

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,100.00	\$2,805 / \$2,083	\$295 / \$1,017	5.82%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,536.00	\$104,000.00	3.4% / 14.0%	8.14%

Purchase Price:	\$375,000.00
Purchase Closing Costs:	\$3,750.00
Estimated Repairs:	\$20,000.00
Total Project Cost:	\$398,750.00
After Repair Value:	\$525,000.00
Estimated Rehab Time:	6 Months
Time to Refinance:	6 Months

Acquisition:

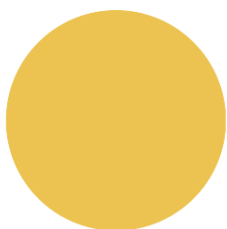
Down Payment:	\$75,000.00
Loan Amount:	\$300,000.00
Loan Points/Fees:	\$5,250.00
Amortized Over:	0 years
Loan Interest Rate:	9.00%
Monthly P&I:	\$2,250.00
Total Cash Needed At Purchase:	\$104,000.00

Refinance:

Loan Amount:	\$320,000.00
Loan Fees:	\$3,000.00
Amortized Over:	30 years
Loan Interest Rate:	4.00%
Monthly P&I:	\$1,527.73
Total Cash Invested:	\$87,000.00

Income

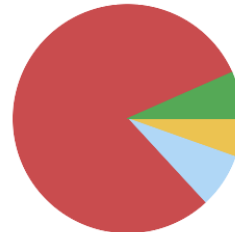
■ Rent ■ Other



Rent	\$3,100.00
Other	\$0.00
Total	\$3,100.00

Pre-Refinance Expenses

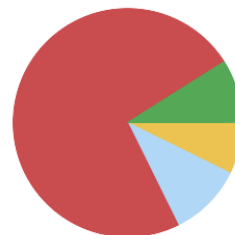
■ Insurance ■ Management ■ P&I ■ Property Taxes



Insurance	\$150.00 (5%)
Management	\$217.00 (7%)
P&I	\$2,250.00 (73%)
Property Taxes	\$188.33 (6%)
Total	\$2,805.33 (90%)

Post-Refinance Expenses

■ Insurance ■ Management ■ P&I ■ Property Taxes



Insurance	\$150.00 (5%)
Management	\$217.00 (7%)
P&I	\$1,527.73 (49%)
Property Taxes	\$188.33 (6%)
Total	\$2,083.06 (67%)

Financial Projections

Total Initial Equity:	\$225,000.00
Gross Rent Multiplier:	10.08
Income-Expense Ratio (2% Rule):	0.78%
ARV based on Cap Rate:	-

50% Rule Cash Flow Estimates Pre-Refinance

Total Monthly Income:	\$3,100
x50% for Expenses:	\$1,550
Monthly Payment/Interest Payment:	\$2,250
Total Monthly Cashflow using 50% Rule:	-\$700

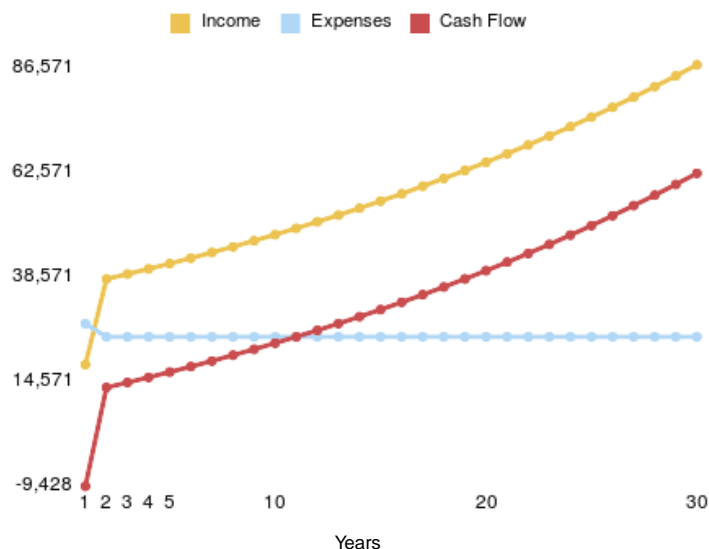
50% Rule Cash Flow Estimates Post-Refinance

Total Monthly Income:	\$3,100
x50% for Expenses:	\$1,550
Monthly Payment/Interest Payment:	\$1,528
Total Monthly Cashflow using 50% Rule:	\$22

Analysis Over Time

Annual Growth Assumptions	0% Expenses	3% Income	0% Property Value				
	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income	\$18,600	\$38,316	\$39,465	\$40,649	\$48,538	\$65,230	\$87,664
Total Annual Expenses	\$28,028	\$24,997	\$24,997	\$24,997	\$24,997	\$24,997	\$24,997
Total Annual Cashflow	-\$9,428	\$13,319	\$14,469	\$15,653	\$23,541	\$40,234	\$62,667
Cash on Cash ROI	-10.84%	15.31%	16.63%	17.99%	27.06%	46.25%	72.03%
Property Value	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000
Equity	\$207,790	\$213,538	\$219,522	\$225,749	\$268,815	\$368,029	\$515,940
Loan Balance	\$317,210	\$311,462	\$305,478	\$299,251	\$256,185	\$156,971	\$9,060
Total Profit if Sold	\$111,361	\$130,429	\$150,881	\$172,761	\$336,672	\$759,040	\$1,427,211
Annualized Total Return	128%	58%	40%	31%	17%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

