

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,099.00	\$536.85	\$562.15	10.62%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,405.20	\$30,447.00	22.16%	10.62%

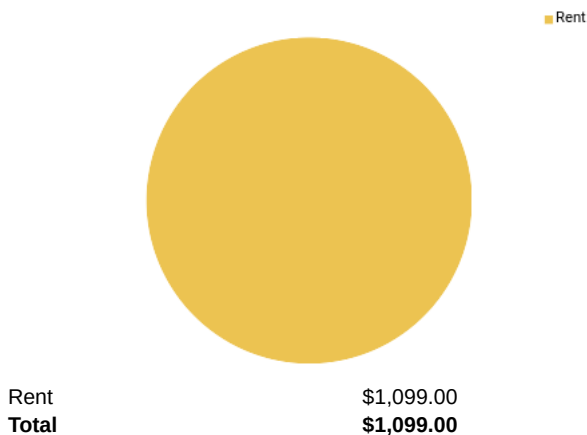
Property Information

Purchase Price:	\$98,000.00
Purchase Closing Costs:	\$5,947.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$103,947.00
After Repair Value	

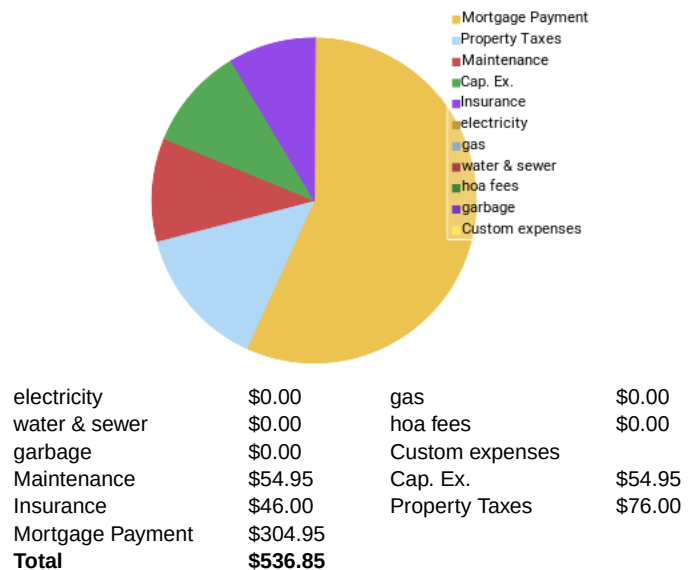
Down Payment:	\$24,500.00
Loan Amount:	\$73,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.875%
Monthly P&I:	\$304.95



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$73,500.00	
Gross Rent Multiplier:		7.43	
Income-Expense Ratio (2% Rule):		1.06%	
Typical Cap Rate:		10.62%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$98,000.00	2.84

50% Rule Cash Flow Estimates

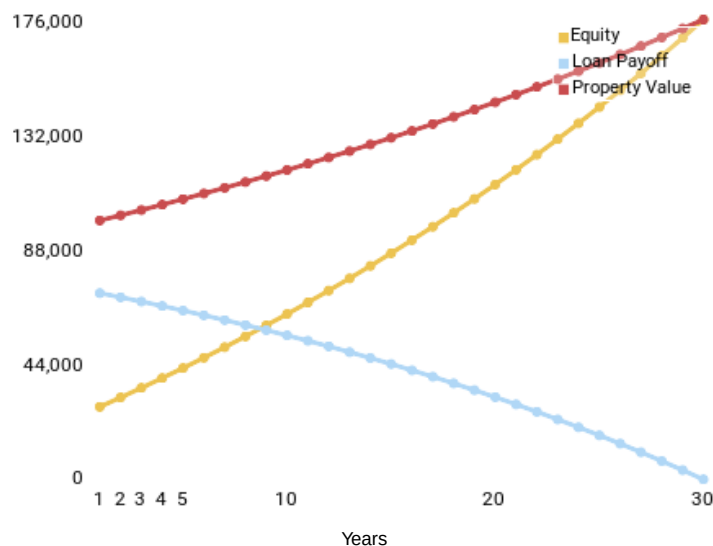
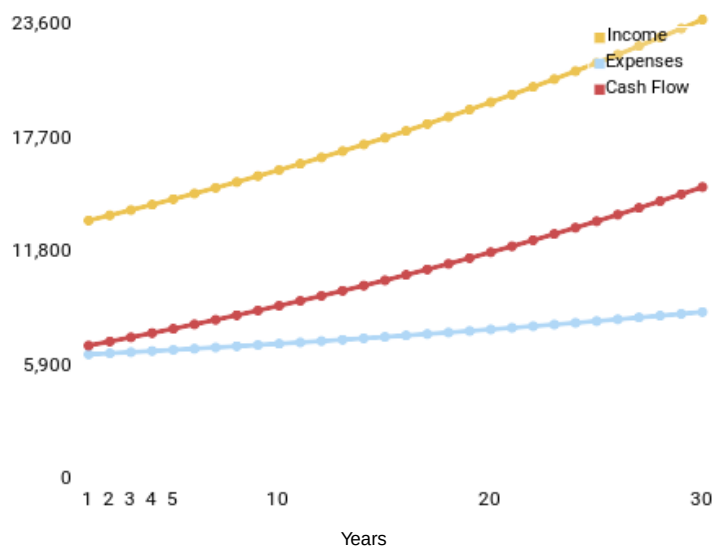
Total Monthly Income:	\$1,099.00
x50% for Expenses:	\$549.50
Monthly Payment/Interest Payment:	\$304.95
Total Monthly Cash Flow using 50% Rule:	\$244.55

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	\$13,452	\$13,721	\$14,561	\$16,076	\$17,749	\$19,597	\$23,888
Total Annual Expenses	\$6,498	\$6,555	\$6,732	\$7,052	\$7,405	\$7,794	\$8,700
Total Annual Cashflow	\$6,954	\$7,166	\$7,829	\$9,025	\$10,345	\$11,802	\$15,188
Cash on Cash ROI	22.84%	23.54%	25.71%	29.64%	33.98%	38.76%	49.88%
Property Value	\$99,960	\$101,959	\$108,200	\$119,461	\$131,895	\$145,623	\$177,513
Equity	\$28,027	\$31,638	\$43,004	\$63,851	\$87,350	\$113,853	\$177,513
Loan Balance	\$71,933	\$70,321	\$65,196	\$55,610	\$44,545	\$31,770	\$0
Total Profit if Sold	\$4,534	\$15,312	\$49,492	\$113,023	\$185,554	\$268,094	\$467,847
Compound Annual Growth Rate	15%	23%	21%	17%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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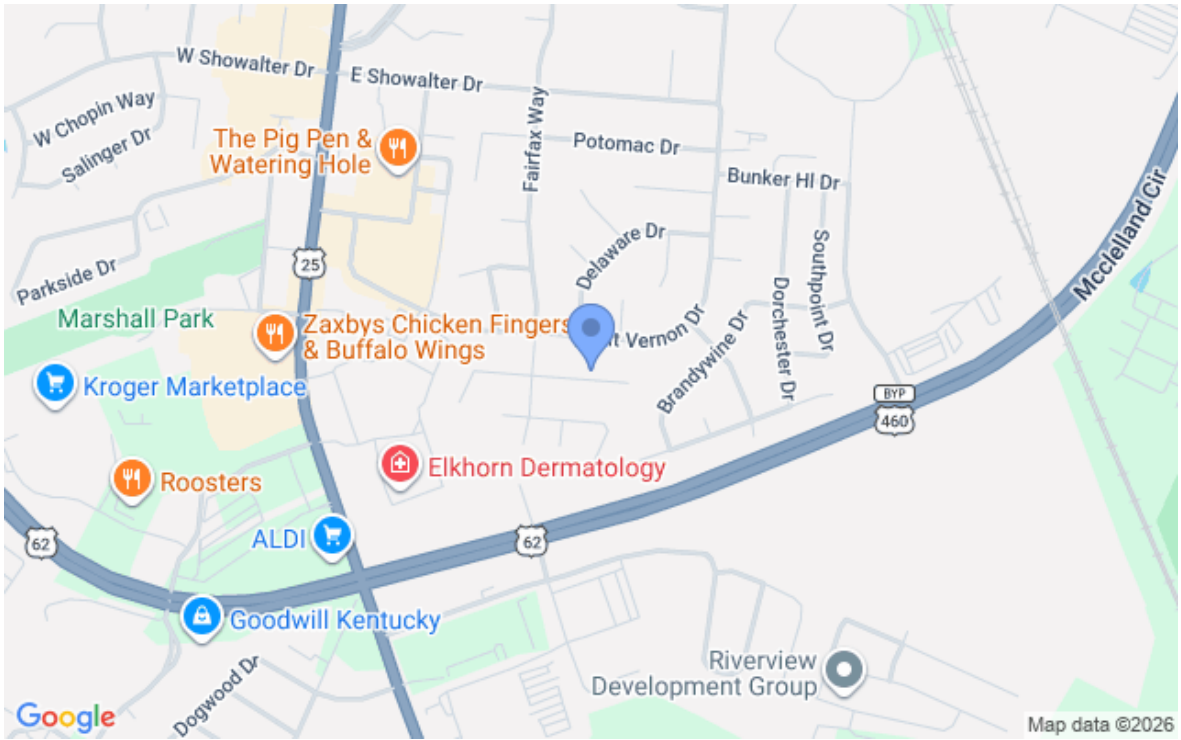
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House Size (sq. ft)

1107.0

Year Built

1980



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