

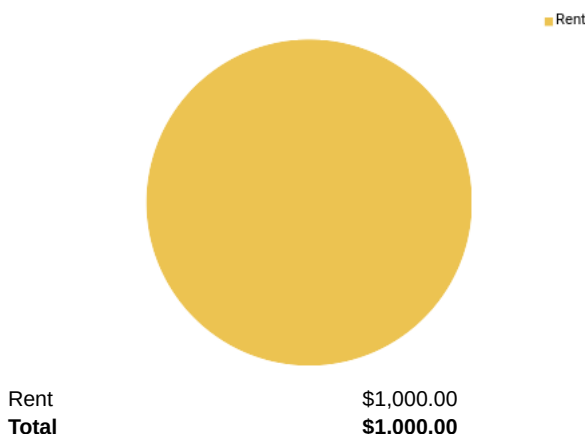
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,000.00	\$908.52	\$91.48	5.90%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,904.00	\$10,000.00	10.98%	5.90%

Property Information

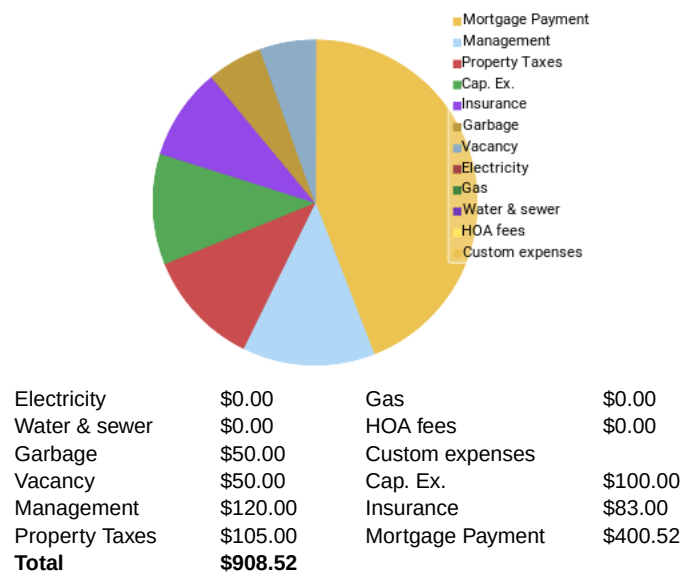
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$105,000.00
After Repair Value	

Down Payment:	\$5,000.00
Loan Amount:	\$95,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$400.52

Income



Expenses



Financial Projections

Total Initial Equity:	-\$95,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.95%		
Typical Cap Rate:	5.90%	Debt Coverage Ratio:	1.23
ARV based on Cap Rate:	\$100,000.00		

50% Rule Cash Flow Estimates

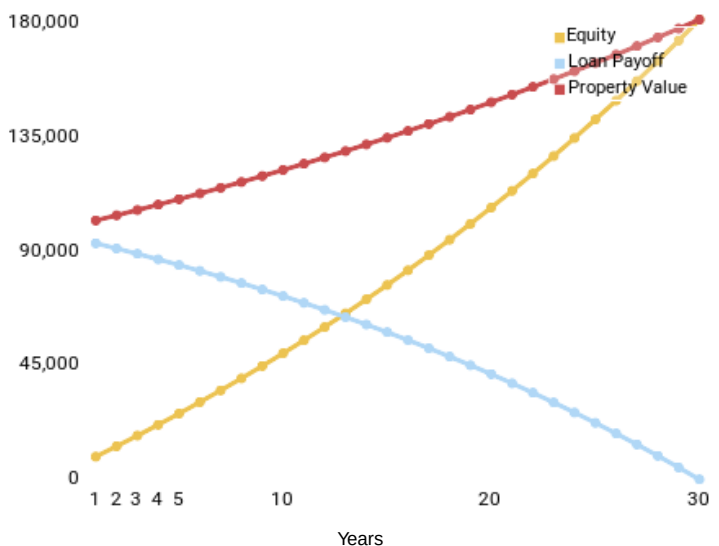
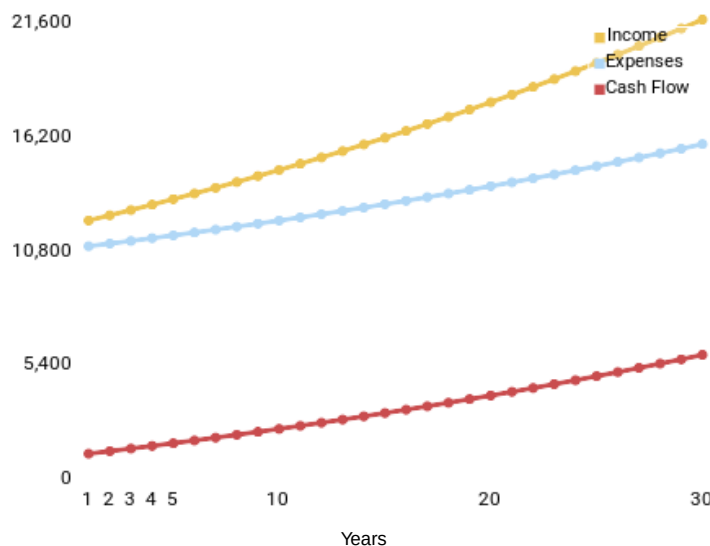
Total Monthly Income:	\$1,000.00
x50% for Expenses:	\$500.00
Monthly Payment/Interest Payment:	\$400.52
Total Monthly Cash Flow using 50% Rule:	\$99.48

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	\$12,240	\$12,485	\$13,249	\$14,628	\$16,150	\$17,831	\$21,736
Total Annual Expenses	\$11,024	\$11,149	\$11,537	\$12,237	\$13,011	\$13,865	\$15,848
Total Annual Cashflow	\$1,216	\$1,336	\$1,712	\$2,391	\$3,140	\$3,967	\$5,888
Cash on Cash ROI	12.16%	13.36%	17.12%	23.91%	31.40%	39.67%	58.88%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$8,983	\$13,067	\$25,947	\$49,681	\$76,589	\$107,116	\$181,136
Loan Balance	\$93,017	\$90,973	\$84,461	\$72,219	\$57,998	\$41,479	\$0
Total Profit if Sold	\$199	\$5,619	\$23,255	\$57,558	\$98,637	\$147,311	\$271,252
Compound Annual Growth Rate	2%	25%	27%	21%	17%	15%	12%

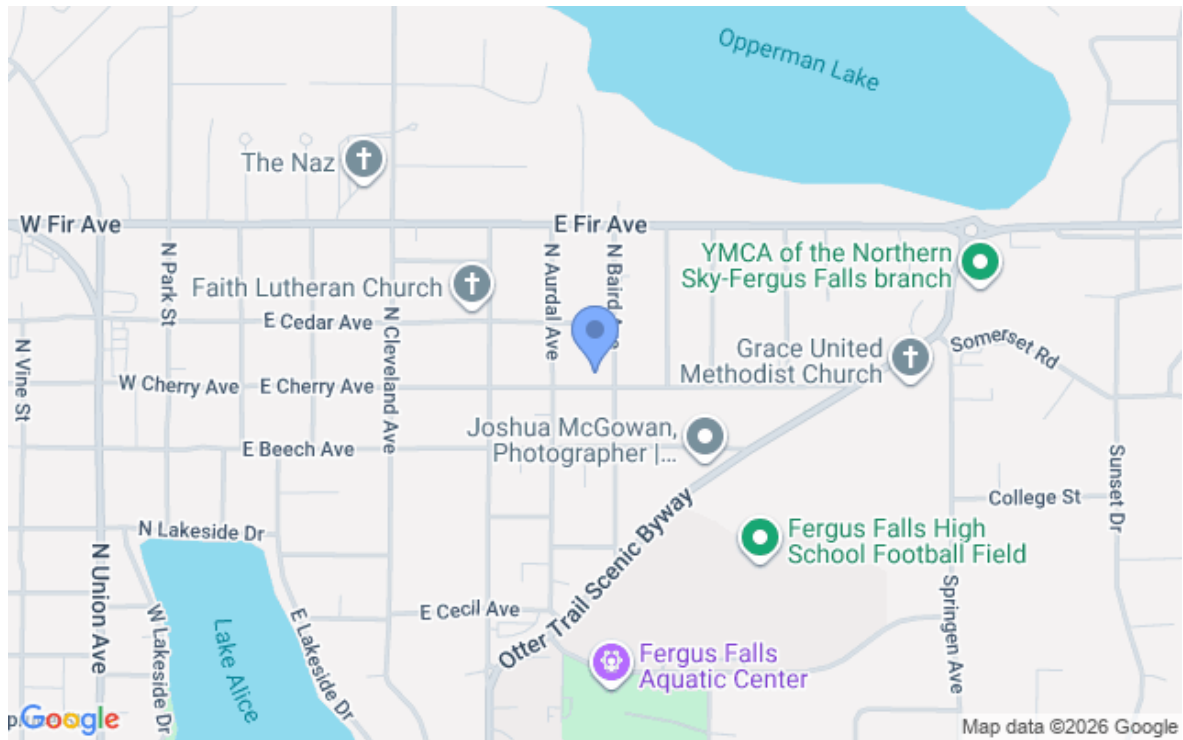
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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