

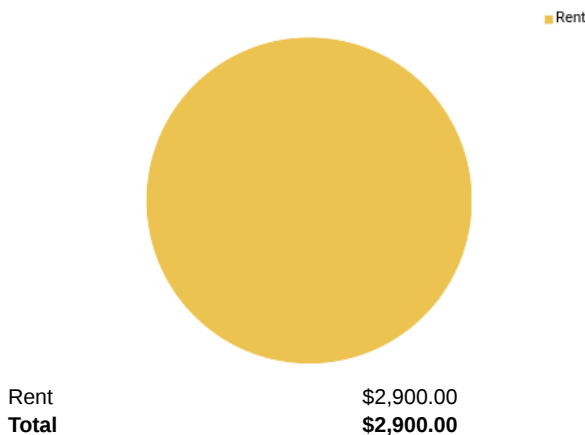
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,900.00	\$2,418.83	\$481.17	9.06%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,000.00	\$55,500.00	10.40%	9.06%

Property Information

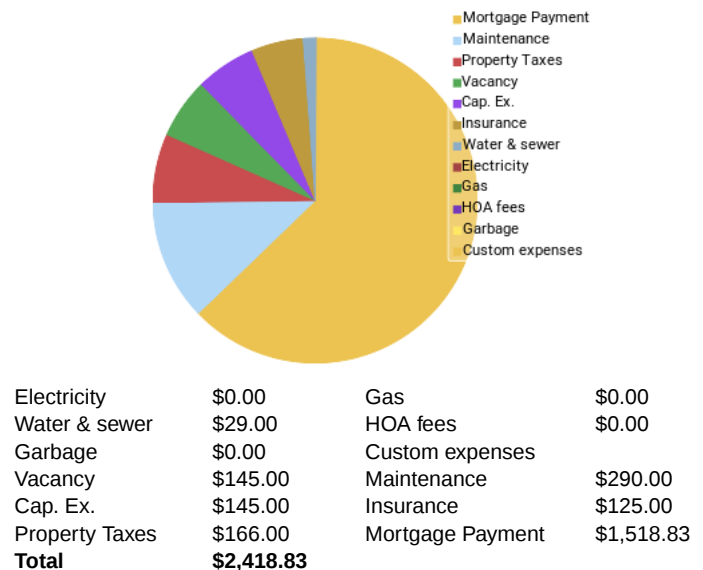
Purchase Price:	\$265,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$267,500.00
After Repair Value	

Down Payment:	\$53,000.00
Loan Amount:	\$212,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,518.83

Income



Expenses



Financial Projections

Total Initial Equity:	-\$212,000.00		
Gross Rent Multiplier:	7.61		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	9.06%	Debt Coverage Ratio:	1.32
ARV based on Cap Rate:	\$265,000.00		

50% Rule Cash Flow Estimates

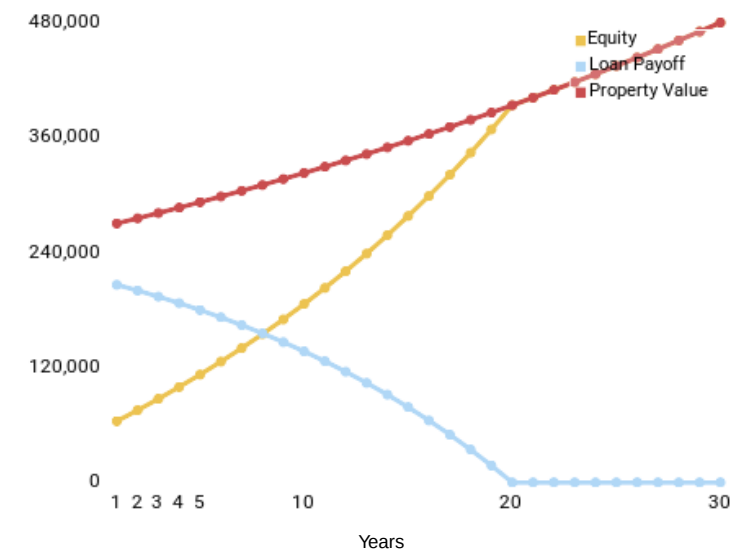
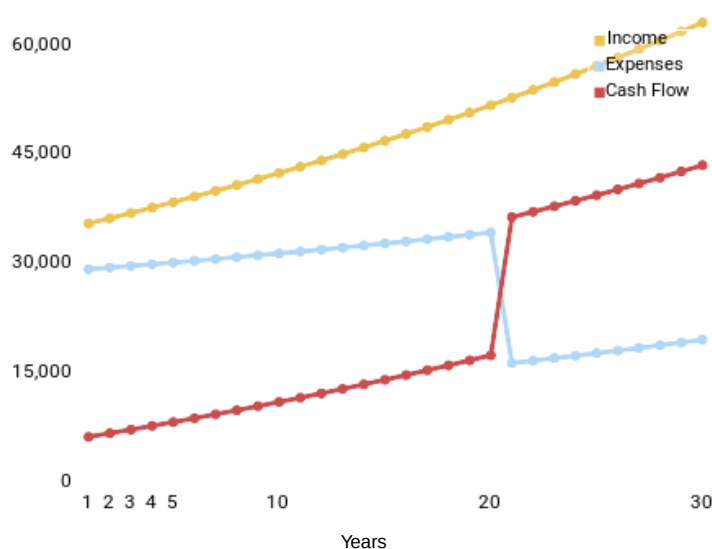
Total Monthly Income:	\$2,900.00
x50% for Expenses:	\$1,450.00
Monthly Payment/Interest Payment:	\$1,518.83
Total Monthly Cash Flow using 50% Rule:	-\$68.83

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	\$35,496	\$36,206	\$38,422	\$42,421	\$46,836	\$51,711	\$63,035
Total Annual Expenses	\$29,242	\$29,462	\$30,150	\$31,391	\$32,761	\$34,274	\$19,563
Total Annual Cashflow	\$6,254	\$6,744	\$8,272	\$11,030	\$14,075	\$17,437	\$43,473
Cash on Cash ROI	11.27%	12.15%	14.90%	19.87%	25.36%	31.42%	78.33%
Property Value	\$270,300	\$275,706	\$292,581	\$323,034	\$356,655	\$393,776	\$480,011
Equity	\$63,960	\$75,375	\$112,594	\$186,227	\$278,093	\$393,776	\$480,011
Loan Balance	\$206,340	\$200,331	\$179,987	\$136,807	\$78,563	\$0	\$0
Total Profit if Sold	\$14,714	\$32,873	\$93,359	\$216,516	\$372,545	\$568,556	\$1,053,097
Compound Annual Growth Rate	27%	26%	22%	17%	15%	13%	10%

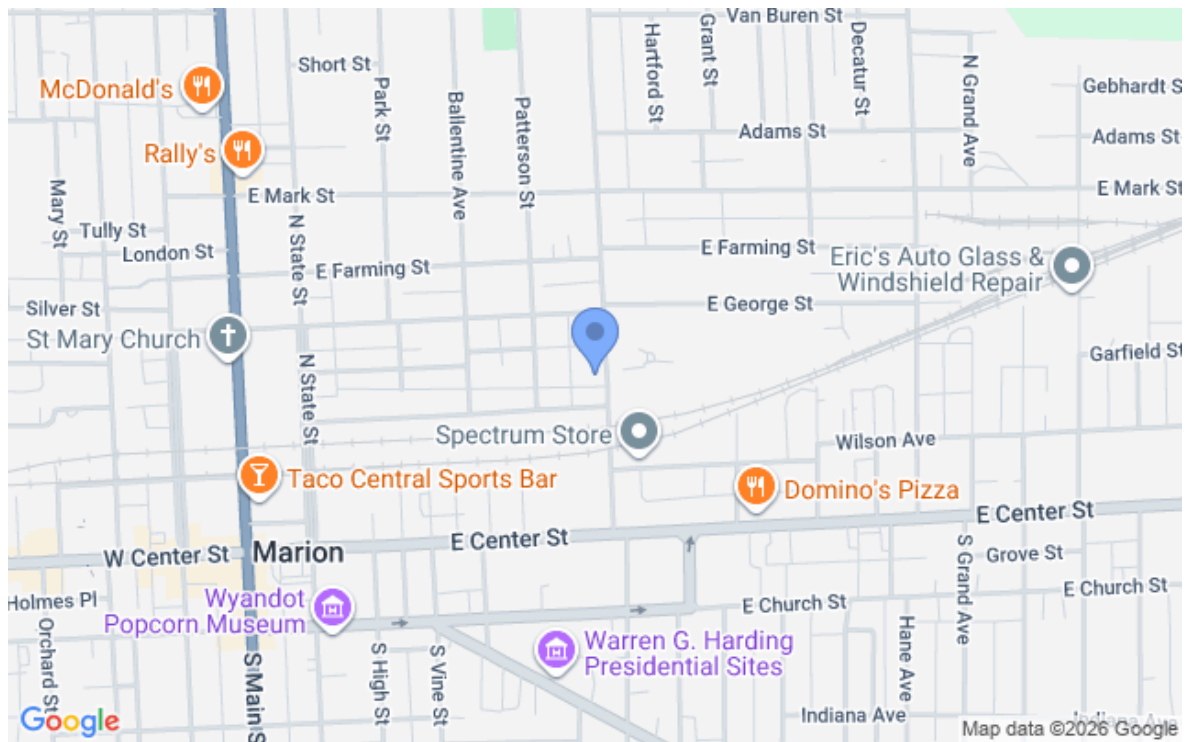
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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