



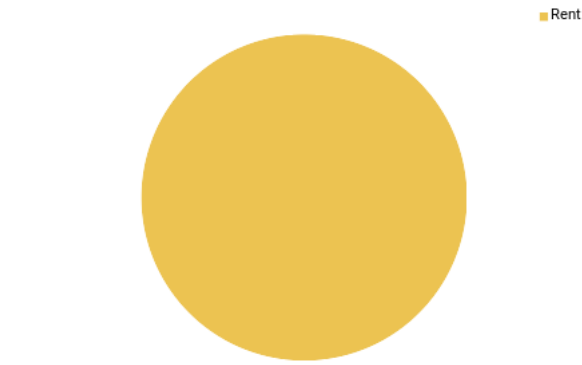
8859,8561,8563 Teodoso Dr

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,800.00	\$4,144.09	\$655.91	7.00%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$37,080.00	\$118,500.00	6.64%	7.00%

Property Information

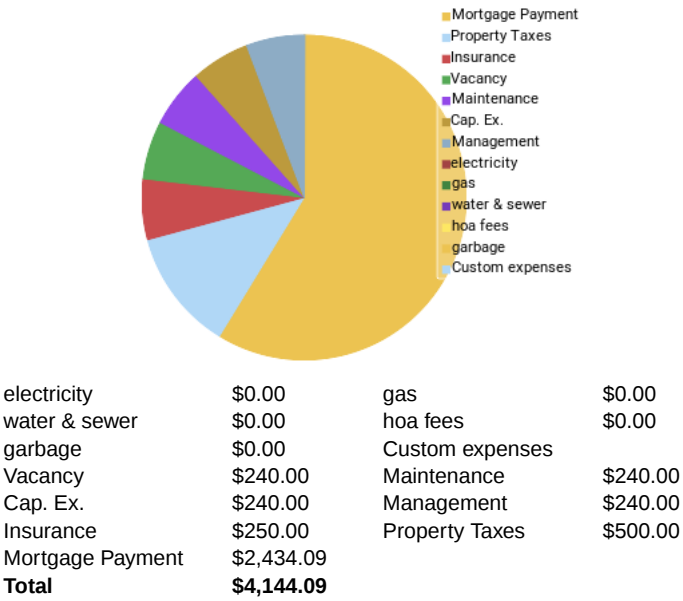
Purchase Price:	\$530,000.00
Purchase Closing Costs:	\$12,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$542,500.00
After Repair Value	\$600,000.00
Down Payment:	\$106,000.00
Loan Amount:	\$424,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.600%
Monthly P&I:	\$2,434.09

Income



Rent	\$4,800.00
Total	\$4,800.00

Expenses



Financial Projections

Total Initial Equity:	\$176,000.00		
Gross Rent Multiplier:	9.20		
Income-Expense Ratio (2% Rule):	0.88%		
Typical Cap Rate:	7.00%	Debt Coverage Ratio:	1.27
ARV based on Cap Rate:	\$530,000.00		

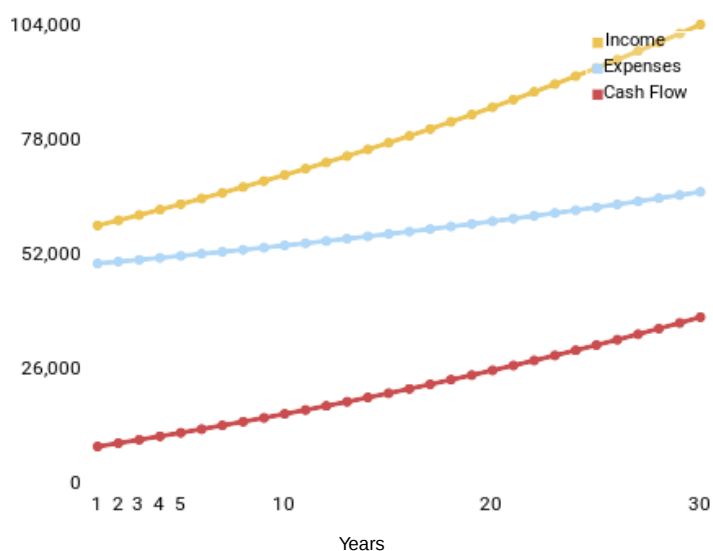
50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,800.00
x50% for Expenses:	\$2,400.00
Monthly Payment/Interest Payment:	\$2,434.09
Total Monthly Cash Flow using 50% Rule:	-\$34.09

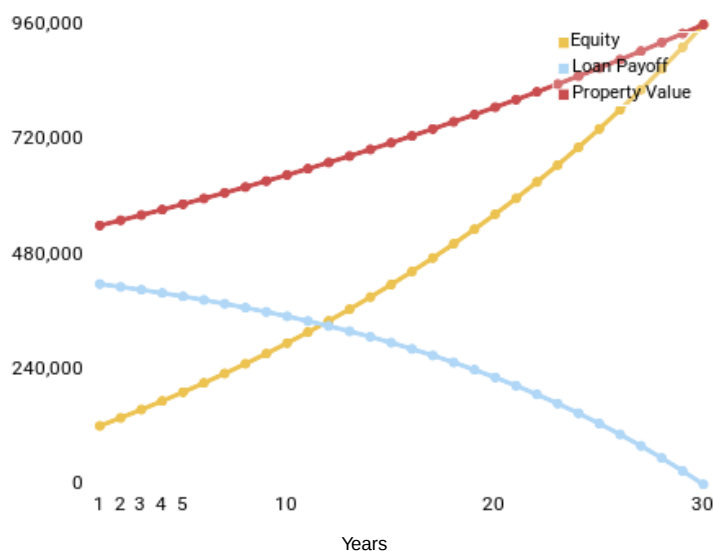
Analysis Over Time

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	\$58,752	\$59,927	\$63,595	\$70,214	\$77,522	\$85,591	\$104,334
Total Annual Expenses	\$50,140	\$50,558	\$51,865	\$54,223	\$56,826	\$59,701	\$66,378
Total Annual Cashflow	\$8,612	\$9,369	\$11,730	\$15,991	\$20,696	\$25,890	\$37,956
Cash on Cash ROI	7.27%	7.91%	9.90%	13.49%	17.46%	21.85%	32.03%
Property Value	\$540,600	\$551,412	\$585,163	\$646,067	\$713,310	\$787,552	\$960,022
Equity	\$122,208	\$138,949	\$192,614	\$295,104	\$417,336	\$564,287	\$960,022
Loan Balance	\$418,392	\$412,463	\$392,549	\$350,963	\$295,975	\$223,265	\$0
Total Profit if Sold	\$12,320	\$38,431	\$124,893	\$298,649	\$514,763	\$780,569	\$1,499,597
Compound Annual Growth Rate	10%	15%	15%	13%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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