

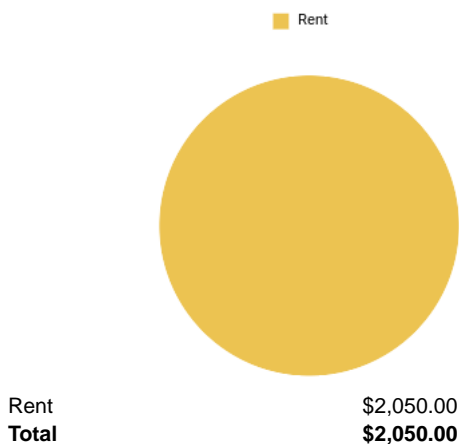
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,050.00	\$1,862.93	\$187.07	5.39%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,212.00	\$4,500.00	49.88%	6.29%

Property Information

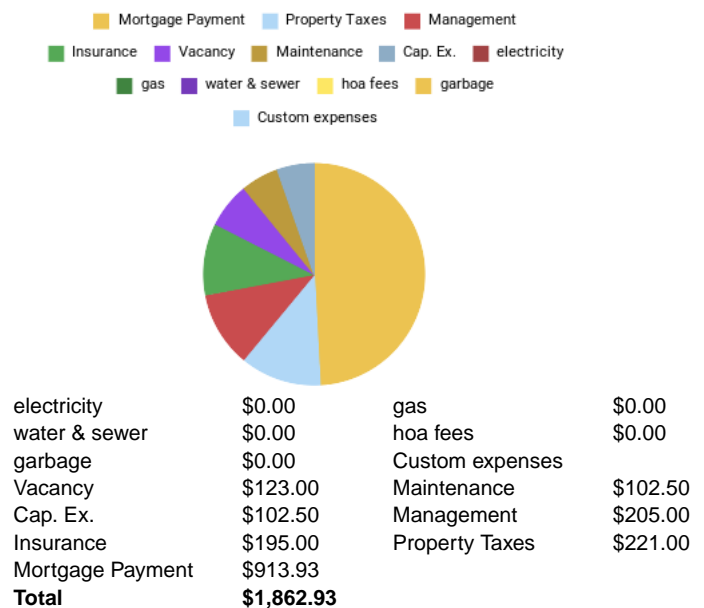
Purchase Price:	\$210,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$1,000.00
Total Cost of Project:	\$214,500.00
After Repair Value	\$245,000.00

Down Payment:	\$0.00
Loan Amount:	\$210,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.250%
Monthly P&I:	\$913.93

Income



Expenses



Financial Projections

Total Initial Equity:	\$35,000.00		
Gross Rent Multiplier:	8.54		
Income-Expense Ratio (2% Rule):	0.96%		
Typical Cap Rate:	6.29%	Debt Coverage Ratio:	1.20
ARV based on Cap Rate:	\$210,000.00		

50% Rule Cash Flow Estimates

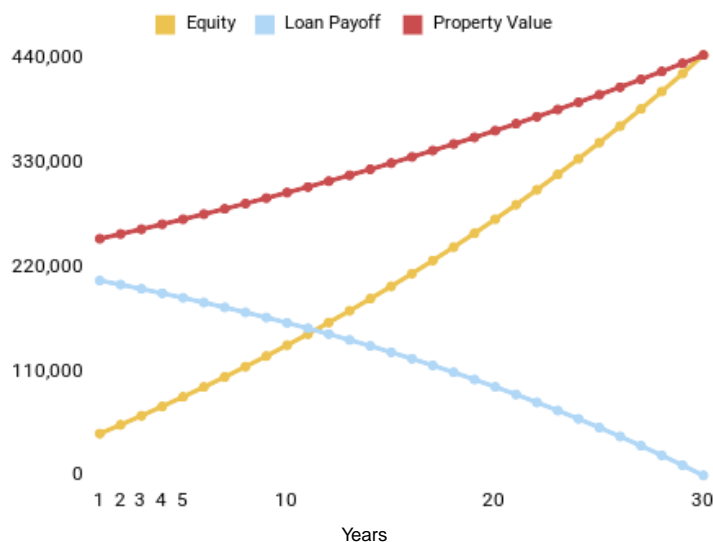
Total Monthly Income:	\$2,050.00
x50% for Expenses:	\$1,025.00
Monthly Payment/Interest Payment:	\$913.93
Total Monthly Cash Flow using 50% Rule:	\$111.07

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	\$25,092	\$25,594	\$27,160	\$29,987	\$33,108	\$36,554	\$44,559
Total Annual Expenses	\$22,583	\$22,815	\$23,540	\$24,849	\$26,294	\$27,889	\$31,595
Total Annual Cashflow	\$2,509	\$2,779	\$3,620	\$5,138	\$6,814	\$8,665	\$12,965
Cash on Cash ROI	55.76%	61.75%	80.44%	114.18%	151.43%	192.56%	288.10%
Property Value	\$249,900	\$254,898	\$270,500	\$298,654	\$329,738	\$364,057	\$443,784
Equity	\$44,104	\$53,446	\$82,956	\$137,522	\$199,672	\$270,530	\$443,784
Loan Balance	\$205,796	\$201,452	\$187,544	\$161,132	\$130,066	\$93,527	\$0
Total Profit if Sold	\$42,114	\$54,233	\$93,751	\$170,911	\$263,714	\$374,124	\$656,973
Annualized Total Return	936%	261%	85%	44%	31%	25%	18%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1496.0
Year Built	1948

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