

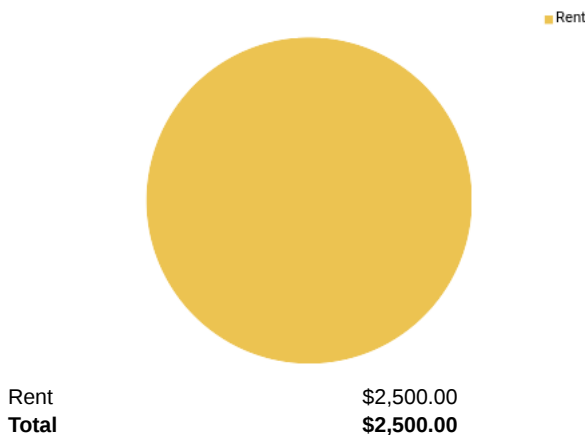
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,500.00	\$2,310.01	\$189.99	5.76%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$17,208.00	\$19,950.00	11.43%	5.76%

Property Information

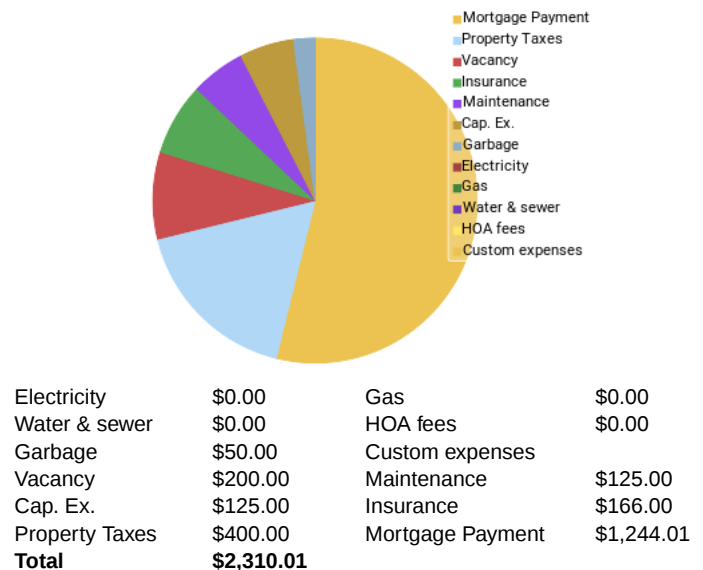
Purchase Price:	\$299,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$304,000.00
After Repair Value	

Down Payment:	\$14,950.00
Loan Amount:	\$284,050.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.300%
Monthly P&I:	\$1,244.01

Income



Expenses



Financial Projections

Total Initial Equity:	-\$284,050.00		
Gross Rent Multiplier:	9.97		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	5.76%	Debt Coverage Ratio:	1.15
ARV based on Cap Rate:	\$299,000.00		

50% Rule Cash Flow Estimates

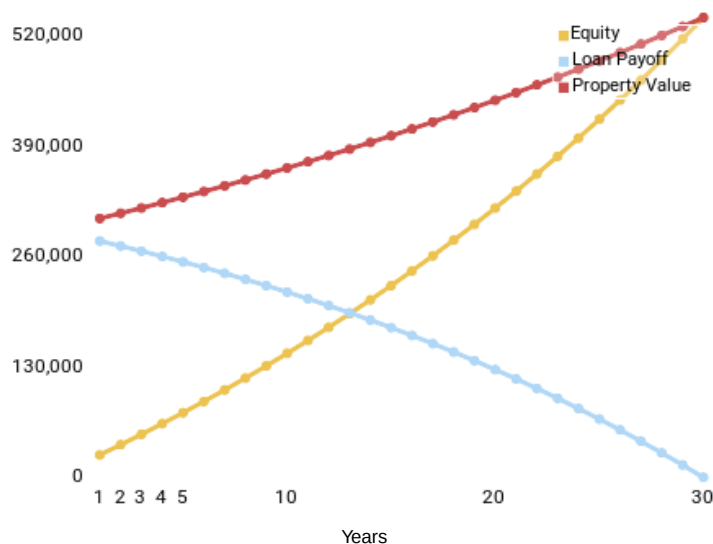
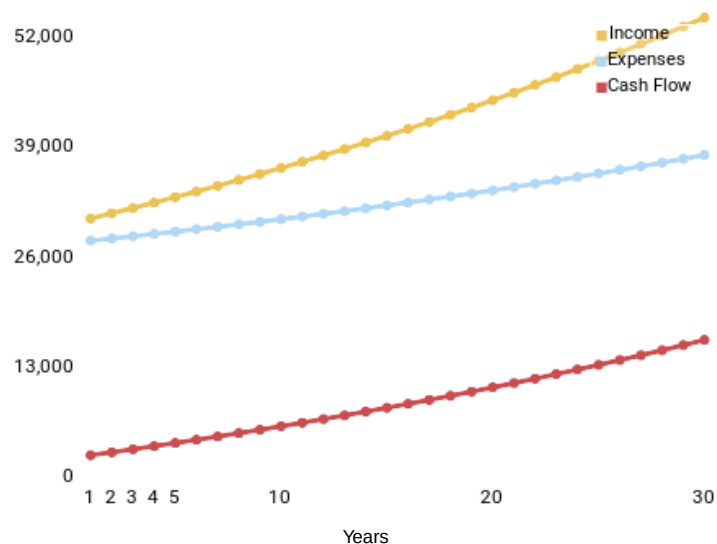
Total Monthly Income:	\$2,500.00
x50% for Expenses:	\$1,250.00
Monthly Payment/Interest Payment:	\$1,244.01
Total Monthly Cash Flow using 50% Rule:	\$5.99

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	\$30,600	\$31,212	\$33,122	\$36,570	\$40,376	\$44,578	\$54,341
Total Annual Expenses	\$27,976	\$28,237	\$29,052	\$30,522	\$32,144	\$33,936	\$38,099
Total Annual Cashflow	\$2,624	\$2,975	\$4,071	\$6,048	\$8,232	\$10,642	\$16,242
Cash on Cash ROI	13.15%	14.91%	20.41%	30.32%	41.26%	53.34%	81.41%
Property Value	\$304,980	\$311,080	\$330,120	\$364,479	\$402,415	\$444,298	\$541,597
Equity	\$26,569	\$38,497	\$76,220	\$146,130	\$225,984	\$317,296	\$541,597
Loan Balance	\$278,411	\$272,583	\$253,900	\$218,349	\$176,430	\$127,003	\$0
Total Profit if Sold	\$9,243	\$24,146	\$72,972	\$169,090	\$285,649	\$425,254	\$785,860
Compound Annual Growth Rate	46%	49%	36%	25%	20%	17%	13%

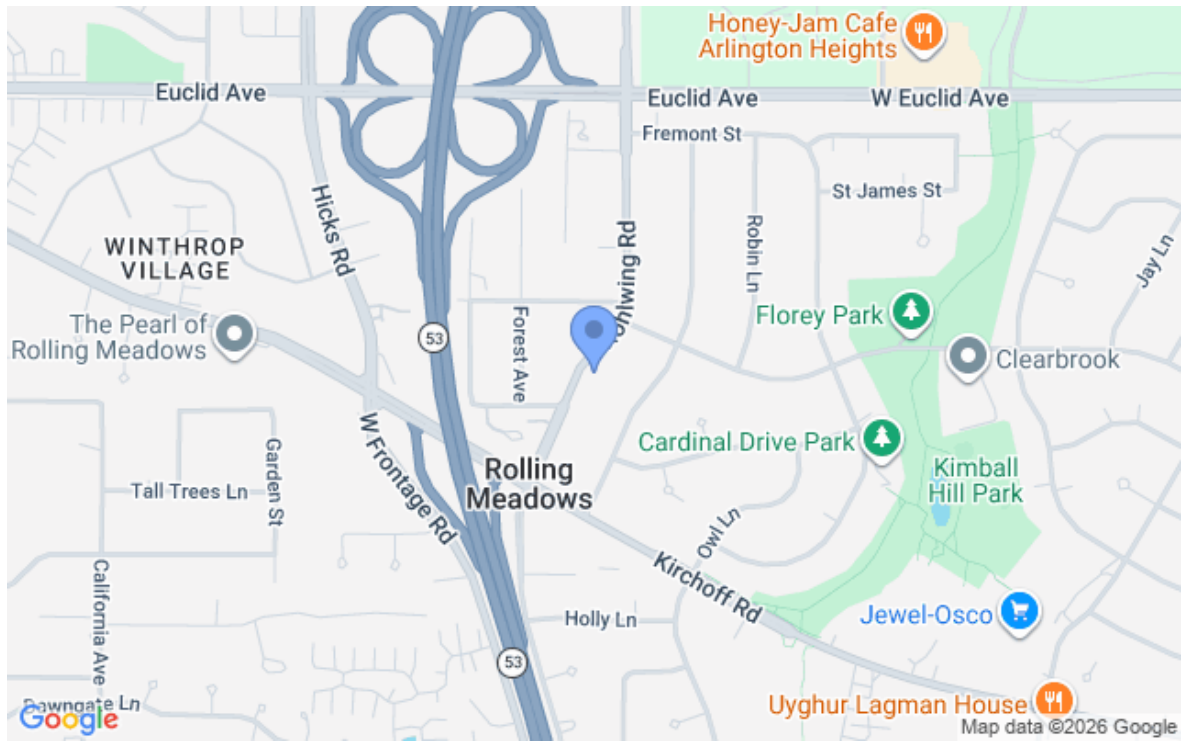
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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