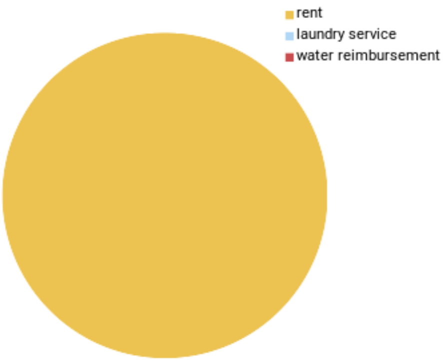
41-43 N Catherwood Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,500.00	$1,306.08	$193.92	7.24%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$10,860.00	$39,500.00	5.89%	7.24%

Property Information

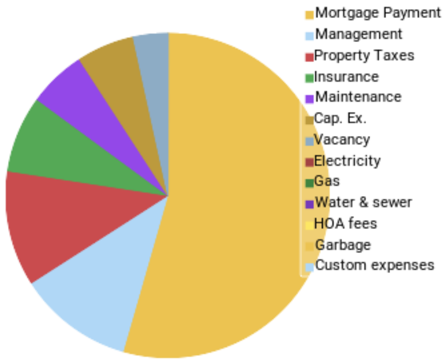
Purchase Price:	$150,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$152,000.00**
After Repair Value	
Down Payment:	$37,500.00
Loan Amount:	$112,500.00
Loan Points:	0.0
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	**$711.08**

Income



rent	$1,500.00	laundry service	$0.00
water reimbursement	$0.00		
Total	**$1,500.00**		

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$0.00
Vacancy	$45.00	Maintenance	$75.00
Cap. Ex.	$75.00	Management	$150.00
Insurance	$100.00	Property Taxes	$150.00
Mortgage Payment	$711.08		
Total	**$1,306.08**		

Financial Projections

Total Initial Equity:	-$112,500.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	7.24%	Debt Coverage Ratio:	1.27
ARV based on Cap Rate:	$150,000.00		

50% Rule Cash Flow Estimates

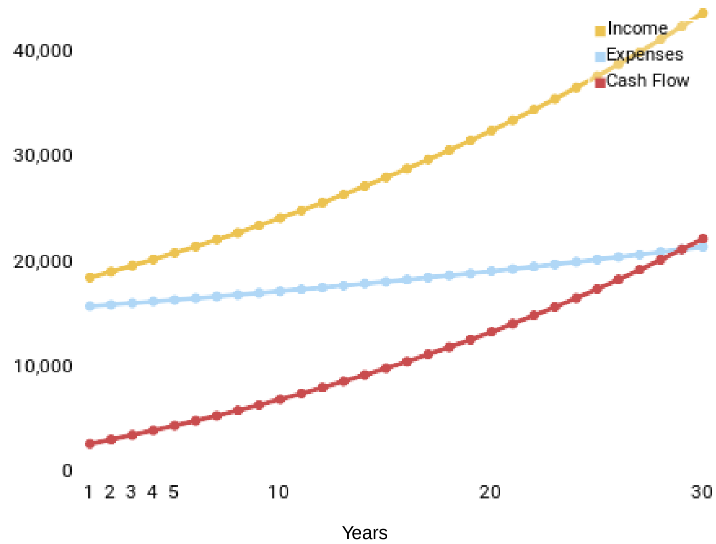
Total Monthly Income:	$1,500.00
x50% for Expenses:	$750.00
Monthly Payment/Interest Payment:	$711.08
Total Monthly Cash Flow using 50% Rule:	**$38.92**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	4% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$18,540	$19,096	$20,867	$24,190	$28,043	$32,510	$43,691
Total Annual Expenses	$15,816	$15,961	$16,416	$17,237	$18,142	$19,143	$21,466
Total Annual Cashflow	$2,724	$3,135	$4,451	$6,954	$9,901	$13,367	$22,225
Cash on Cash ROI	6.90%	7.94%	11.27%	17.60%	25.07%	33.84%	56.27%
Property Value	$156,000	$162,240	$182,498	$222,037	$270,142	$328,668	$486,510
Equity	$44,757	$52,339	$77,186	$126,664	$188,512	$266,045	$486,510
Loan Balance	$111,243	$109,901	$105,312	$95,373	$81,629	$62,623	$0
Total Profit if Sold	-$2,938	$7,341	$42,778	$119,087	$220,988	$354,104	$743,565
Compound Annual Growth Rate	-7%	9%	16%	15%	13%	12%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)