

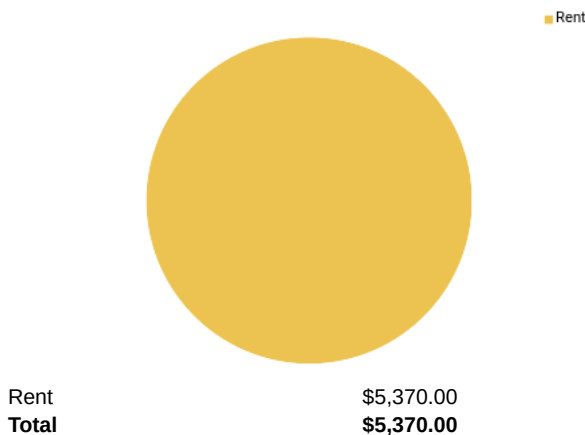
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,370.00	\$6,217.88	-\$847.88	4.93%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,590.40	\$31,000.00	-32.82%	4.93%

Property Information

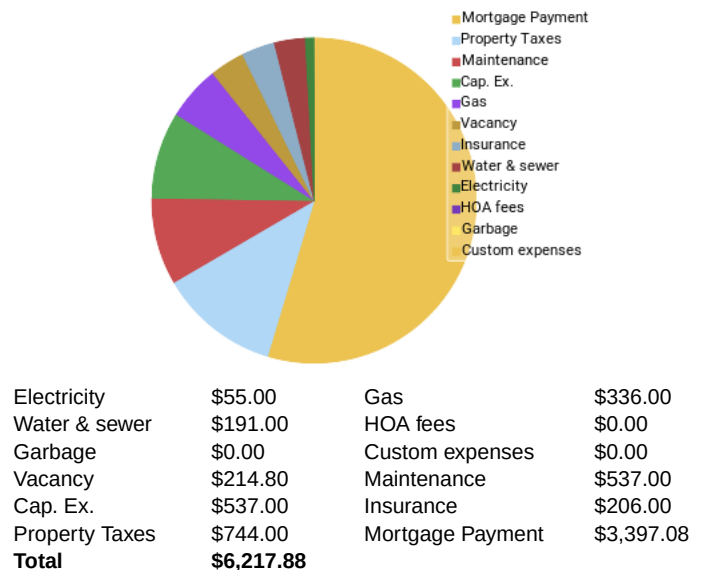
Purchase Price:	\$620,000.00
Purchase Closing Costs:	\$9,300.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$629,300.00
After Repair Value	

Down Payment:	\$21,700.00
Loan Amount:	\$598,300.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	\$3,397.08

Income



Expenses



Financial Projections

Total Initial Equity:	-\$598,300.00		
Gross Rent Multiplier:	9.62		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	4.93%	Debt Coverage Ratio:	0.75
ARV based on Cap Rate:	\$620,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$5,370.00
x50% for Expenses:	\$2,685.00
Monthly Payment/Interest Payment:	\$3,397.08
Total Monthly Cash Flow using 50% Rule:	-\$712.08

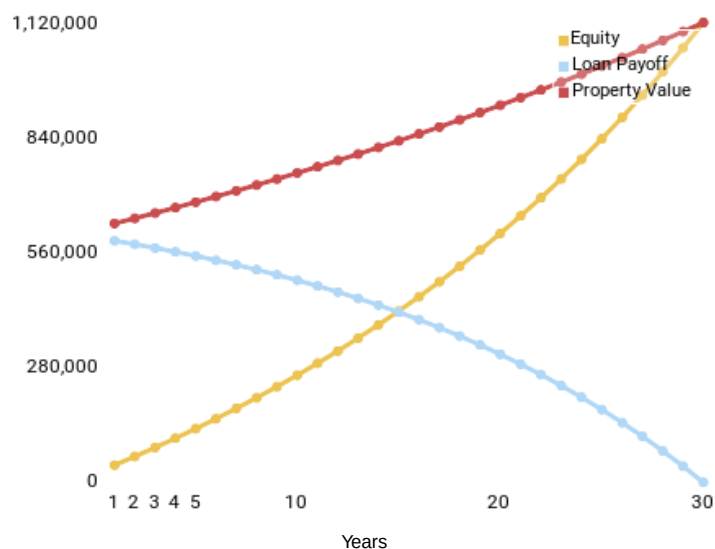
Analysis Over Time

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	\$65,729	\$67,043	\$71,147	\$78,552	\$86,728	\$95,754	\$116,724
Total Annual Expenses	\$75,292	\$75,982	\$78,138	\$82,027	\$86,322	\$91,064	\$102,079
Total Annual Cashflow	-\$9,563	-\$8,939	-\$6,991	-\$3,475	\$406	\$4,691	\$14,645
Cash on Cash ROI	-30.85%	-28.83%	-22.55%	-11.21%	1.31%	15.13%	47.24%
Property Value	\$632,400	\$645,048	\$684,530	\$755,777	\$834,438	\$921,287	\$1,123,044
Equity	\$42,160	\$63,322	\$131,338	\$261,934	\$418,681	\$608,268	\$1,123,044
Loan Balance	\$590,240	\$581,726	\$553,192	\$493,843	\$415,757	\$313,019	\$0
Total Profit if Sold	\$1,597	\$13,820	\$58,891	\$164,939	\$315,799	\$520,100	\$1,134,908
Compound Annual Growth Rate	5%	20%	24%	20%	17%	15%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

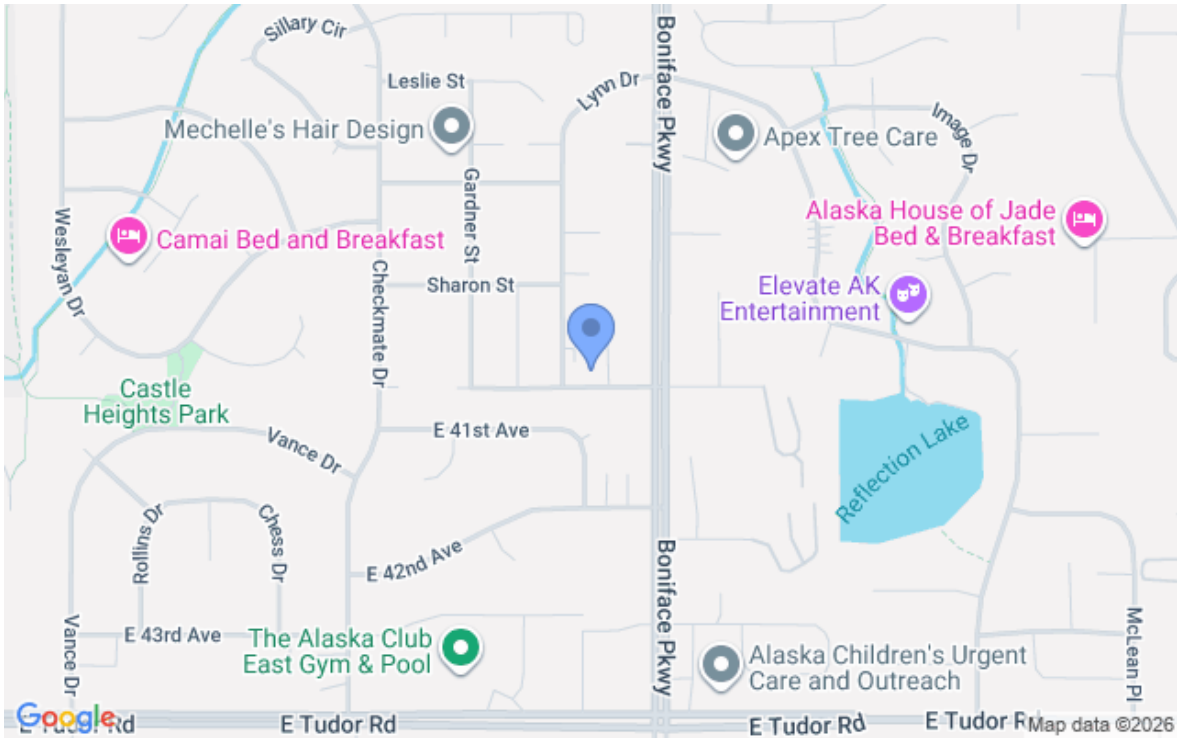
No Data



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House Size (sq. ft)
Year Built

5016.0
1967



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