

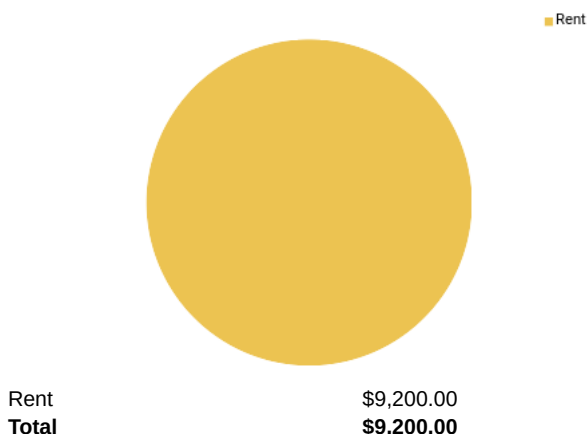
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$9,200.00	\$8,335.48	\$864.52	7.24%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$50,664.00	\$175,000.00	5.93%	7.24%

Property Information

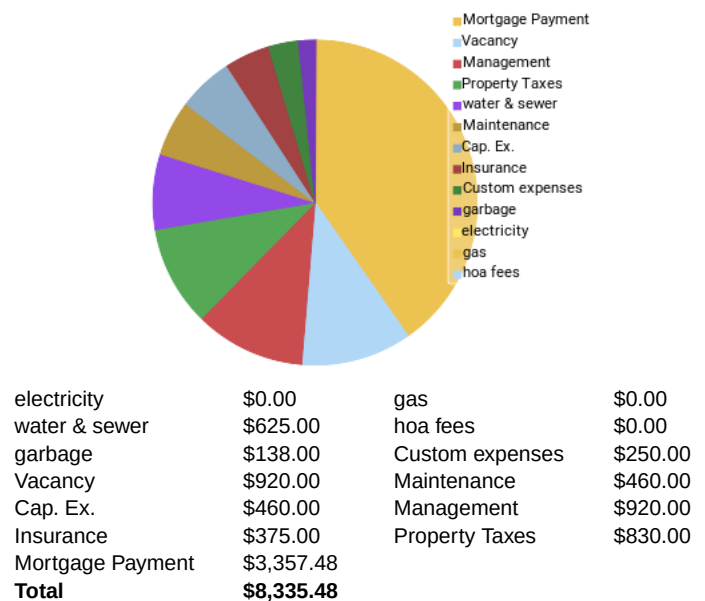
Purchase Price:	\$700,000.00
Purchase Closing Costs:	\$35,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$735,000.00
After Repair Value	

Down Payment:	\$140,000.00
Loan Amount:	\$560,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$3,357.48

Income



Expenses



Financial Projections

Total Initial Equity:	-\$560,000.00		
Gross Rent Multiplier:	6.34		
Income-Expense Ratio (2% Rule):	1.25%		
Typical Cap Rate:	7.24%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	\$700,000.00		

50% Rule Cash Flow Estimates

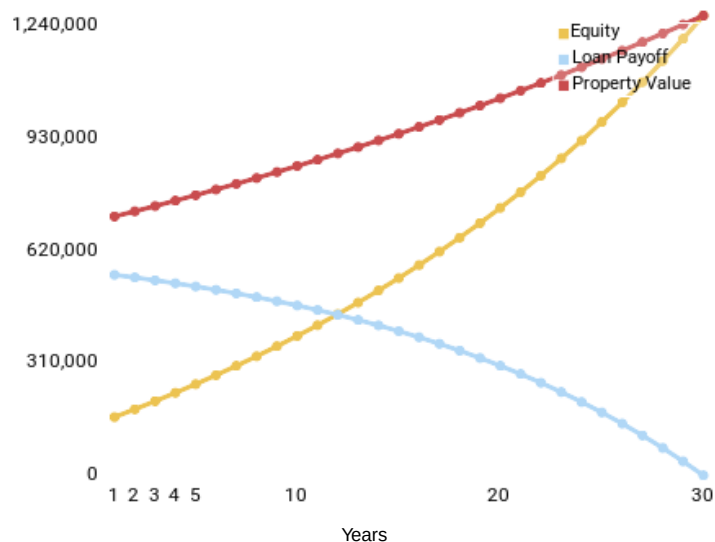
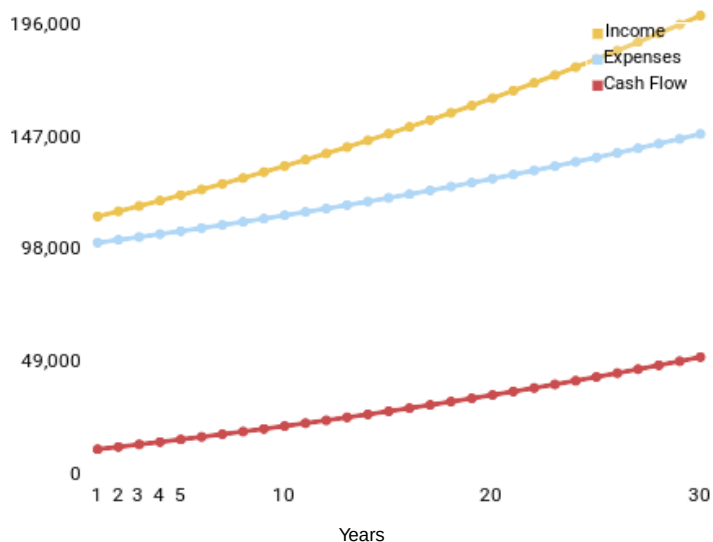
Total Monthly Income:	\$9,200.00
x50% for Expenses:	\$4,600.00
Monthly Payment/Interest Payment:	\$3,357.48
Total Monthly Cash Flow using 50% Rule:	\$1,242.52

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	\$112,608	\$114,860	\$121,891	\$134,577	\$148,584	\$164,049	\$199,974
Total Annual Expenses	\$101,221	\$102,439	\$106,243	\$113,108	\$120,687	\$129,054	\$148,493
Total Annual Cashflow	\$11,387	\$12,421	\$15,647	\$21,469	\$27,897	\$34,994	\$51,481
Cash on Cash ROI	6.51%	7.10%	8.94%	12.27%	15.94%	20.00%	29.42%
Property Value	\$714,000	\$728,280	\$772,857	\$853,296	\$942,108	\$1,040,163	\$1,267,953
Equity	\$160,877	\$182,458	\$251,752	\$384,656	\$544,234	\$737,743	\$1,267,953
Loan Balance	\$553,123	\$545,822	\$521,104	\$468,640	\$397,874	\$302,420	\$0
Total Profit if Sold	-\$2,736	\$31,266	\$144,234	\$372,610	\$658,564	\$1,012,569	\$1,980,707
Compound Annual Growth Rate	-2%	9%	13%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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