

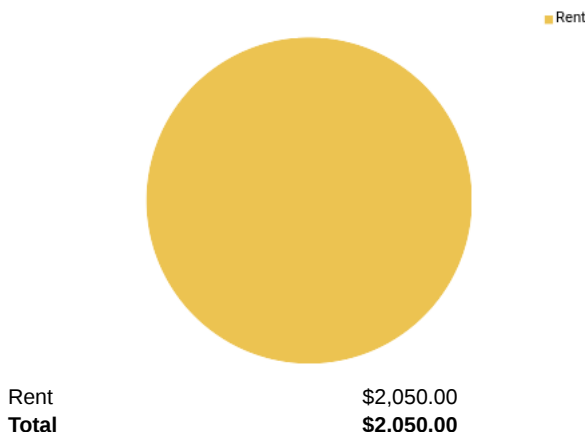
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,050.00	\$1,745.72	\$304.28	8.05%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,802.86	\$33,948.00	10.76%	8.05%

Property Information

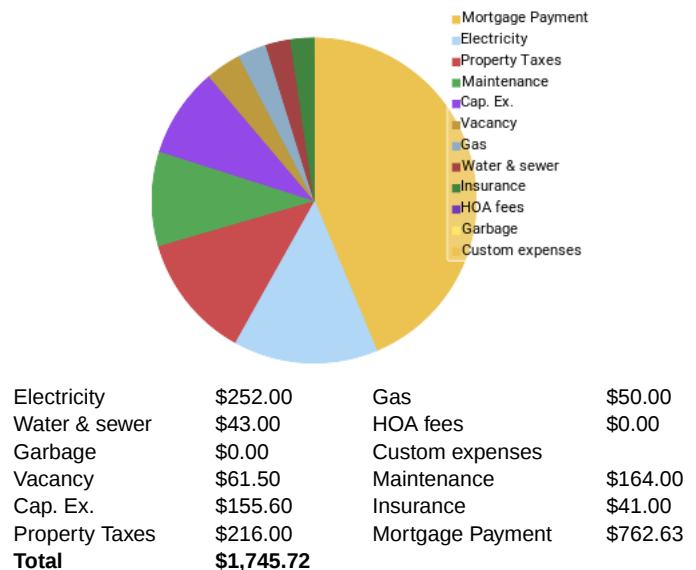
Purchase Price:	\$159,000.00
Purchase Closing Costs:	\$2,148.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$161,148.00
After Repair Value	

Down Payment:	\$31,800.00
Loan Amount:	\$127,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$762.63

Income



Expenses



Financial Projections

Total Initial Equity:	-\$127,200.00		
Gross Rent Multiplier:	6.46		
Income-Expense Ratio (2% Rule):	1.27%		
Typical Cap Rate:	8.05%	Debt Coverage Ratio:	1.40
ARV based on Cap Rate:	\$159,000.00		

50% Rule Cash Flow Estimates

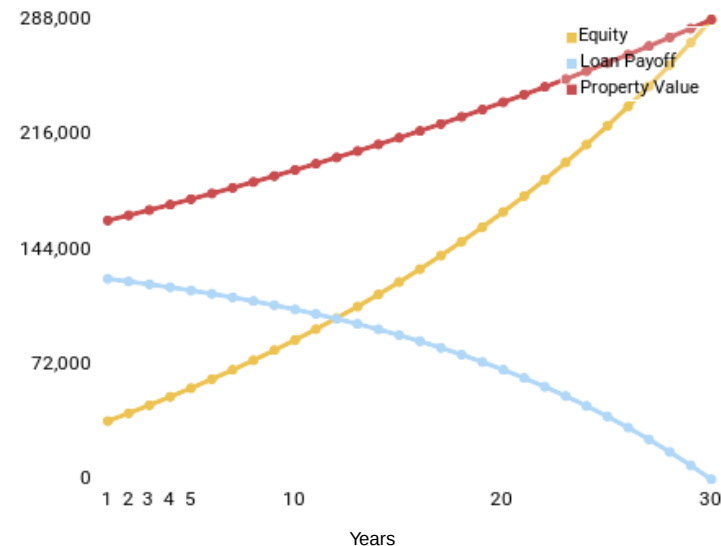
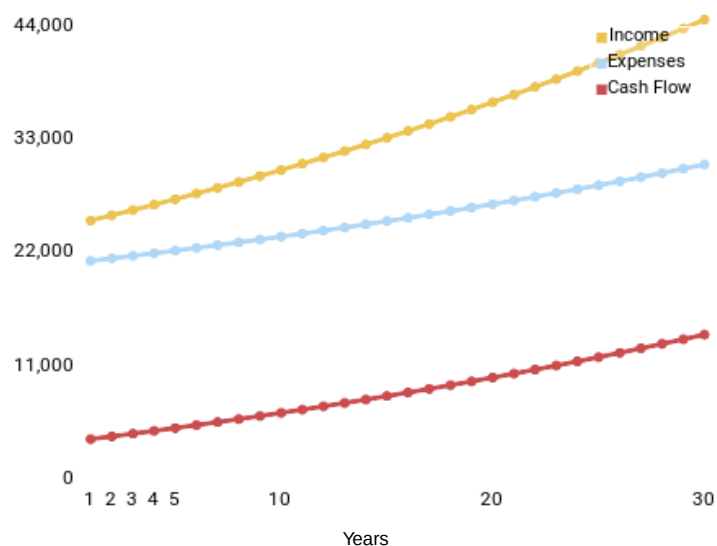
Total Monthly Income:	\$2,050.00
x50% for Expenses:	\$1,025.00
Monthly Payment/Interest Payment:	\$762.63
Total Monthly Cash Flow using 50% Rule:	\$262.37

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	\$25,092	\$25,594	\$27,160	\$29,987	\$33,108	\$36,554	\$44,559
Total Annual Expenses	\$21,185	\$21,425	\$22,177	\$23,532	\$25,029	\$26,681	\$30,520
Total Annual Cashflow	\$3,907	\$4,169	\$4,984	\$6,455	\$8,079	\$9,873	\$14,039
Cash on Cash ROI	11.51%	12.28%	14.68%	19.01%	23.80%	29.08%	41.35%
Property Value	\$162,180	\$165,424	\$175,549	\$193,820	\$213,993	\$236,266	\$288,006
Equity	\$36,542	\$41,444	\$57,184	\$87,372	\$123,619	\$167,573	\$288,006
Loan Balance	\$125,638	\$123,980	\$118,365	\$106,448	\$90,374	\$68,693	\$0
Total Profit if Sold	\$6,501	\$15,572	\$45,437	\$104,900	\$178,231	\$267,892	\$509,288
Compound Annual Growth Rate	19%	21%	19%	15%	13%	12%	10%

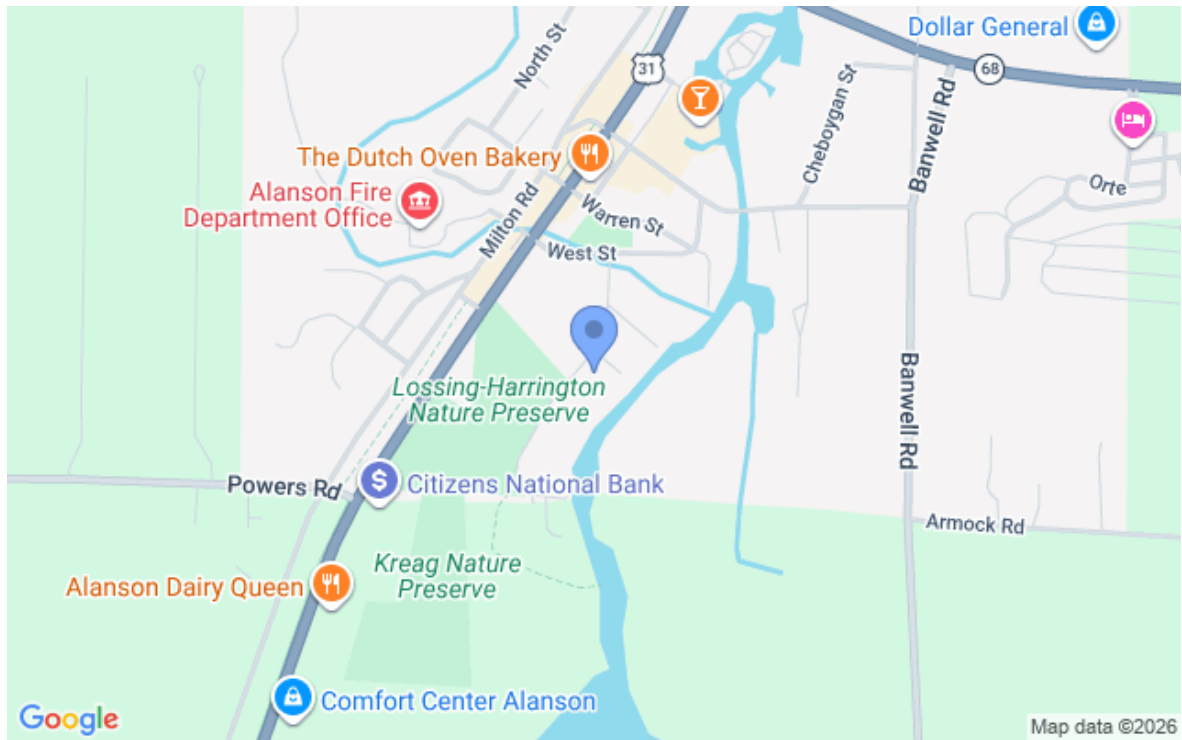
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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