

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$2,333.32	\$666.68	8.71%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,075.04	\$68,250.00	11.72%	8.71%

Property Information

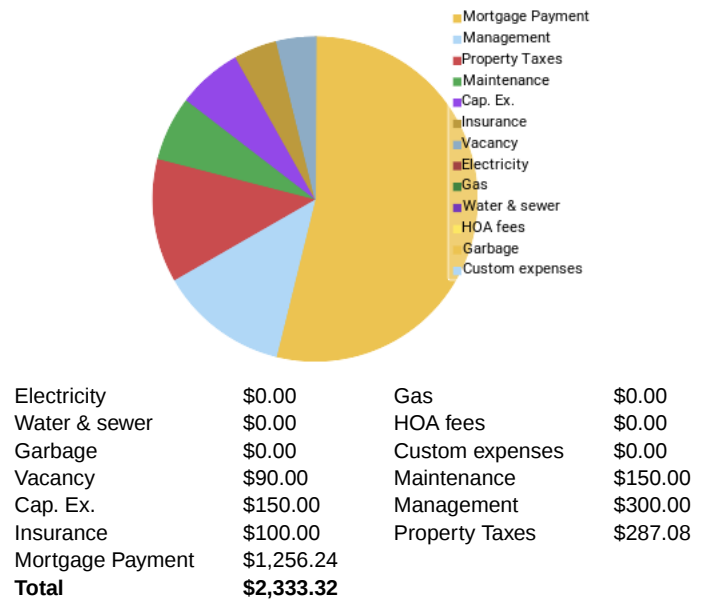
Purchase Price:	\$265,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$267,000.00
After Repair Value	

Down Payment:	\$66,250.00
Loan Amount:	\$198,750.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$1,256.24

Income



Expenses



Financial Projections

Total Initial Equity:	-\$198,750.00		
Gross Rent Multiplier:	7.36		
Income-Expense Ratio (2% Rule):	1.12%		
Typical Cap Rate:	8.71%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	\$265,000.00		

50% Rule Cash Flow Estimates

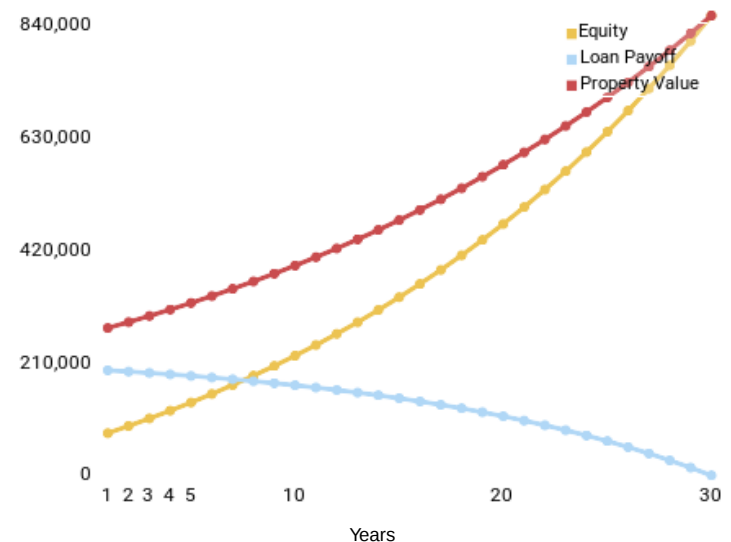
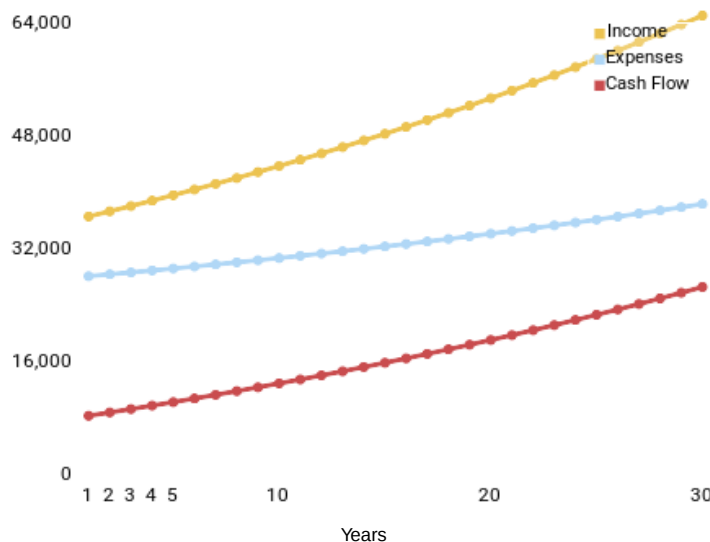
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,256.24
Total Monthly Cash Flow using 50% Rule:	\$243.76

Analysis Over Time

Annual Growth Assumptions	2%	2%		4%			
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,720	\$37,454	\$39,747	\$43,884	\$48,451	\$53,494	\$65,209
Total Annual Expenses	\$28,258	\$28,522	\$29,345	\$30,830	\$32,470	\$34,281	\$38,487
Total Annual Cashflow	\$8,462	\$8,932	\$10,402	\$13,054	\$15,981	\$19,213	\$26,722
Cash on Cash ROI	12.40%	13.09%	15.24%	19.13%	23.42%	28.15%	39.15%
Property Value	\$275,600	\$286,624	\$322,413	\$392,265	\$477,250	\$580,648	\$859,500
Equity	\$79,071	\$92,466	\$136,361	\$223,772	\$333,039	\$470,013	\$859,500
Loan Balance	\$196,529	\$194,158	\$186,052	\$168,493	\$144,211	\$110,635	\$0
Total Profit if Sold	-\$9	\$21,546	\$92,653	\$235,034	\$412,286	\$631,497	\$1,233,673
Compound Annual Growth Rate	0%	15%	19%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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