

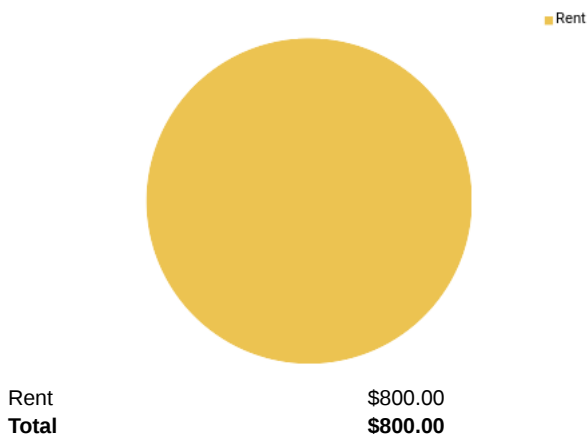
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$800.00	\$575.99	\$224.01	12.66%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,064.00	\$11,500.00	23.38%	12.66%

Property Information

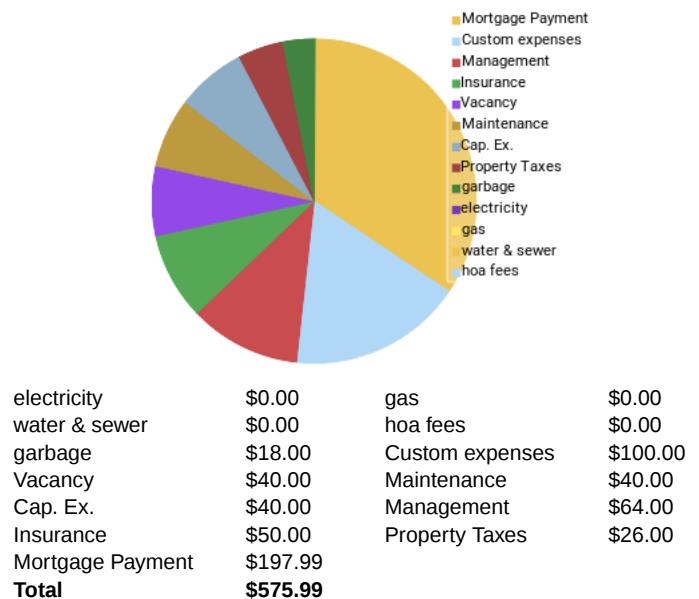
Purchase Price:	\$40,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$41,500.00
After Repair Value	

Down Payment:	\$10,000.00
Loan Amount:	\$30,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$197.99

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$30,000.00		
Gross Rent Multiplier:		4.17		
Income-Expense Ratio (2% Rule):		1.93%		
Typical Cap Rate:		12.66%	Debt Coverage Ratio:	2.13
ARV based on Cap Rate:		\$40,000.00		

50% Rule Cash Flow Estimates

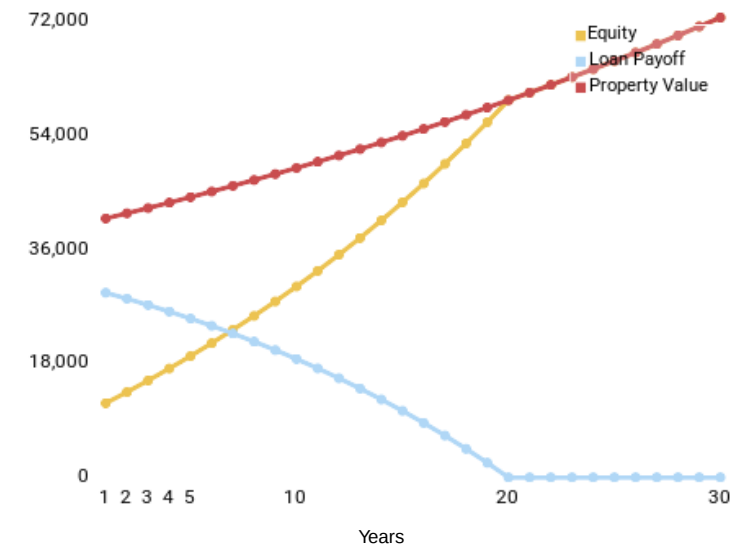
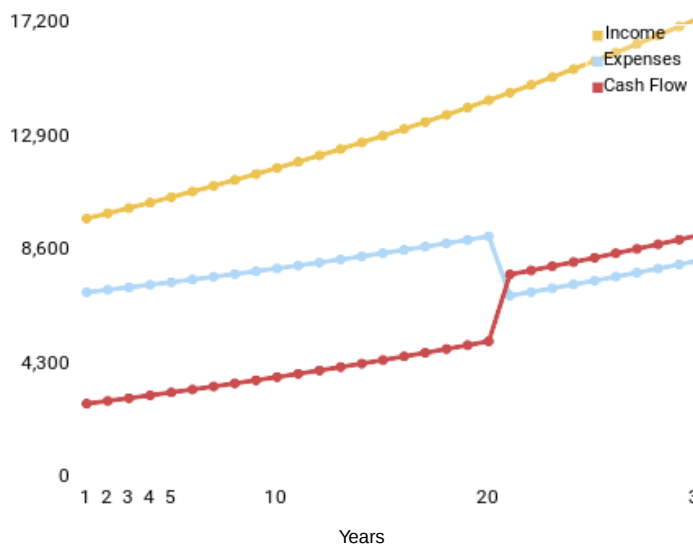
Total Monthly Income:	\$800.00
x50% for Expenses:	\$400.00
Monthly Payment/Interest Payment:	\$197.99
Total Monthly Cash Flow using 50% Rule:	\$202.01

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	\$9,792	\$9,988	\$10,599	\$11,702	\$12,920	\$14,265	\$17,389
Total Annual Expenses	\$7,003	\$7,095	\$7,384	\$7,905	\$8,481	\$9,116	\$8,216
Total Annual Cashflow	\$2,789	\$2,893	\$3,215	\$3,797	\$4,440	\$5,149	\$9,173
Cash on Cash ROI	24.26%	25.15%	27.96%	33.02%	38.61%	44.77%	79.76%
Property Value	\$40,800	\$41,616	\$44,163	\$48,760	\$53,835	\$59,438	\$72,454
Equity	\$11,696	\$13,454	\$19,127	\$30,093	\$43,343	\$59,438	\$72,454
Loan Balance	\$29,104	\$28,162	\$25,036	\$18,666	\$10,491	\$0	\$0
Total Profit if Sold	\$2,986	\$7,636	\$22,628	\$51,393	\$85,531	\$125,924	\$222,983
Compound Annual Growth Rate	26%	29%	24%	19%	15%	13%	11%

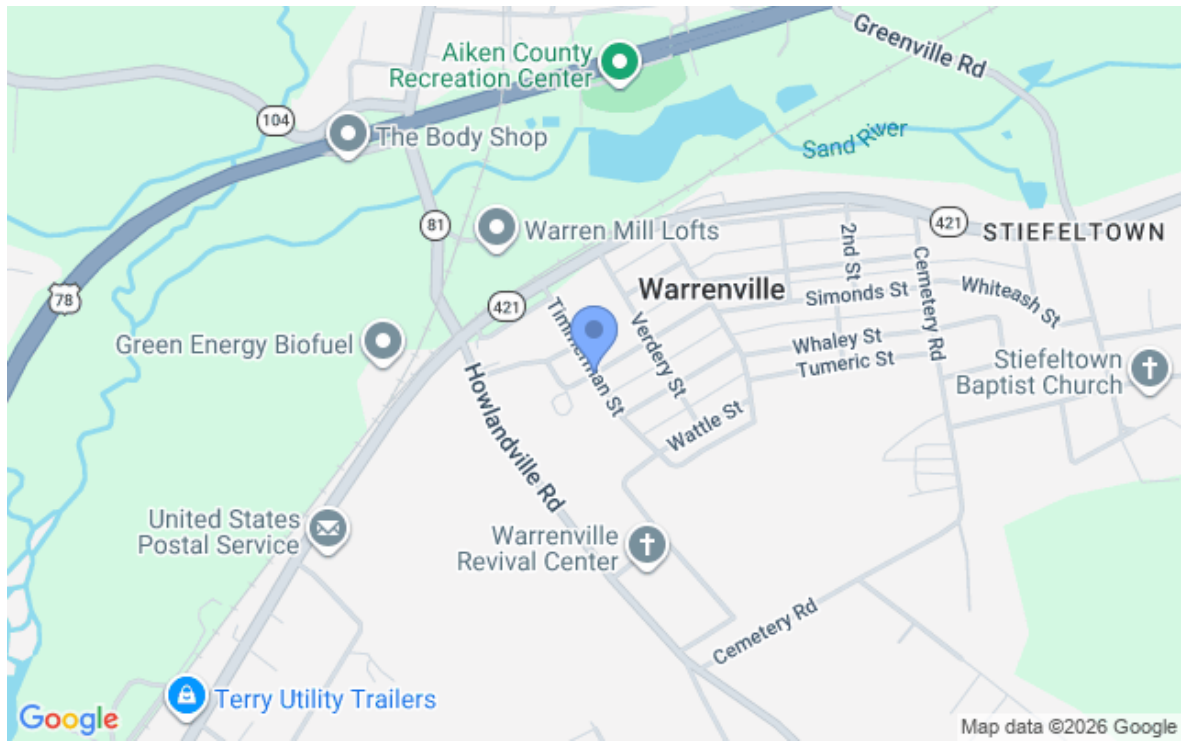
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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