

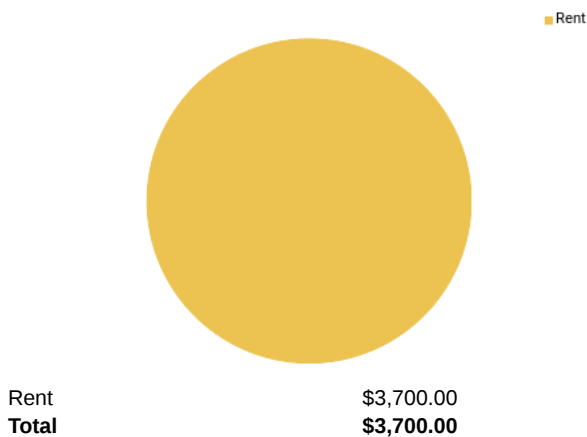
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,700.00	\$2,731.18	\$968.82	9.57%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$28,686.00	\$76,975.00	15.10%	9.57%

Property Information

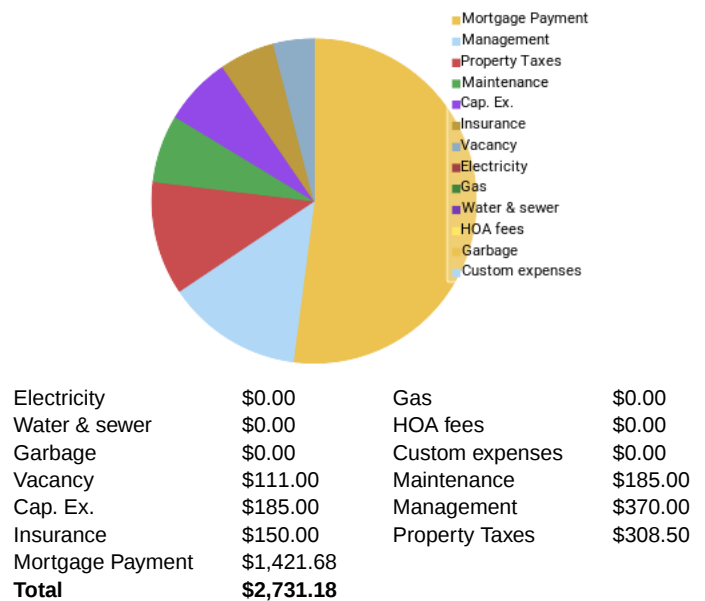
Purchase Price:	\$299,900.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$301,900.00
After Repair Value	

Down Payment:	\$74,975.00
Loan Amount:	\$224,925.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$1,421.68

Income



Expenses



Financial Projections

Total Initial Equity:	-\$224,925.00		
Gross Rent Multiplier:	6.75		
Income-Expense Ratio (2% Rule):	1.23%		
Typical Cap Rate:	9.57%	Debt Coverage Ratio:	1.68
ARV based on Cap Rate:	\$299,900.00		

50% Rule Cash Flow Estimates

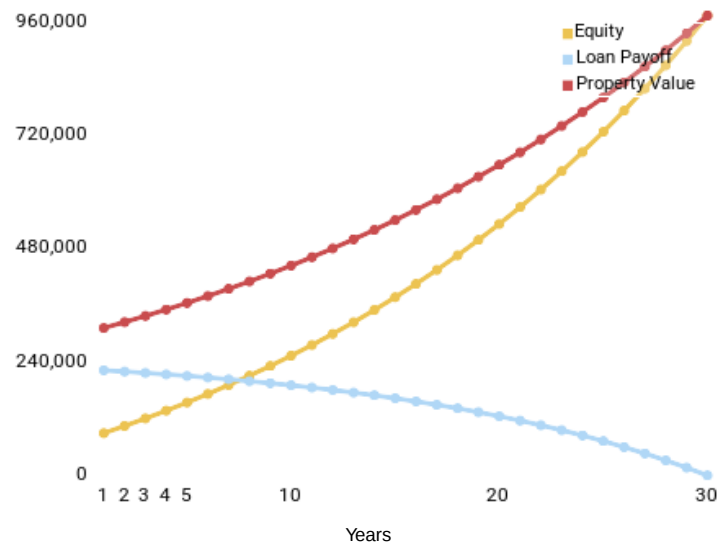
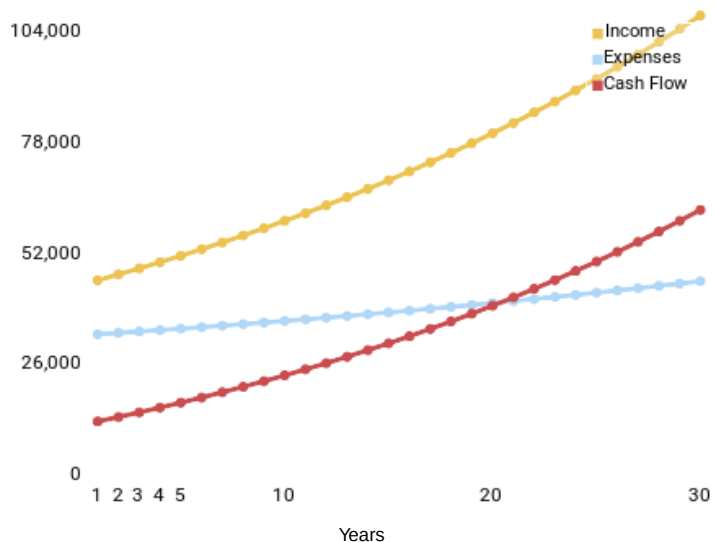
Total Monthly Income:	\$3,700.00
x50% for Expenses:	\$1,850.00
Monthly Payment/Interest Payment:	\$1,421.68
Total Monthly Cash Flow using 50% Rule:	\$428.32

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	\$45,732	\$47,104	\$51,472	\$59,670	\$69,174	\$80,191	\$107,770
Total Annual Expenses	\$33,088	\$33,409	\$34,410	\$36,215	\$38,209	\$40,410	\$45,524
Total Annual Cashflow	\$12,644	\$13,695	\$17,062	\$23,454	\$30,965	\$39,781	\$62,247
Cash on Cash ROI	16.43%	17.79%	22.17%	30.47%	40.23%	51.68%	80.87%
Property Value	\$311,896	\$324,372	\$364,874	\$443,925	\$540,103	\$657,118	\$972,695
Equity	\$89,485	\$104,643	\$154,320	\$253,243	\$376,899	\$531,913	\$972,695
Loan Balance	\$222,411	\$219,729	\$210,554	\$190,683	\$163,204	\$125,205	\$0
Total Profit if Sold	\$3,321	\$31,301	\$125,888	\$323,352	\$579,597	\$907,127	\$1,841,309
Compound Annual Growth Rate	4%	19%	21%	18%	15%	14%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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