

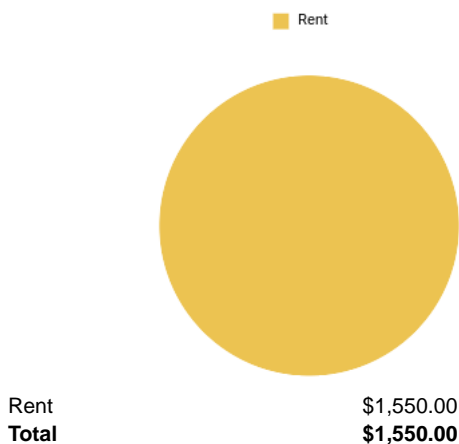
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,550.00	\$1,067.16	\$482.84	5.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,316.00	\$44,550.00	13.01%	8.18%

### Property Information

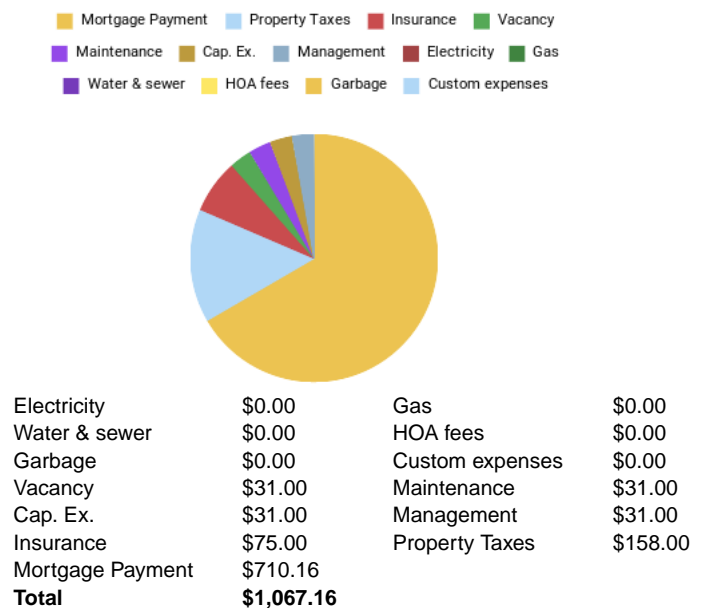
Purchase Price:	\$175,000.00
Purchase Closing Costs:	\$3,300.00
Estimated Repair Costs:	\$15,000.00
<b>Total Cost of Project:</b>	<b>\$193,300.00</b>
After Repair Value	\$255,000.00

Down Payment:	\$26,250.00
Loan Amount:	\$148,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
<b>Monthly P&amp;I:</b>	<b>\$710.16</b>

### Income



### Expenses



## Financial Projections

Total Initial Equity:	\$106,250.00		
Gross Rent Multiplier:	9.41		
Income-Expense Ratio (2% Rule):	0.80%		
Typical Cap Rate:	8.18%	Debt Coverage Ratio:	1.68
ARV based on Cap Rate:	\$175,000.00		

## 50% Rule Cash Flow Estimates

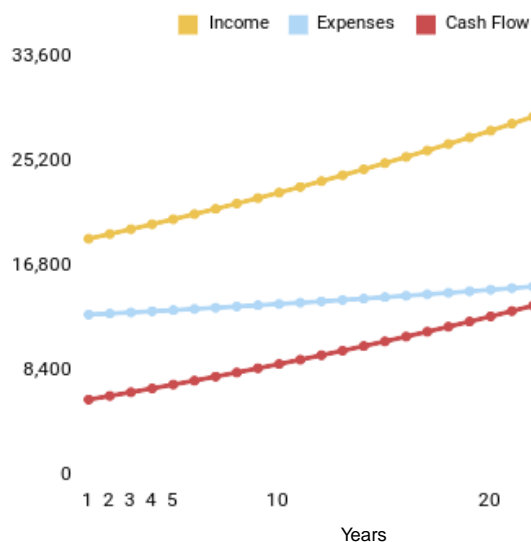
Total Monthly Income:	\$1,550.00
x50% for Expenses:	\$775.00
Monthly Payment/Interest Payment:	\$710.16
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$64.84</b>

## 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	\$18,972	\$19,351	\$20,536	\$22,673	\$25,033	\$27,639	\$33,691
Total Annual Expenses	\$12,892	\$12,979	\$13,252	\$13,744	\$14,288	\$14,888	\$16,282
Total Annual Cashflow	\$6,080	\$6,373	\$7,284	\$8,929	\$10,746	\$12,751	\$17,410
Cash on Cash ROI	13.65%	14.30%	16.35%	20.04%	24.12%	28.62%	39.08%
Property Value	\$260,100	\$265,302	\$281,541	\$310,844	\$343,196	\$378,917	\$461,897
Equity	\$113,970	\$121,898	\$147,000	\$193,652	\$247,189	\$308,774	\$461,897
Loan Balance	\$146,130	\$143,404	\$134,541	\$117,191	\$96,007	\$70,142	\$0
Total Profit if Sold	\$75,500	\$89,801	\$135,832	\$223,775	\$327,335	\$448,585	\$754,079
Annualized Total Return	169%	74%	32%	20%	15%	13%	10%

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

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



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