



528 E Hudson St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$750.00	\$406.50	\$343.50	7.49%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,122.00	\$46,350.00	8.89%	10.88%

Property Information

Purchase Price:	\$37,900.00
Purchase Closing Costs:	\$600.00
Estimated Repair Costs:	\$7,850.00
Total Cost of Project:	\$46,350.00
After Repair Value	\$55,000.00

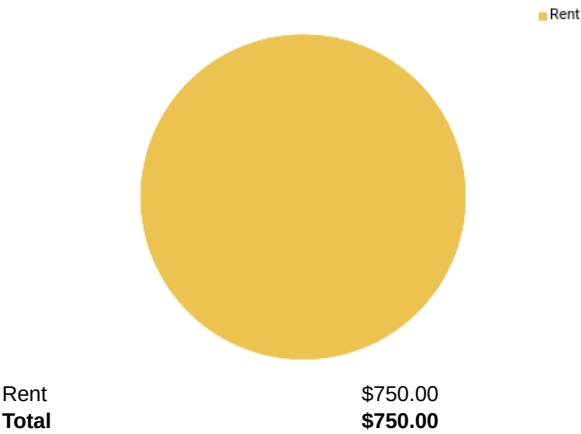
Property Description

This is a solid 3 bedroom home that features a newer roof, updated hot water tank, and electrical panel as well as a 90% high-efficiency furnace. It also has a unique insulated 2 car garage that provides another 400+ square feet for a potential home office or a 3 season living area. It is a little rough around the edges but is rent month to month...

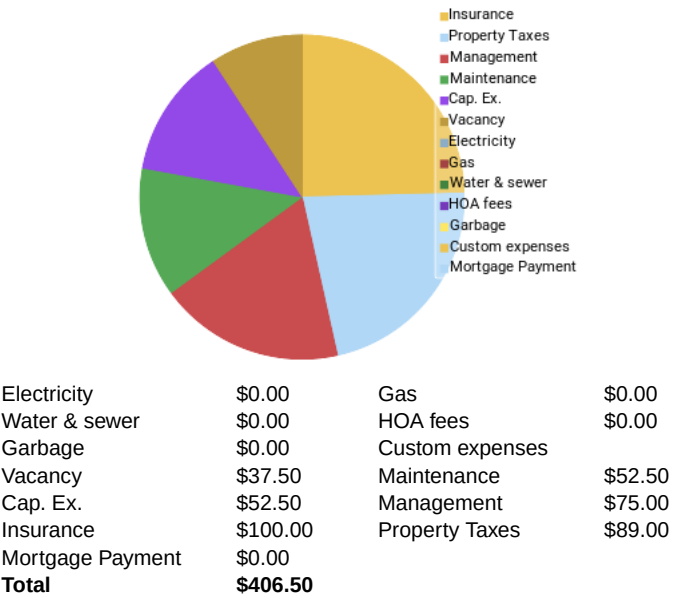


Down Payment:	\$37,900.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



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Financial Projections

Total Initial Equity:	\$55,000.00		
Gross Rent Multiplier:	4.21		
Income-Expense Ratio (2% Rule):	1.62%		
Typical Cap Rate:	10.88%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$37,900.00		

50% Rule Cash Flow Estimates

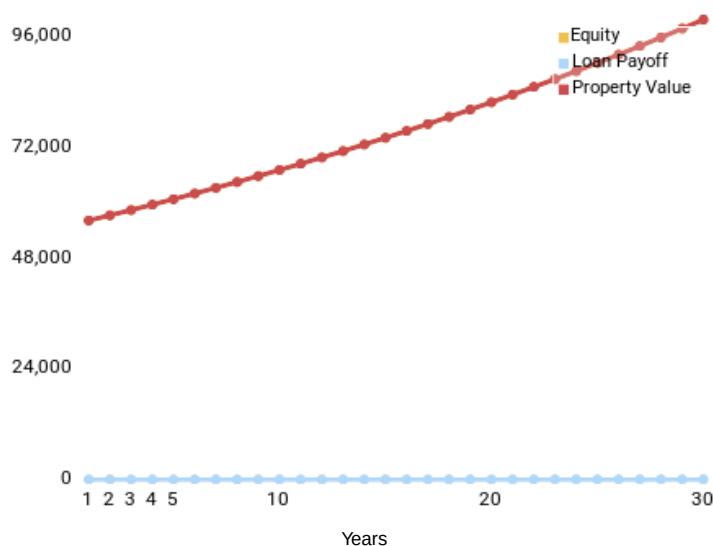
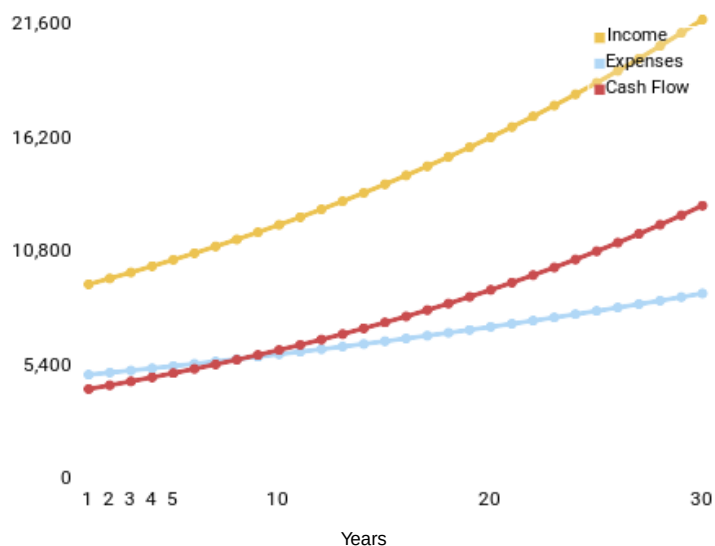
Total Monthly Income:	\$750.00
x50% for Expenses:	\$375.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$375.00

Analysis Over Time

Annual Growth Assumptions	2% Expenses		3% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$9,270	\$9,548	\$10,433	\$12,095	\$14,022	\$16,255	\$21,845
Total Annual Expenses	\$4,976	\$5,075	\$5,386	\$5,946	\$6,565	\$7,248	\$8,836
Total Annual Cashflow	\$4,294	\$4,473	\$5,048	\$6,149	\$7,457	\$9,007	\$13,010
Cash on Cash ROI	9.27%	9.65%	10.89%	13.27%	16.09%	19.43%	28.07%
Property Value	\$56,100	\$57,222	\$60,724	\$67,045	\$74,023	\$81,727	\$99,625
Equity	\$56,100	\$57,222	\$60,724	\$67,045	\$74,023	\$81,727	\$99,625
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$14,044	\$19,639	\$37,697	\$72,484	\$114,040	\$163,572	\$292,450
Compound Annual Growth Rate	30%	19%	13%	10%	9%	8%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

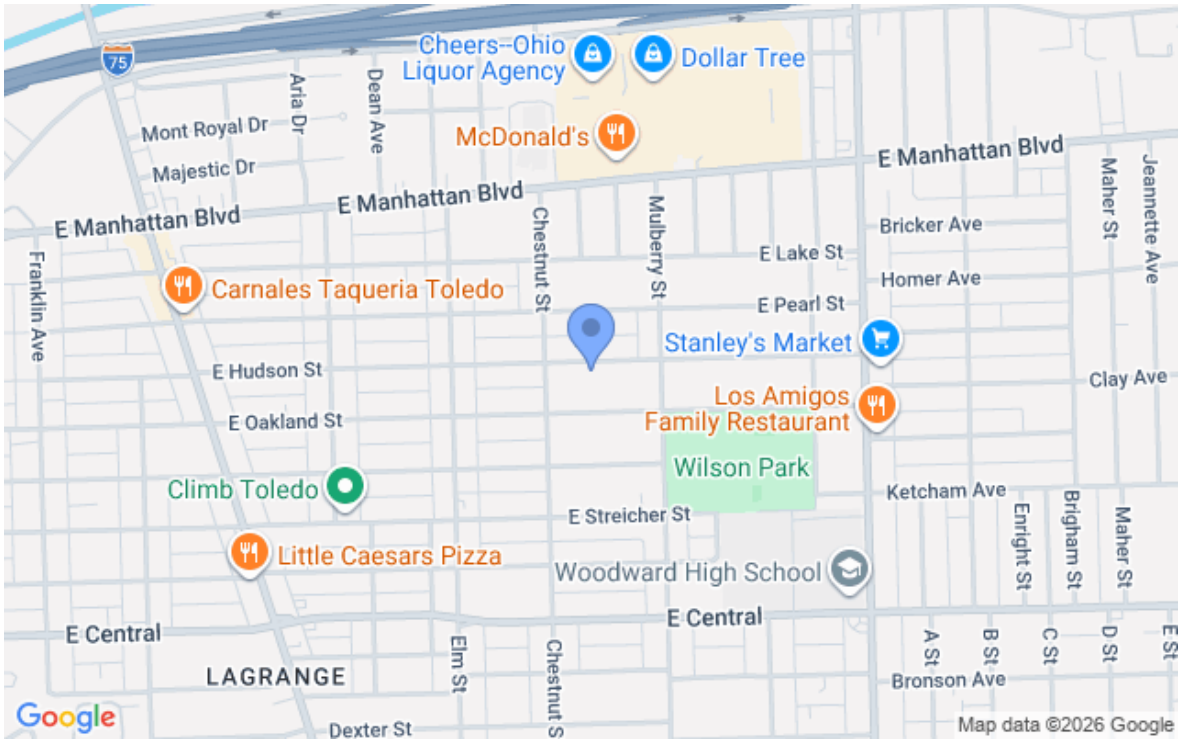


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House Size (sq. ft)
Year Built

1122.0
1927



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