

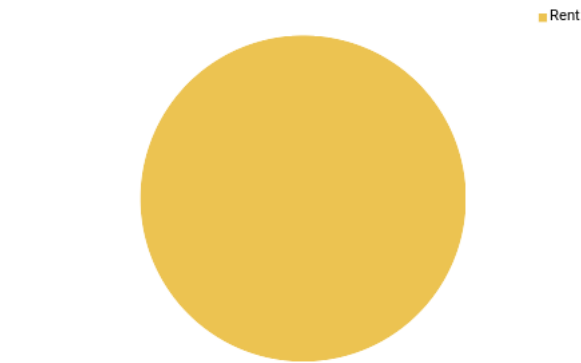


Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$827.34	\$372.66	11.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,533.12	\$21,827.00	20.49%	11.10%

Property Information

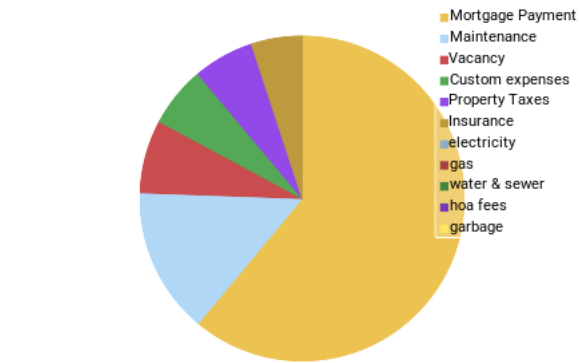
Purchase Price:	\$94,900.00
Purchase Closing Costs:	\$2,847.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$97,747.00
After Repair Value	
Down Payment:	\$18,980.00
Loan Amount:	\$75,920.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$505.10

Income



Rent	\$1,200.00
Total	\$1,200.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$50.00
Vacancy	\$60.24	Maintenance	\$120.00
Insurance	\$42.00	Property Taxes	\$50.00
Mortgage Payment	\$505.10		
Total	\$827.34		

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Financial Projections

Total Initial Equity:	-	\$75,920.00	
Gross Rent Multiplier:		6.59	
Income-Expense Ratio (2% Rule):		1.23%	
Typical Cap Rate:		11.10%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$94,900.00	1.74

50% Rule Cash Flow Estimates

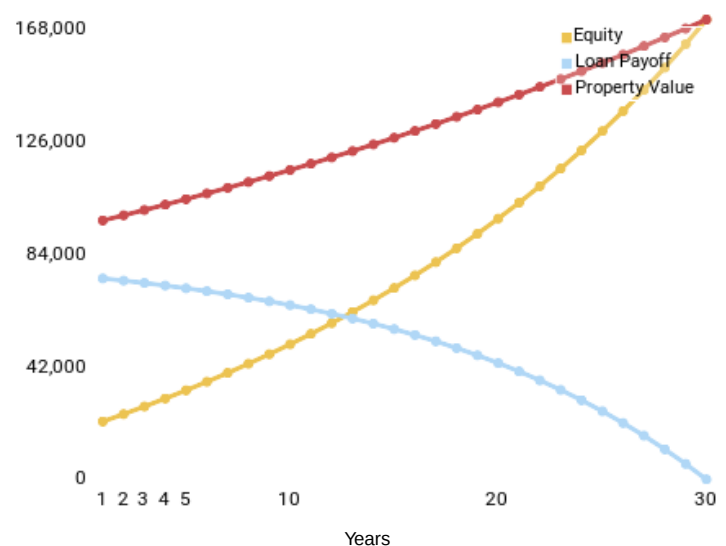
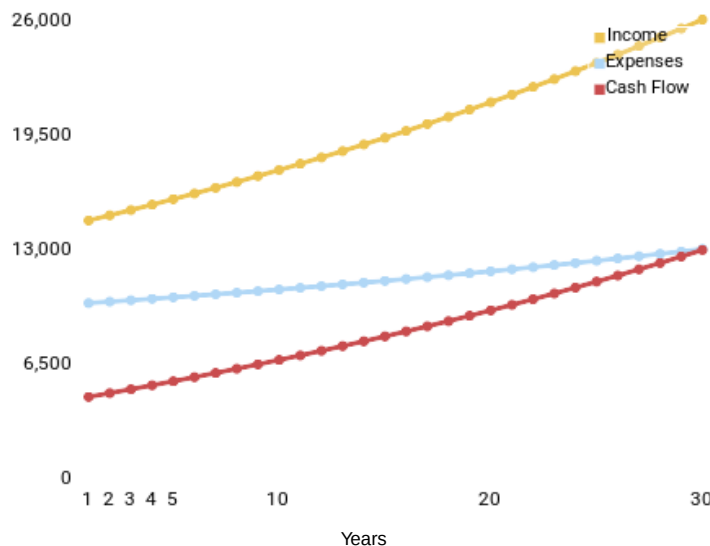
Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$505.10
Total Monthly Cash Flow using 50% Rule:	\$94.90

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$10,005	\$10,084	\$10,331	\$10,775	\$11,265	\$11,807	\$13,065
Total Annual Cashflow	\$4,683	\$4,897	\$5,568	\$6,779	\$8,115	\$9,590	\$13,018
Cash on Cash ROI	21.45%	22.44%	25.51%	31.06%	37.18%	43.94%	59.64%
Property Value	\$96,798	\$98,734	\$104,777	\$115,683	\$127,723	\$141,016	\$171,898
Equity	\$21,649	\$24,412	\$33,313	\$50,534	\$71,528	\$97,514	\$171,898
Loan Balance	\$75,149	\$74,322	\$71,465	\$65,149	\$56,195	\$43,502	\$0
Total Profit if Sold	-\$2,755	\$4,760	\$29,232	\$77,060	\$135,001	\$204,933	\$391,198
Compound Annual Growth Rate	-13%	10%	19%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

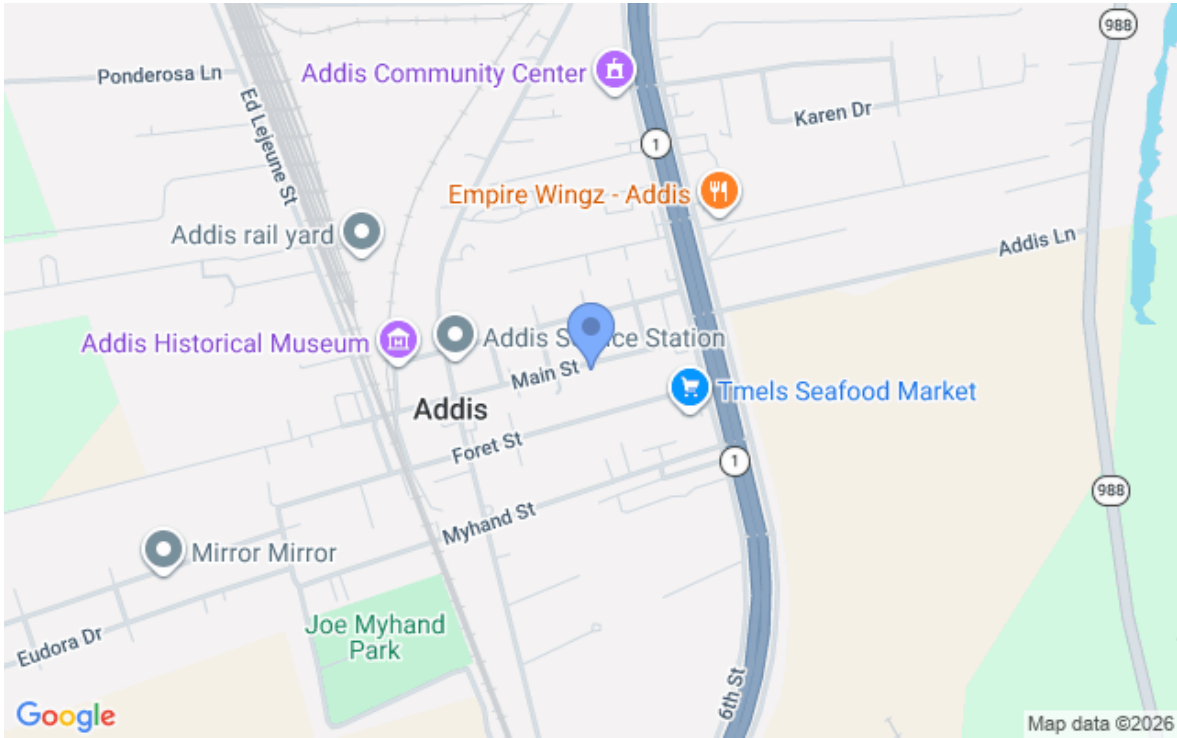


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House Size (sq. ft)

1000.0



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