

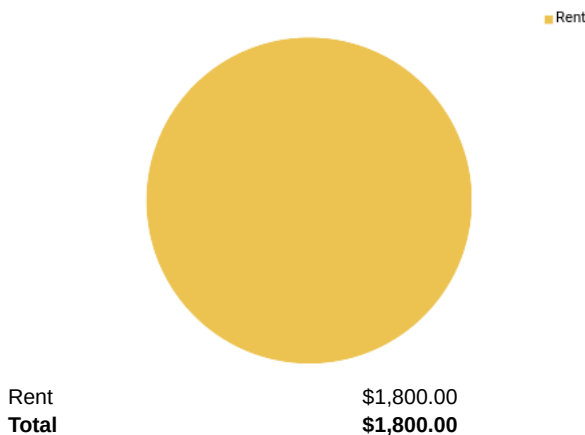
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,581.09	\$218.91	6.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,080.00	\$45,129.00	5.82%	6.09%

Property Information

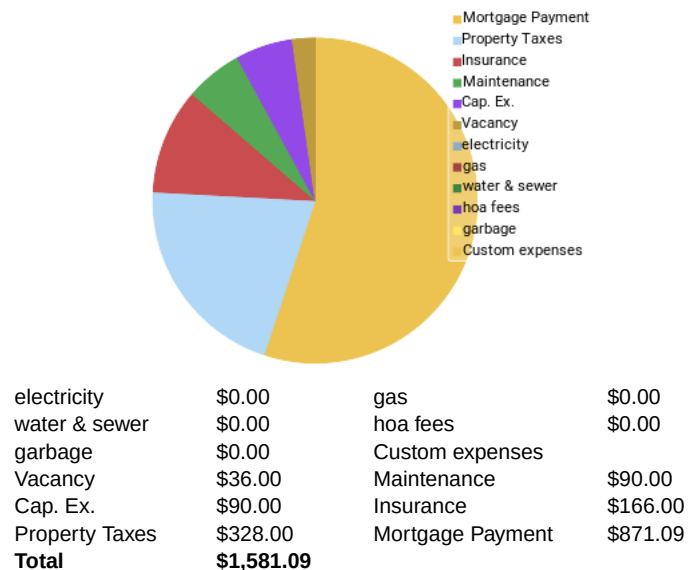
Purchase Price:	\$214,900.00
Purchase Closing Costs:	\$2,149.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$217,049.00
After Repair Value	

Down Payment:	\$42,980.00
Loan Amount:	\$171,920.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$871.09

Income



Expenses



Financial Projections

Total Initial Equity:	-\$171,920.00		
Gross Rent Multiplier:	9.95		
Income-Expense Ratio (2% Rule):	0.83%		
Typical Cap Rate:	6.09%	Debt Coverage Ratio:	1.25
ARV based on Cap Rate:	\$214,900.00		

50% Rule Cash Flow Estimates

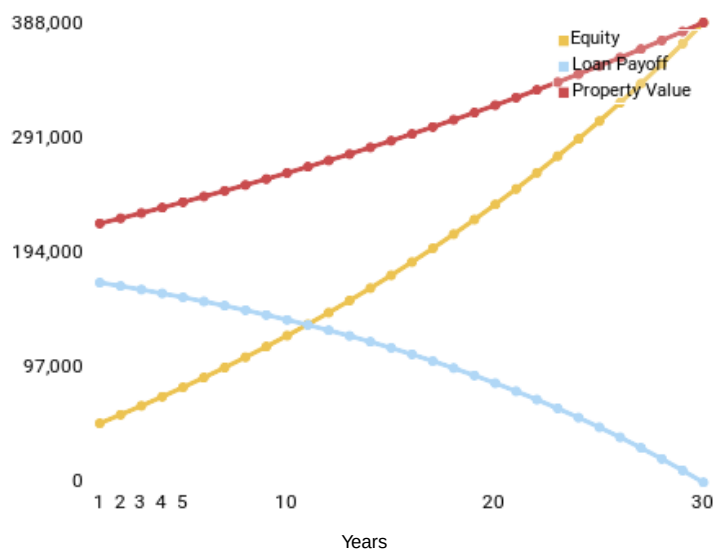
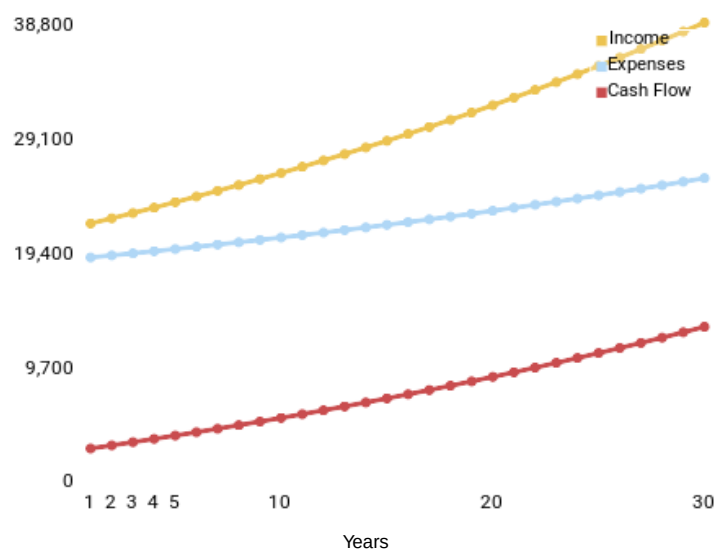
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$871.09
Total Monthly Cash Flow using 50% Rule:	\$28.91

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	\$22,032	\$22,473	\$23,848	\$26,330	\$29,071	\$32,096	\$39,125
Total Annual Expenses	\$19,144	\$19,317	\$19,860	\$20,839	\$21,920	\$23,113	\$25,886
Total Annual Cashflow	\$2,888	\$3,155	\$3,988	\$5,491	\$7,151	\$8,983	\$13,239
Cash on Cash ROI	6.40%	6.99%	8.84%	12.17%	15.85%	19.91%	29.34%
Property Value	\$219,198	\$223,582	\$237,267	\$261,962	\$289,227	\$319,330	\$389,262
Equity	\$50,051	\$57,336	\$80,548	\$124,272	\$175,358	\$235,279	\$389,262
Loan Balance	\$169,147	\$166,246	\$156,719	\$137,690	\$113,869	\$84,051	\$0
Total Profit if Sold	\$7,811	\$18,251	\$52,584	\$120,699	\$204,154	\$305,253	\$571,782
Compound Annual Growth Rate	17%	19%	17%	14%	12%	11%	9%

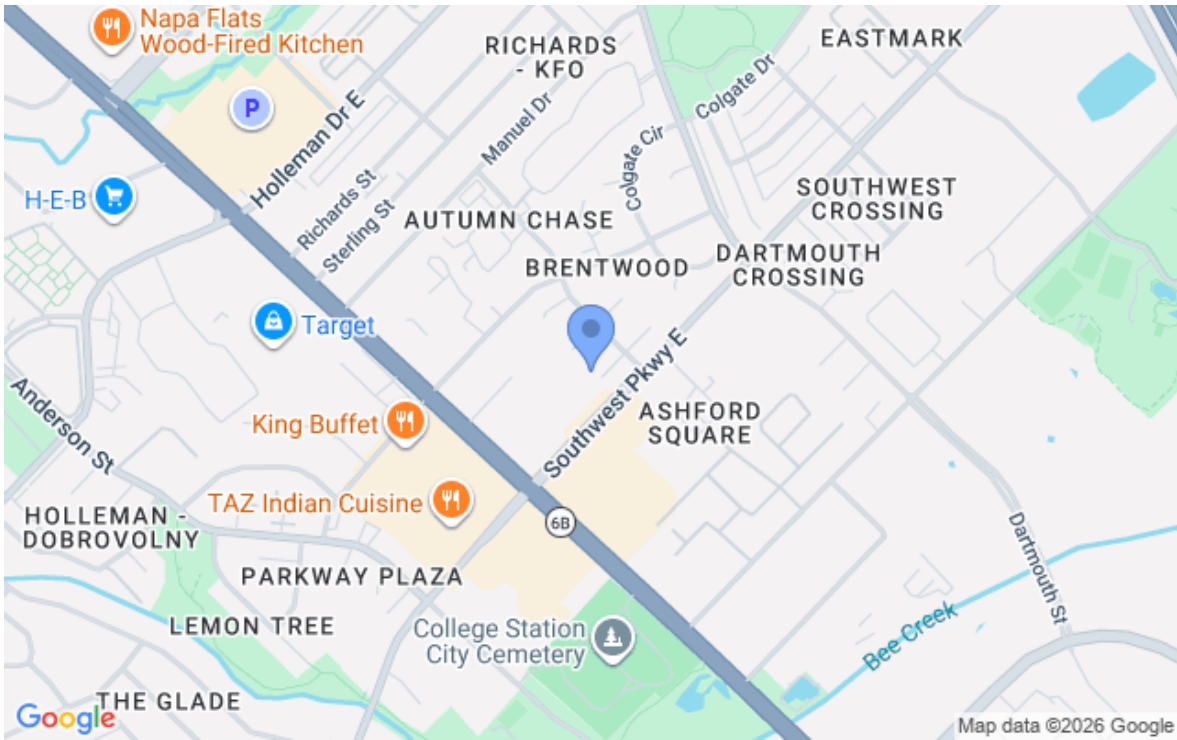
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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