

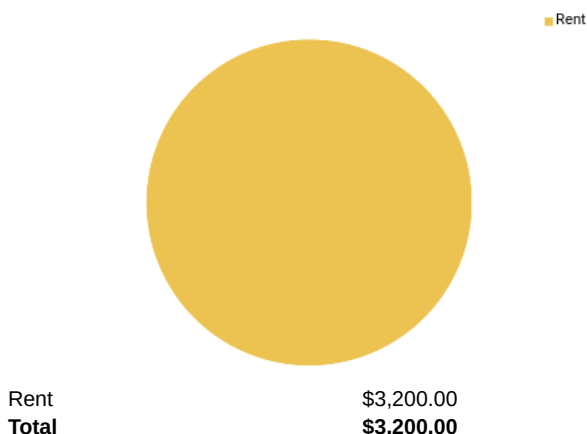
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,200.00	\$3,031.27	\$168.73	3.14%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,580.00	\$97,530.00	2.08%	4.62%

Property Information

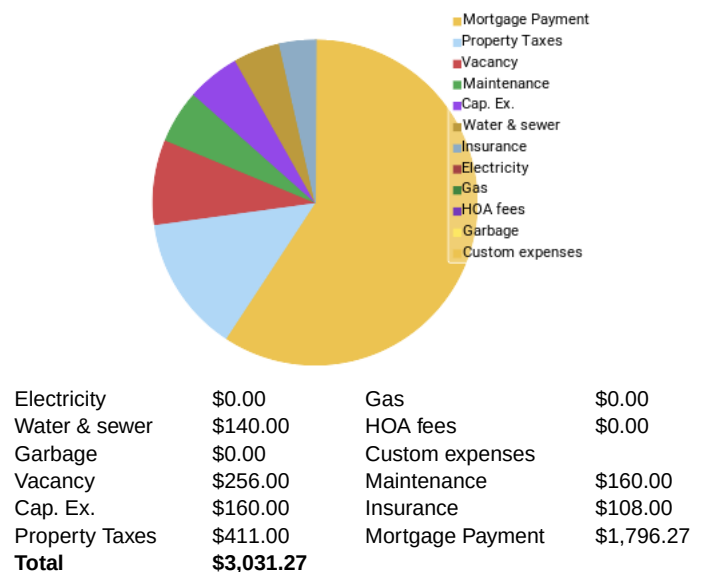
Purchase Price:	\$510,000.00
Purchase Closing Costs:	\$12,142.00
Estimated Repair Costs:	\$30,000.00
Total Cost of Project:	\$552,142.00
After Repair Value	\$750,000.00

Down Payment:	\$55,388.00
Loan Amount:	\$454,612.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.500%
Monthly P&I:	\$1,796.27

Income



Expenses



Financial Projections

Total Initial Equity:	\$295,388.00		
Gross Rent Multiplier:	13.28		
Income-Expense Ratio (2% Rule):	0.58%		
Typical Cap Rate:	4.62%	Debt Coverage Ratio:	1.09
ARV based on Cap Rate:	\$510,000.00		

50% Rule Cash Flow Estimates

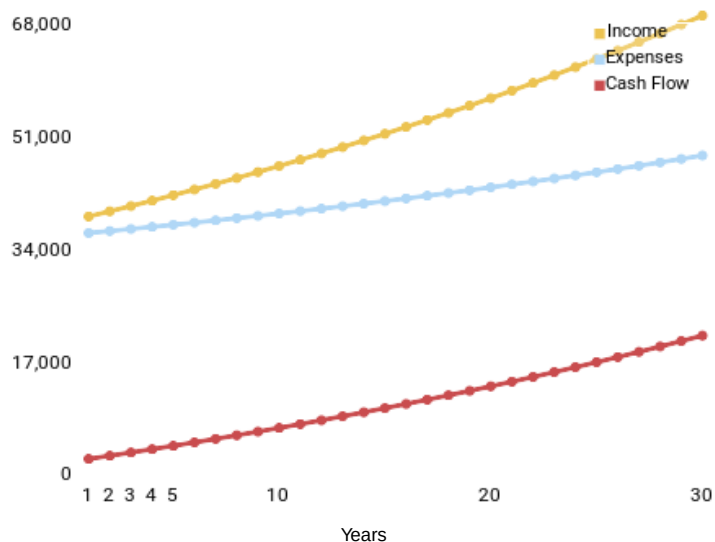
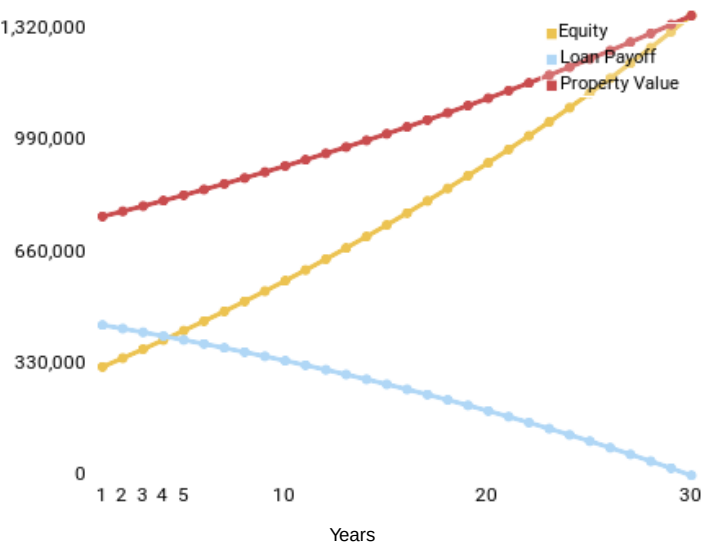
Total Monthly Income:	\$3,200.00
x50% for Expenses:	\$1,600.00
Monthly Payment/Interest Payment:	\$1,796.27
Total Monthly Cash Flow using 50% Rule:	-\$196.27

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	\$39,168	\$39,951	\$42,397	\$46,809	\$51,681	\$57,060	\$69,556
Total Annual Expenses	\$36,672	\$36,974	\$37,918	\$39,621	\$41,501	\$43,577	\$48,400
Total Annual Cashflow	\$2,496	\$2,977	\$4,479	\$7,189	\$10,180	\$13,483	\$21,157
Cash on Cash ROI	2.56%	3.05%	4.59%	7.37%	10.44%	13.82%	21.69%
Property Value	\$765,000	\$780,300	\$828,061	\$914,246	\$1,009,401	\$1,114,461	\$1,358,521
Equity	\$320,695	\$346,564	\$427,659	\$575,265	\$740,011	\$923,915	\$1,358,521
Loan Balance	\$444,305	\$433,736	\$400,401	\$338,980	\$269,391	\$190,545	\$0
Total Profit if Sold	\$156,812	\$184,280	\$272,993	\$443,260	\$644,241	\$879,371	\$1,467,795
Compound Annual Growth Rate	161%	70%	31%	19%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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