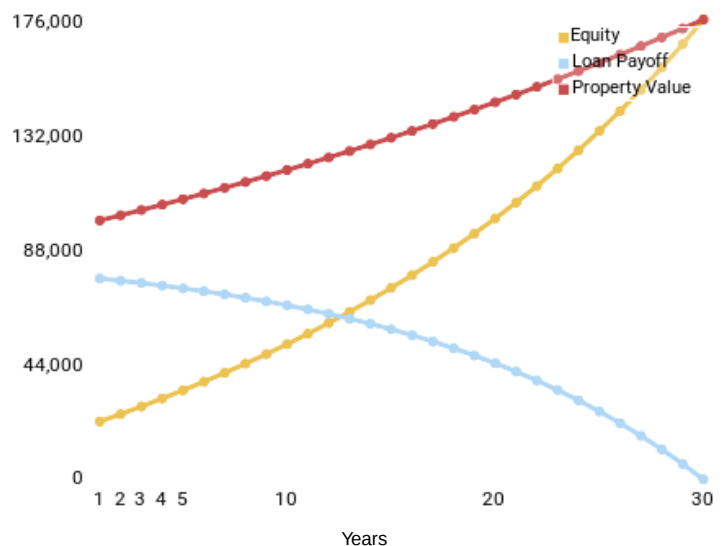
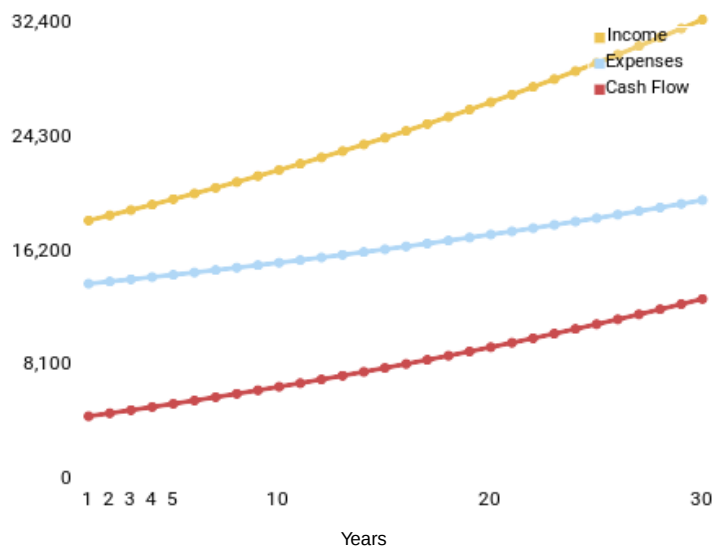
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$520.12
Total Monthly Cash Flow using 50% Rule:	\$229.88

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$18,360	\$18,727	\$19,873	\$21,942	\$24,226	\$26,747	\$32,605
Total Annual Expenses	\$13,879	\$14,032	\$14,509	\$15,369	\$16,319	\$17,368	\$19,805
Total Annual Cashflow	\$4,481	\$4,695	\$5,365	\$6,573	\$7,906	\$9,379	\$12,800
Cash on Cash ROI	19.05%	19.96%	22.81%	27.94%	33.62%	39.88%	54.42%
Property Value	\$99,960	\$101,959	\$108,200	\$119,461	\$131,895	\$145,623	\$177,513
Equity	\$22,361	\$25,218	\$34,423	\$52,229	\$73,927	\$100,771	\$177,513
Loan Balance	\$77,599	\$76,741	\$73,777	\$67,233	\$57,968	\$44,852	\$0
Total Profit if Sold	-\$4,176	\$3,227	\$27,379	\$74,740	\$132,317	\$202,022	\$388,416
Compound Annual Growth Rate	-18%	7%	17%	15%	13%	12%	10%

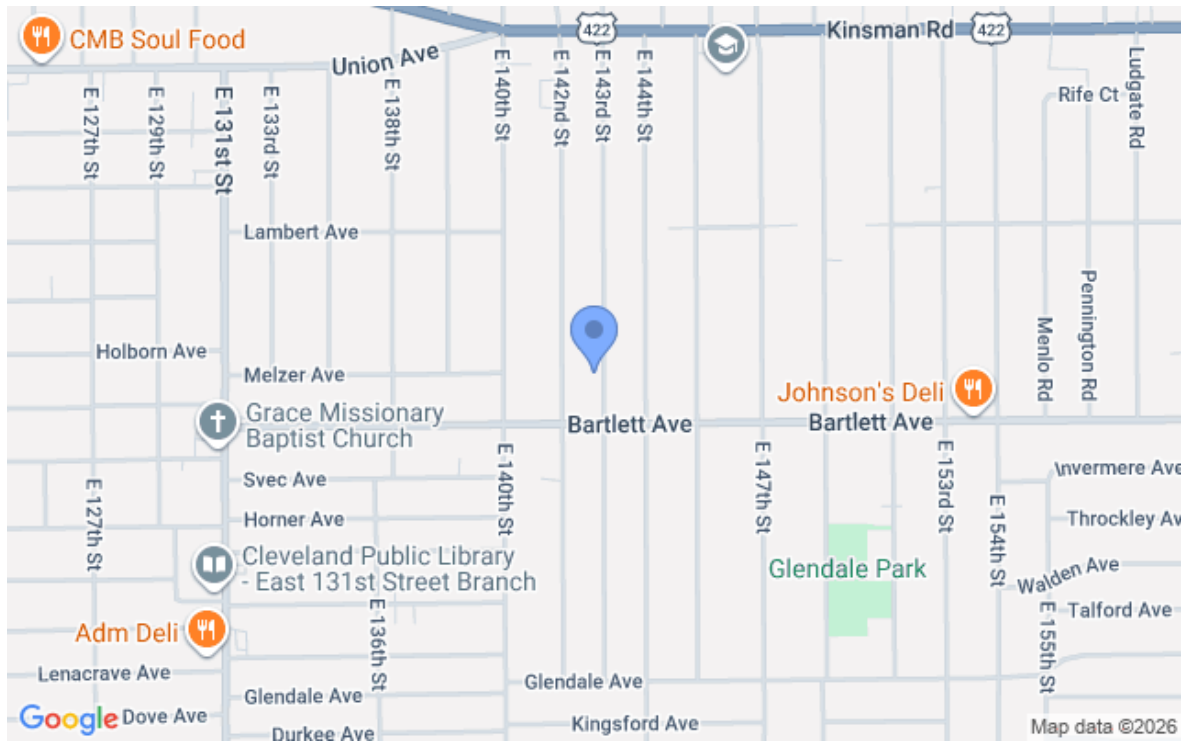
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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