101 Wayside Gln

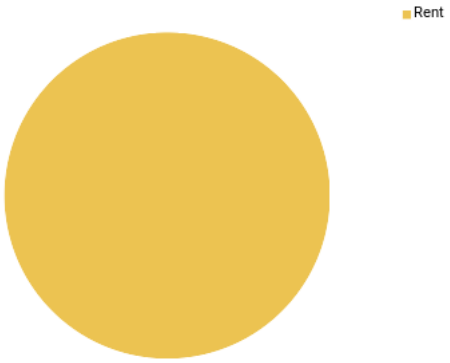
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,650.00	$1,082.84	$567.16	7.16%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$14,748.00	$56,827.00	11.98%	7.16%

Property Information

Purchase Price:	$206,000.00
Purchase Closing Costs:	$5,327.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$211,327.00**
After Repair Value	
Down Payment:	$51,500.00
Loan Amount:	$154,500.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.125%
Monthly P&I:	**$661.84**

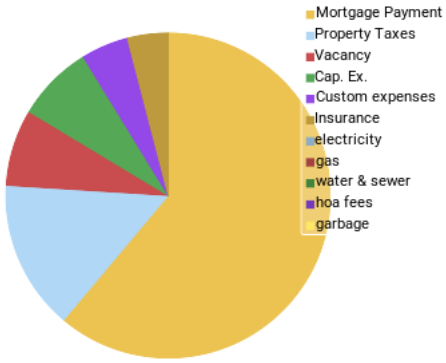


Income



Rent	$1,650.00
Total	**$1,650.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$51.00
Vacancy	$82.50	Cap. Ex.	$82.50
Insurance	$44.00	Property Taxes	$161.00
Mortgage Payment	$661.84		
Total	**$1,082.84**		

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Financial Projections

Total Initial Equity:	-$154,500.00		
Gross Rent Multiplier:	10.40		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.16%	Debt Coverage Ratio:	1.86
ARV based on Cap Rate:	$206,000.00		

50% Rule Cash Flow Estimates

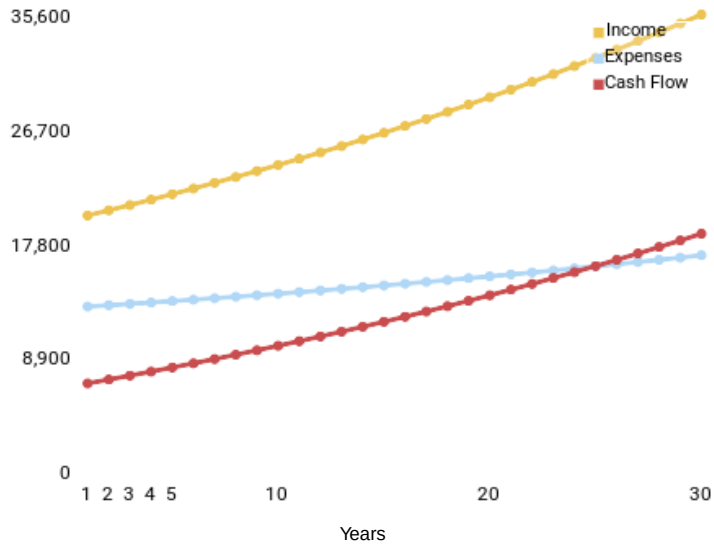
Total Monthly Income:	$1,650.00
x50% for Expenses:	$825.00
Monthly Payment/Interest Payment:	$661.84
Total Monthly Cash Flow using 50% Rule:	**$163.16**

Analysis Over Time

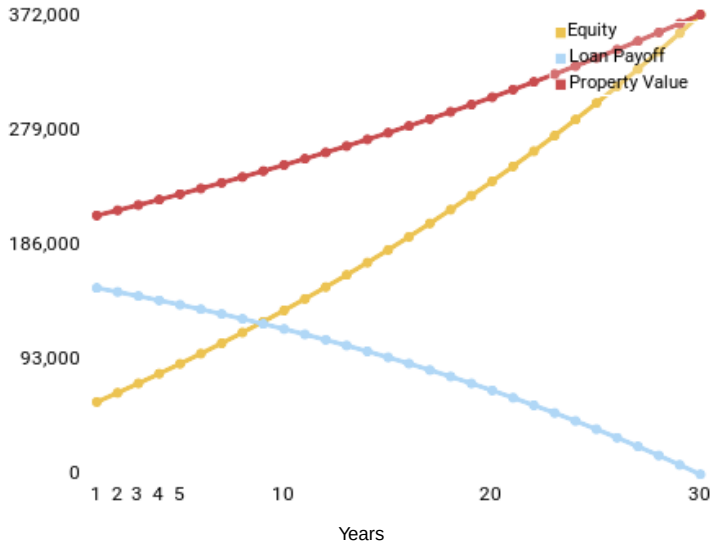
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$20,196	$20,600	$21,861	$24,136	$26,648	$29,422	$35,865
Total Annual Expenses	$13,095	$13,198	$13,520	$14,100	$14,741	$15,449	$17,093
Total Annual Cashflow	$7,101	$7,402	$8,341	$10,036	$11,907	$13,973	$18,772
Cash on Cash ROI	12.50%	13.03%	14.68%	17.66%	20.95%	24.59%	33.03%
Property Value	$210,120	$214,322	$227,441	$251,113	$277,249	$306,105	$373,140
Equity	$58,779	$66,240	$89,769	$133,112	$182,240	$237,972	$373,140
Loan Balance	$151,341	$148,082	$137,672	$118,001	$95,009	$68,133	$0
Total Profit if Sold	$9,053	$23,916	$71,516	$161,580	$266,426	$387,807	$688,315
Compound Annual Growth Rate	16%	19%	18%	14%	12%	11%	9%

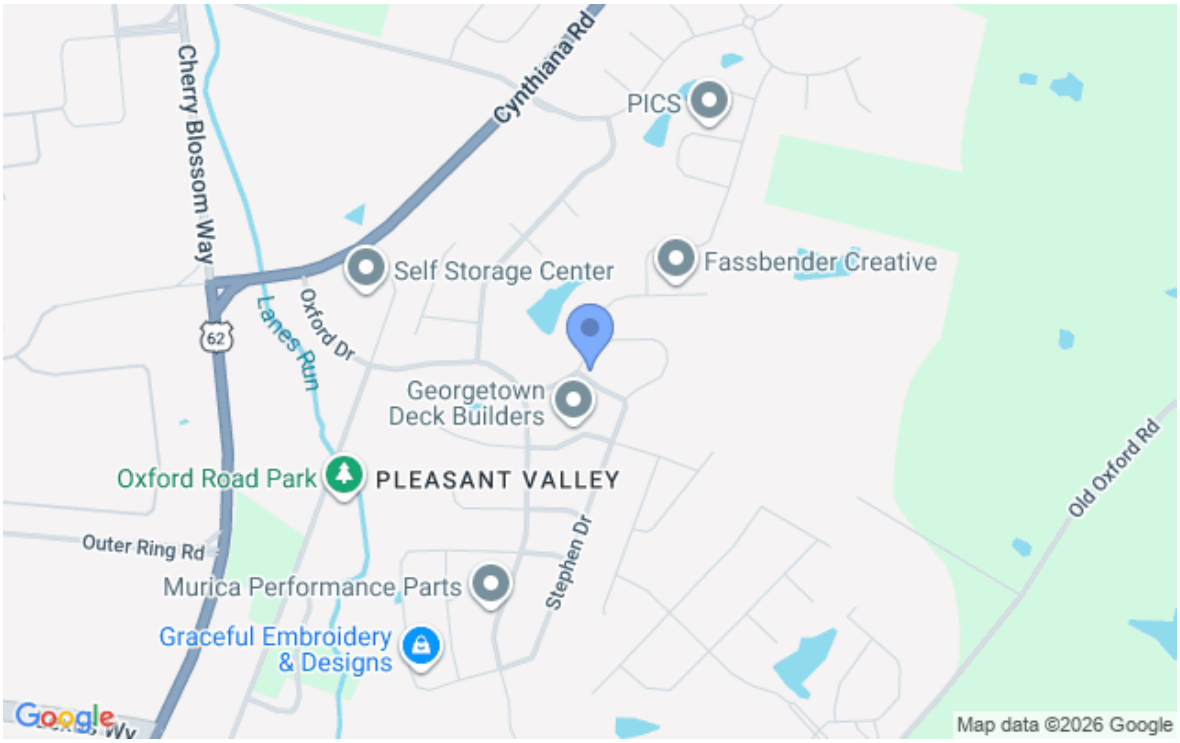
Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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