

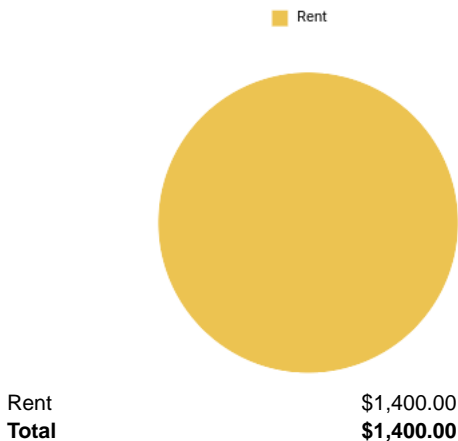


<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,400.00	\$708.44	\$691.56	7.54%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$8,298.72	\$93,000.00	8.92%	20.75%

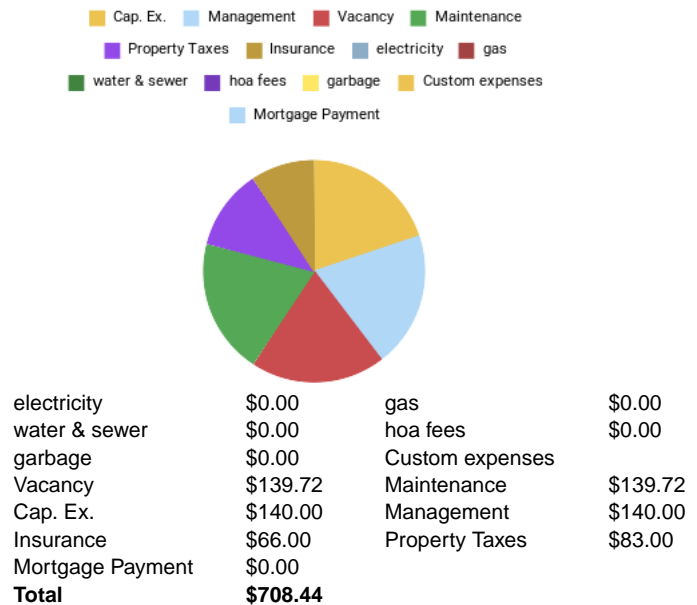
### Property Information

Purchase Price:	\$40,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$50,000.00
<b>Total Cost of Project:</b>	<b>\$93,000.00</b>
After Repair Value	\$110,000.00
Down Payment:	\$40,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

### Income



### Expenses



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## Financial Projections

Total Initial Equity:	\$110,000.00		
Gross Rent Multiplier:	2.38		
Income-Expense Ratio (2% Rule):	1.51%		
Typical Cap Rate:	20.75%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$40,000.00		

## 50% Rule Cash Flow Estimates

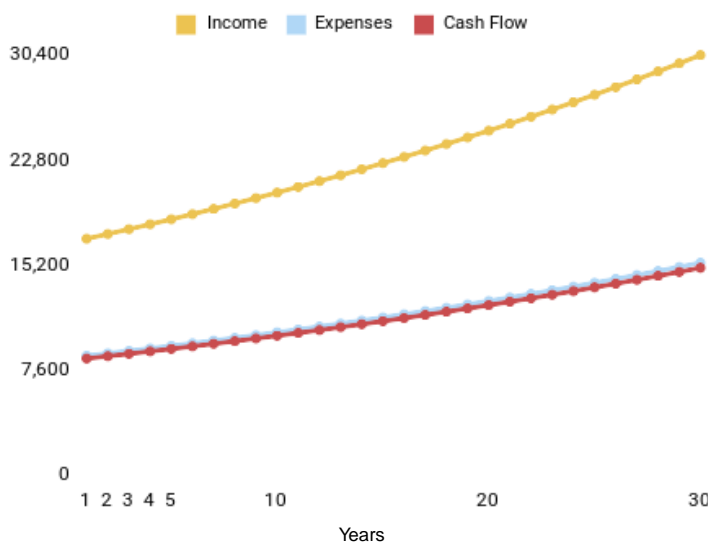
Total Monthly Income:	\$1,400.00
x50% for Expenses:	\$700.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$700.00</b>

## 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	\$17,136	\$17,479	\$18,549	\$20,479	\$22,611	\$24,964	\$30,431
Total Annual Expenses	\$8,671	\$8,845	\$9,386	\$10,363	\$11,442	\$12,632	\$15,399
Total Annual Cashflow	\$8,465	\$8,634	\$9,162	\$10,116	\$11,169	\$12,331	\$15,032
Cash on Cash ROI	9.10%	9.28%	9.85%	10.88%	12.01%	13.26%	16.16%
Property Value	\$112,200	\$114,444	\$121,449	\$134,089	\$148,046	\$163,454	\$199,250
Equity	\$112,200	\$114,444	\$121,449	\$134,089	\$148,046	\$163,454	\$199,250
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$27,665	\$38,543	\$72,499	\$133,775	\$201,429	\$276,124	\$449,646
Annualized Total Return	30%	19%	12%	9%	8%	7%	6%

### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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