



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,150.00	\$2,736.80	\$413.20	5.80%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$21,186.00	\$80,300.00	6.17%	5.80%

### Property Information

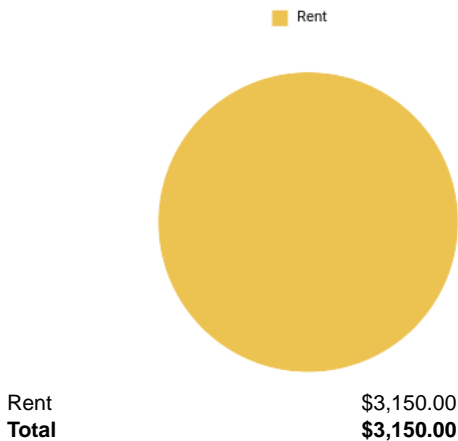
Purchase Price:	\$365,000.00
Purchase Closing Costs:	\$7,300.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$372,300.00</b>
After Repair Value	

### Property Description

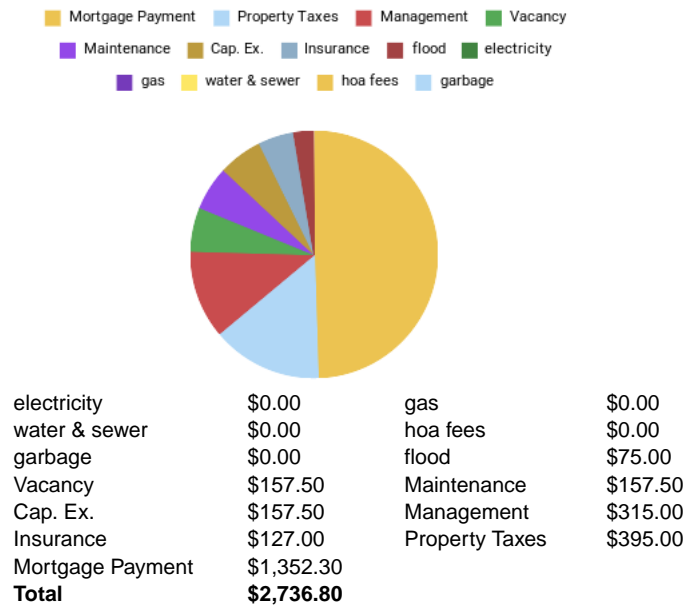
Douplex 4 bed/ 2 bath each side in Broadmore...Worst case senario: not occupy & 15% down, no homestead exemption (\$4745 tax/yr), \$900 flood/yr, interest 3.75% & 30yrs, %5 repair/vacancy/capex, 10% prop manage...2% growth

Down Payment:	\$73,000.00
Loan Amount:	\$292,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
<b>Monthly P&amp;I:</b>	<b>\$1,352.30</b>

### Income



### Expenses



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## Financial Projections

Total Initial Equity:	-\$292,000.00		
Gross Rent Multiplier:	9.66		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	5.80%	Debt Coverage Ratio:	1.31
ARV based on Cap Rate:	\$365,000.00		

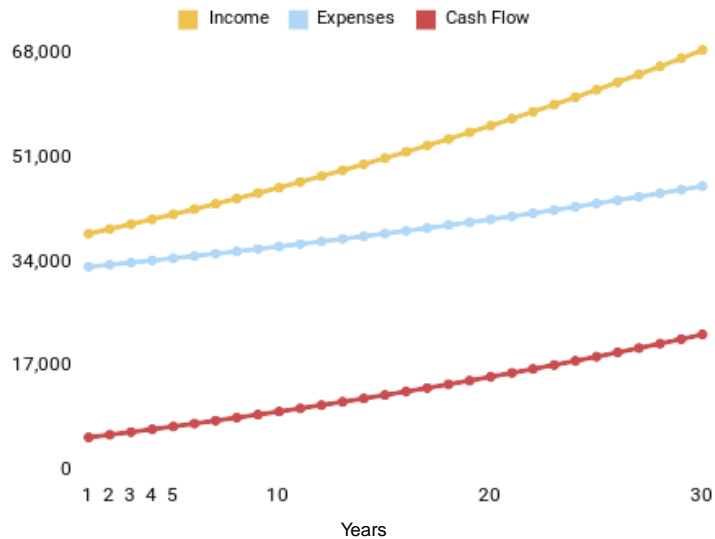
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,150.00
x50% for Expenses:	\$1,575.00
Monthly Payment/Interest Payment:	\$1,352.30
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$222.70</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	\$38,556	\$39,327	\$41,734	\$46,078	\$50,874	\$56,169	\$68,469
Total Annual Expenses	\$33,174	\$33,513	\$34,571	\$36,480	\$38,588	\$40,915	\$46,322
Total Annual Cashflow	\$5,382	\$5,814	\$7,163	\$9,598	\$12,286	\$15,254	\$22,148
Cash on Cash ROI	6.70%	7.24%	8.92%	11.95%	15.30%	19.00%	27.58%
Property Value	\$372,300	\$379,746	\$402,989	\$444,933	\$491,242	\$542,371	\$661,147
Equity	\$85,669	\$98,689	\$139,964	\$216,847	\$305,288	\$407,224	\$661,147
Loan Balance	\$286,631	\$281,057	\$263,026	\$228,086	\$185,954	\$135,147	\$0
Total Profit if Sold	\$10,751	\$29,586	\$90,984	\$210,891	\$355,281	\$527,432	\$970,685
Annualized Total Return	13%	17%	16%	14%	12%	11%	9%

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



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

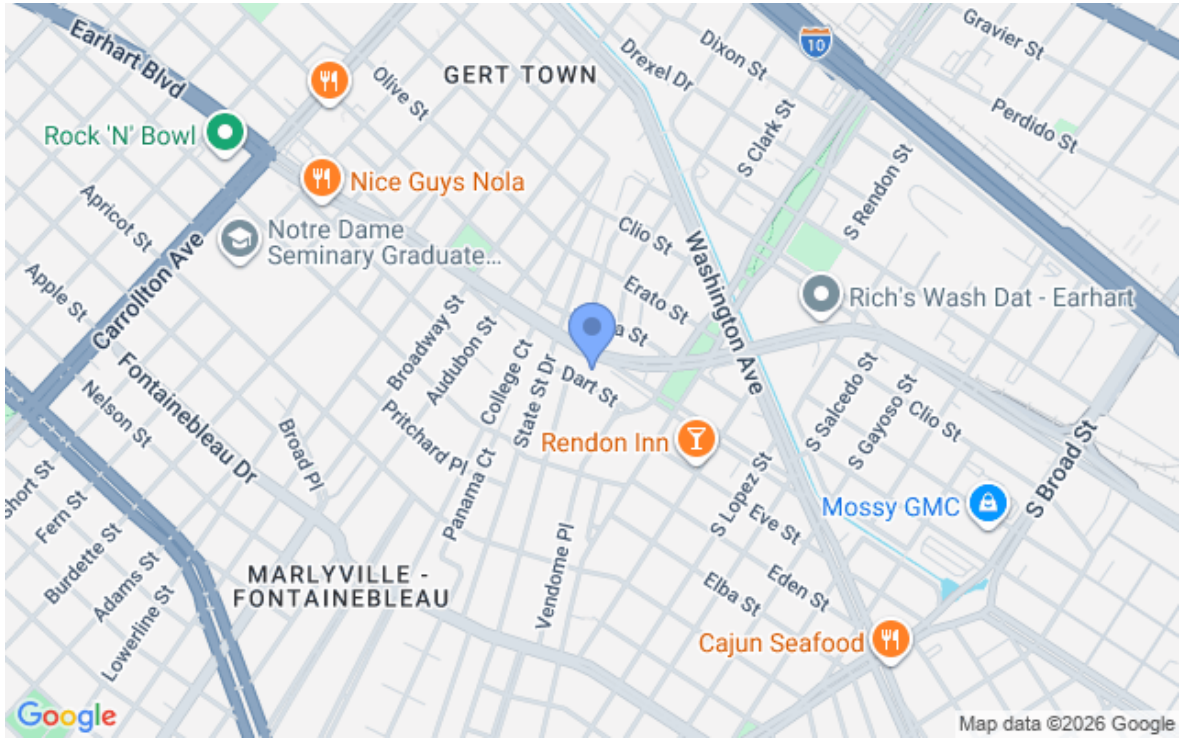


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House Size (sq. ft)

2600.0



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