

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,140.00	\$1,755.42	\$384.58	5.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,421.60	\$54,980.00	8.39%	5.77%

Property Information

Purchase Price:	\$249,900.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$254,900.00
After Repair Value	

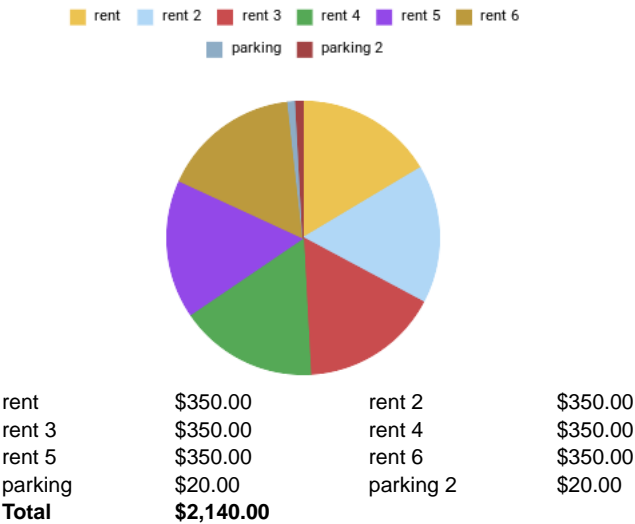
Property Description

Located one block from BYU. This has been used as a rental for the last several years but would also make a great home for someone seeking a downtown location. Please call us to schedule an appointment today.

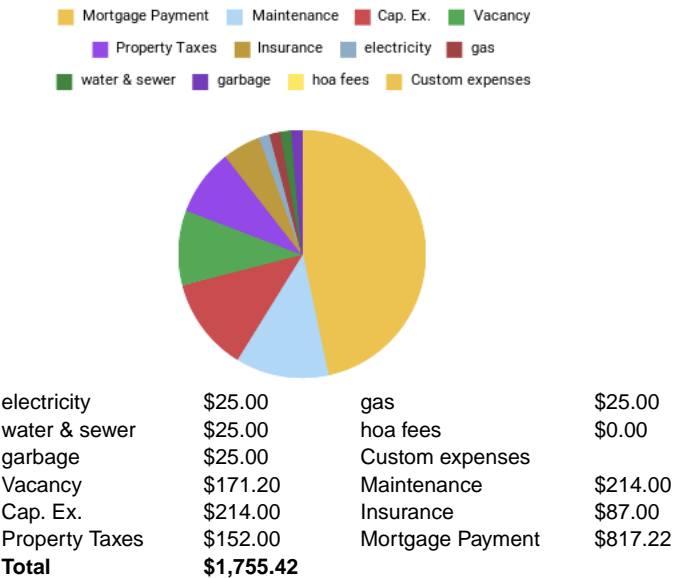


Down Payment:	\$49,980.00
Loan Amount:	\$199,920.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.760%
Monthly P&I:	\$817.22

Income



Expenses



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## Financial Projections

Total Initial Equity:	-\$199,920.00		
Gross Rent Multiplier:	9.73		
Income-Expense Ratio (2% Rule):	0.84%		
Typical Cap Rate:	5.77%	Debt Coverage Ratio:	1.47
ARV based on Cap Rate:	\$249,900.00		

## 50% Rule Cash Flow Estimates

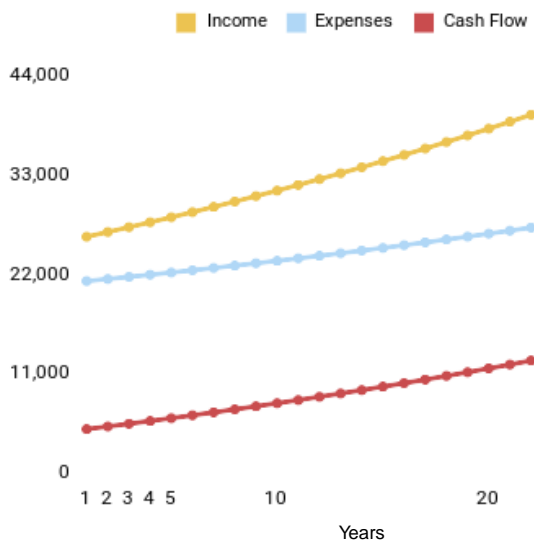
Total Monthly Income:	\$2,140.00
x50% for Expenses:	\$1,070.00
Monthly Payment/Interest Payment:	\$817.22
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$252.78</b>

## 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	\$26,194	\$26,717	\$28,353	\$31,304	\$34,562	\$38,159	\$46,516
Total Annual Expenses	\$21,290	\$21,520	\$22,237	\$23,531	\$24,959	\$26,536	\$30,200
Total Annual Cashflow	\$4,903	\$5,198	\$6,116	\$7,773	\$9,603	\$11,623	\$16,316
Cash on Cash ROI	8.92%	9.45%	11.12%	14.14%	17.47%	21.14%	29.68%
Property Value	\$254,898	\$259,996	\$275,910	\$304,627	\$336,332	\$371,338	\$452,659
Equity	\$59,321	\$68,884	\$98,956	\$154,032	\$215,994	\$285,727	\$452,659
Loan Balance	\$195,577	\$191,112	\$176,954	\$150,594	\$120,338	\$85,611	\$0
Total Profit if Sold	\$9,245	\$24,005	\$71,494	\$162,057	\$268,302	\$392,031	\$700,240
Annualized Total Return	17%	20%	18%	15%	13%	11%	9%

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

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



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House Size (sq. ft)  
Year Built

4334.0  
1940



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