

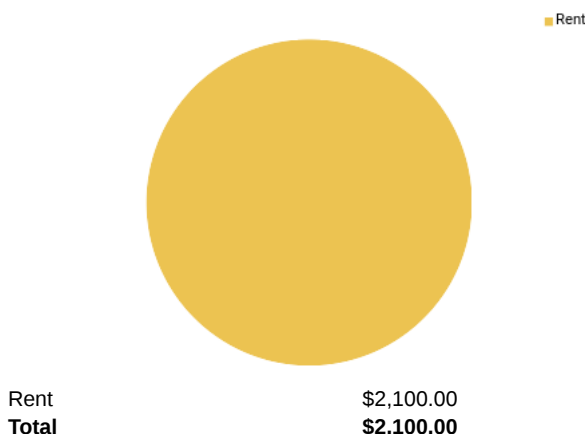
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$1,277.44	\$822.56	14.42%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,424.00	\$13,000.00	75.93%	14.42%

Property Information

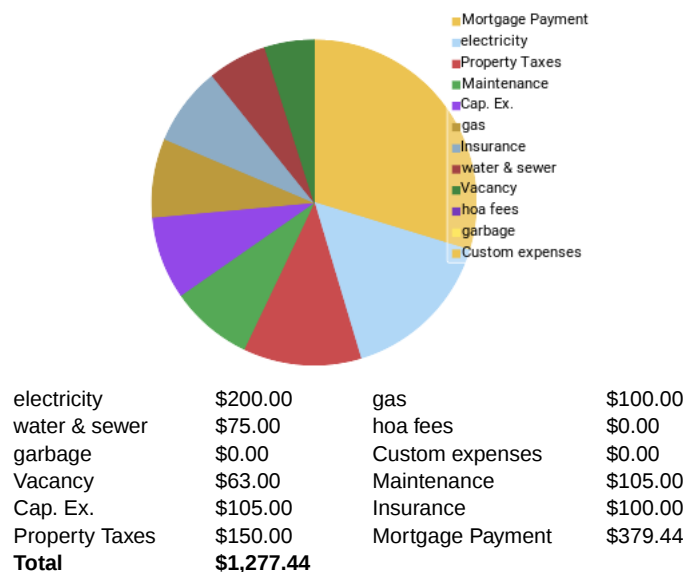
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$103,000.00
After Repair Value	

Down Payment:	\$10,000.00
Loan Amount:	\$90,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$379.44

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$90,000.00	
Gross Rent Multiplier:		3.97	
Income-Expense Ratio (2% Rule):		2.04%	
Typical Cap Rate:		14.42%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$100,000.00	3.17

50% Rule Cash Flow Estimates

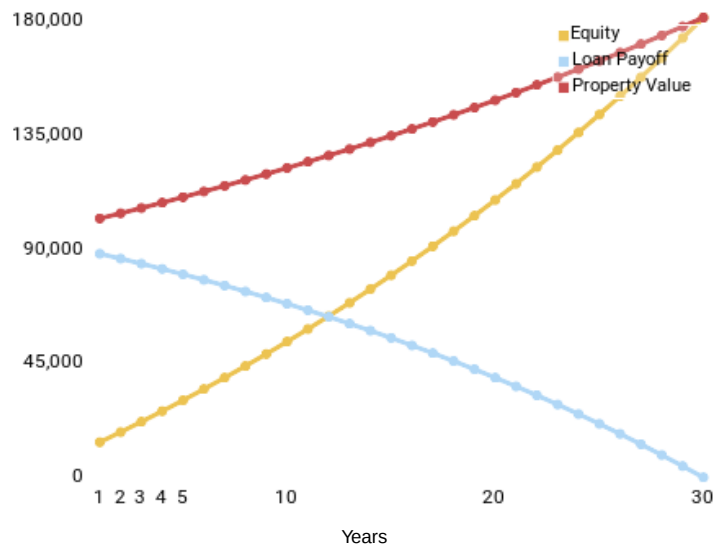
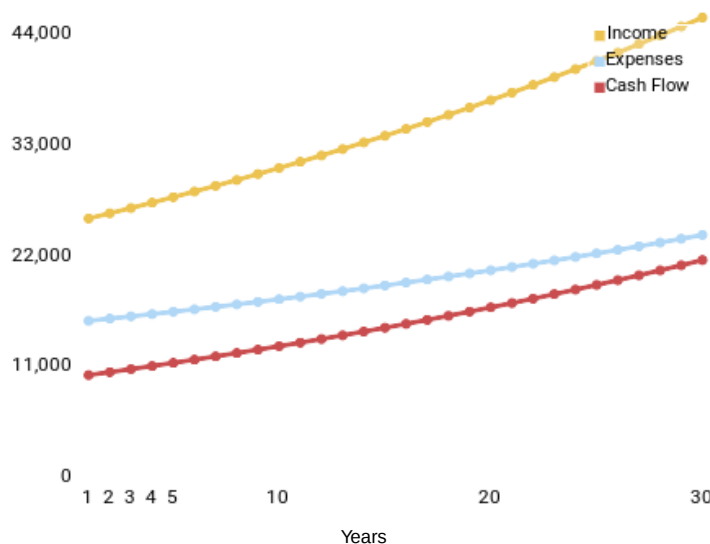
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$379.44
Total Monthly Cash Flow using 50% Rule:	\$670.56

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$15,545	\$15,765	\$16,451	\$17,689	\$19,056	\$20,566	\$24,073
Total Annual Cashflow	\$10,159	\$10,453	\$11,372	\$13,029	\$14,859	\$16,880	\$21,574
Cash on Cash ROI	78.15%	80.41%	87.48%	100.23%	114.30%	129.85%	165.95%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$13,879	\$17,855	\$30,392	\$53,482	\$79,641	\$109,299	\$181,136
Loan Balance	\$88,121	\$86,185	\$80,016	\$68,418	\$54,946	\$39,296	\$0
Total Profit if Sold	\$11,038	\$25,468	\$71,190	\$156,046	\$252,771	\$362,707	\$628,394
Compound Annual Growth Rate	85%	72%	45%	29%	22%	18%	14%

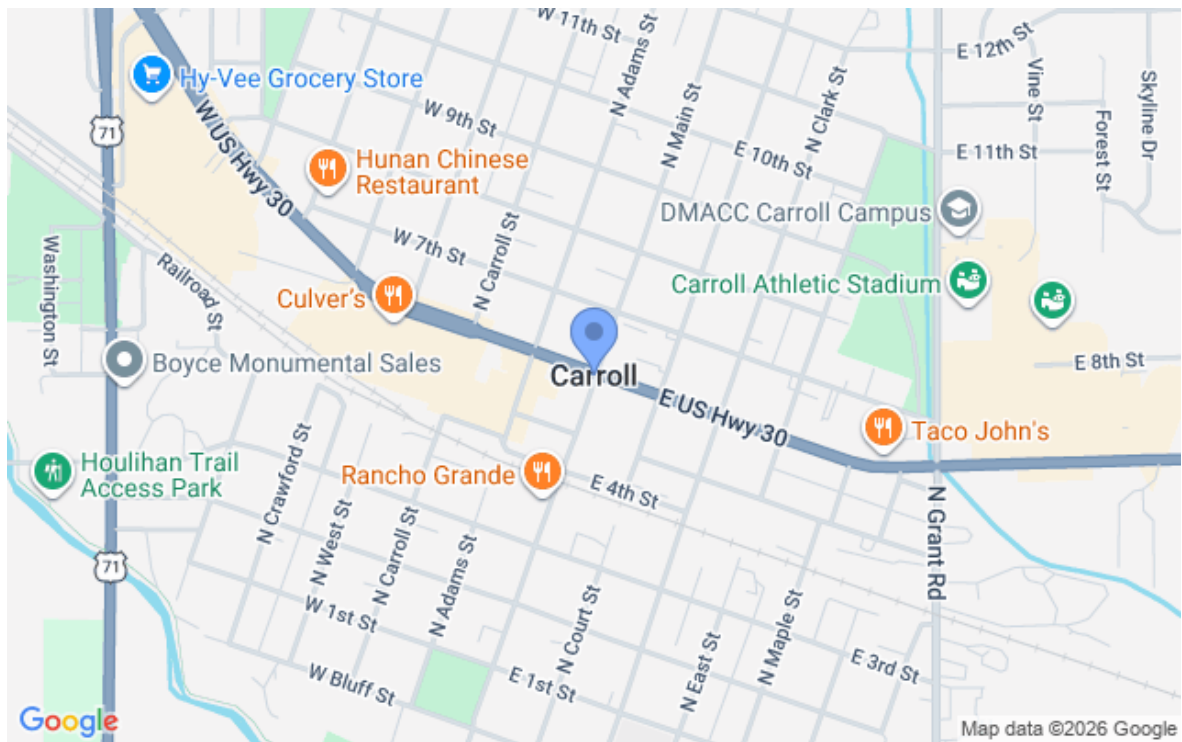
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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