

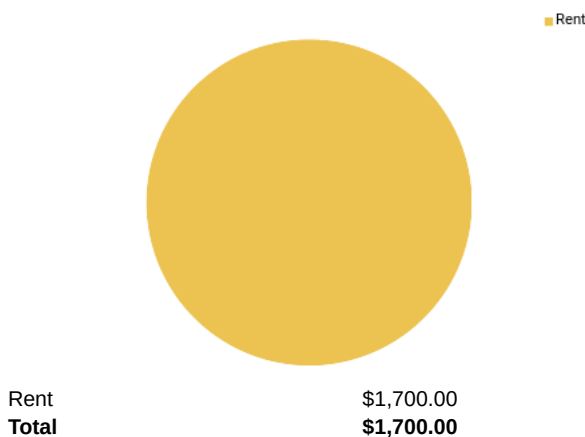
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,700.00	\$1,345.15	\$354.85	8.03%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,880.00	\$17,020.00	25.02%	8.03%

Property Information

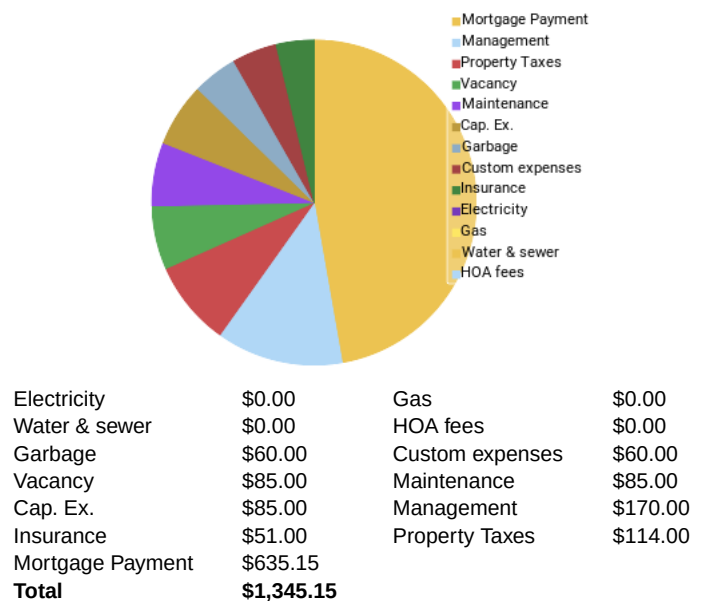
Purchase Price:	\$148,000.00
Purchase Closing Costs:	\$2,220.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$150,220.00
After Repair Value	

Down Payment:	\$14,800.00
Loan Amount:	\$133,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.990%
Monthly P&I:	\$635.15

Income



Expenses



Financial Projections

Total Initial Equity:	-\$133,200.00		
Gross Rent Multiplier:	7.25		
Income-Expense Ratio (2% Rule):	1.13%		
Typical Cap Rate:	8.03%	Debt Coverage Ratio:	1.56
ARV based on Cap Rate:	\$148,000.00		

50% Rule Cash Flow Estimates

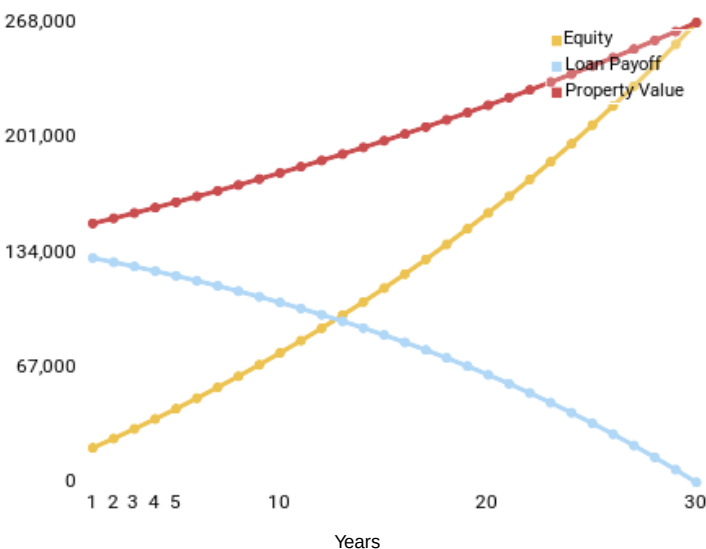
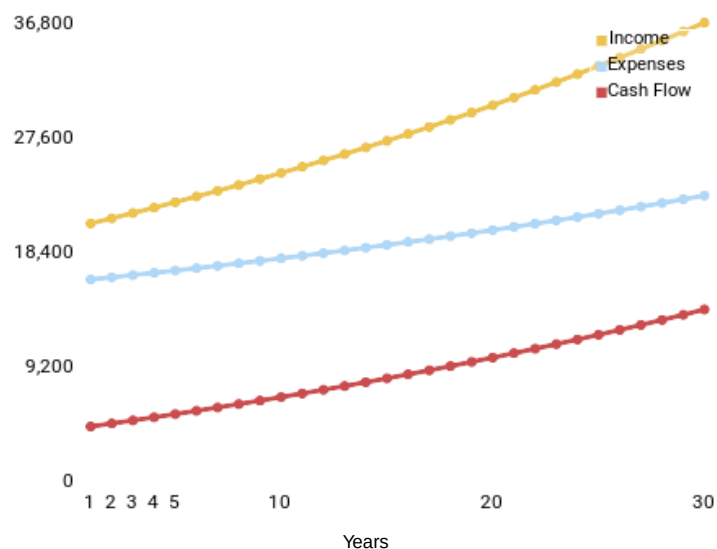
Total Monthly Income:	\$1,700.00
x50% for Expenses:	\$850.00
Monthly Payment/Interest Payment:	\$635.15
Total Monthly Cash Flow using 50% Rule:	\$214.85

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	\$20,808	\$21,224	\$22,523	\$24,867	\$27,456	\$30,313	\$36,952
Total Annual Expenses	\$16,312	\$16,486	\$17,029	\$18,008	\$19,089	\$20,282	\$23,055
Total Annual Cashflow	\$4,496	\$4,738	\$5,495	\$6,860	\$8,367	\$10,031	\$13,897
Cash on Cash ROI	26.41%	27.84%	32.28%	40.30%	49.16%	58.94%	81.65%
Property Value	\$150,960	\$153,979	\$163,404	\$180,411	\$199,189	\$219,920	\$268,082
Equity	\$20,110	\$25,574	\$42,947	\$75,506	\$113,263	\$157,157	\$268,082
Loan Balance	\$130,850	\$128,405	\$120,457	\$104,905	\$85,925	\$62,763	\$0
Total Profit if Sold	\$7,586	\$17,788	\$50,879	\$114,953	\$191,471	\$282,127	\$513,995
Compound Annual Growth Rate	45%	43%	32%	23%	18%	15%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

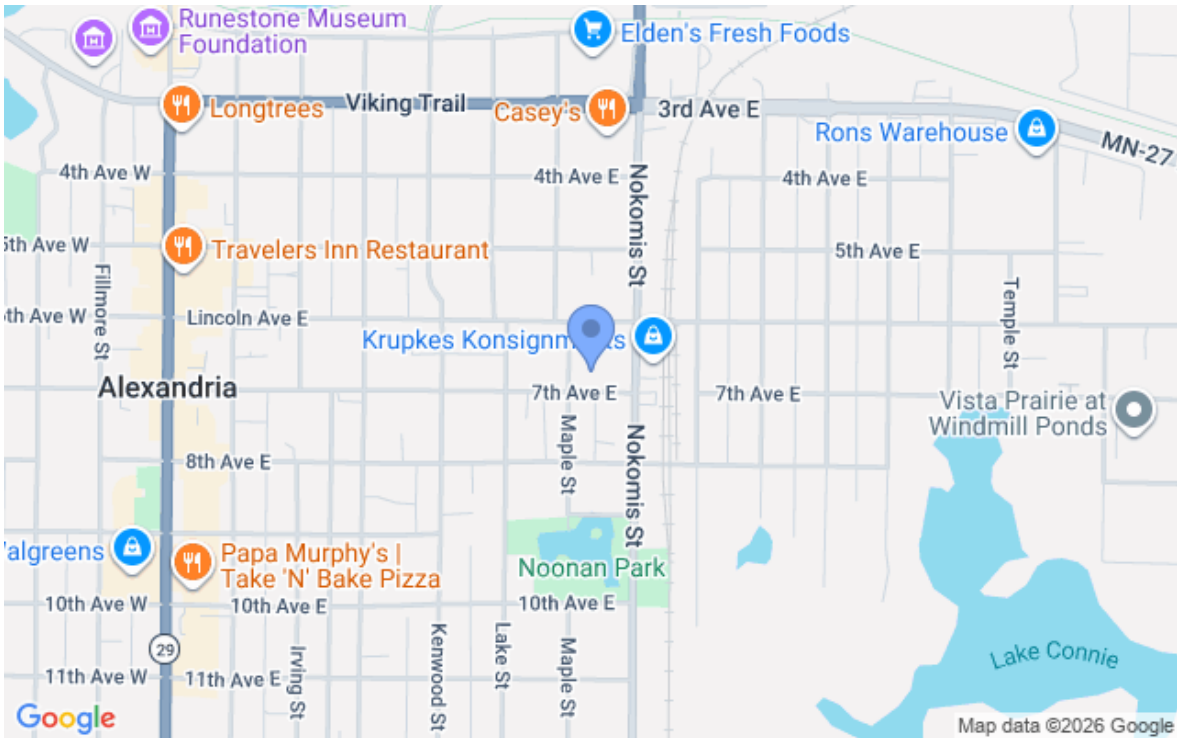


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Year Built

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