

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$19,000.00	\$16,333.71	\$2,666.29	5.87%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$102,720.00	\$454,625.00	7.04%	5.87%

Property Information

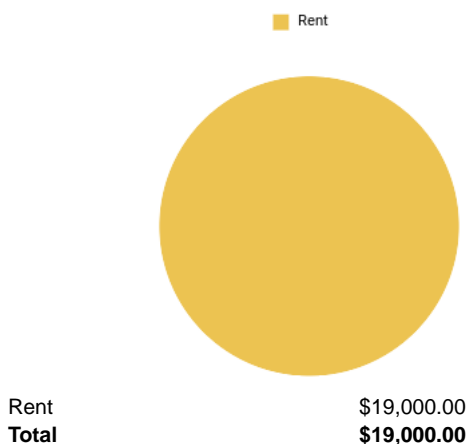
Purchase Price:	\$1,750,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,754,000.00
After Repair Value	

Property Description

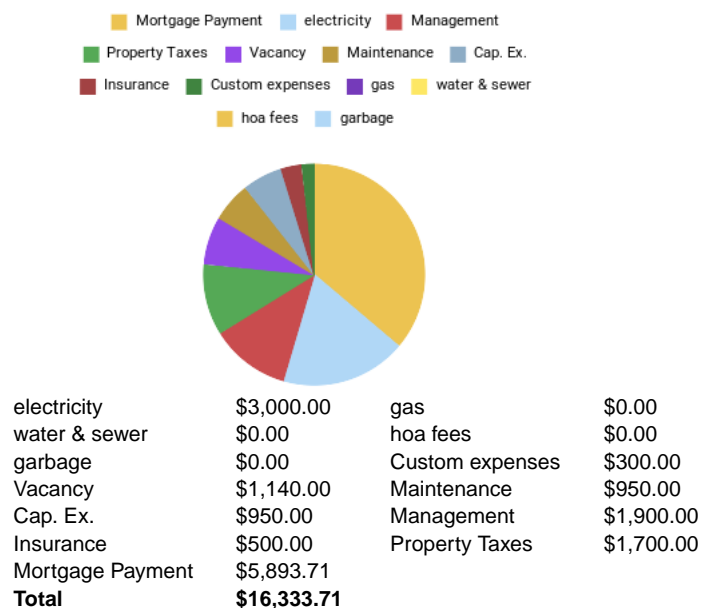
29 unit, units look to be in good shape

Down Payment:	\$437,500.00
Loan Amount:	\$1,312,500.00
Loan Points:	1.0
Loan Fees:	\$13,125.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$5,893.71

Income



Expenses



Financial Projections

Total Initial Equity:	-\$1,312,500.00		
Gross Rent Multiplier:	7.68		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	5.87%	Debt Coverage Ratio:	1.45
ARV based on Cap Rate:	\$1,750,000.00		

50% Rule Cash Flow Estimates

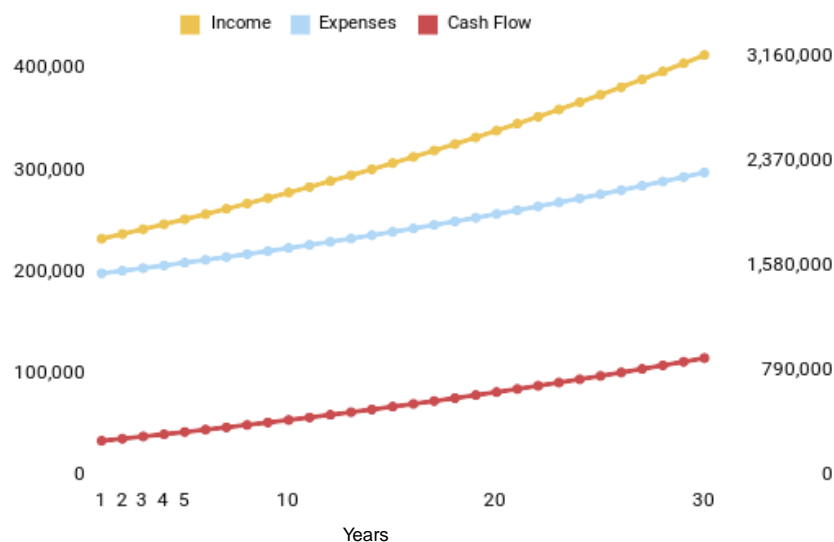
Total Monthly Income:	\$19,000.00
x50% for Expenses:	\$9,500.00
Monthly Payment/Interest Payment:	\$5,893.71
Total Monthly Cash Flow using 50% Rule:	\$3,606.29

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$232,560	\$237,211	\$251,730	\$277,931	\$306,858	\$338,796	\$412,990
Total Annual Expenses	\$198,510	\$201,066	\$209,044	\$223,440	\$239,335	\$256,884	\$297,652
Total Annual Cashflow	\$34,050	\$36,145	\$42,687	\$54,491	\$67,523	\$81,912	\$115,339
Cash on Cash ROI	7.49%	7.95%	9.39%	11.99%	14.85%	18.02%	25.37%
Property Value	\$1,785,000	\$1,820,700	\$1,932,141	\$2,133,240	\$2,355,270	\$2,600,408	\$3,169,883
Equity	\$497,689	\$559,473	\$754,867	\$1,117,012	\$1,530,839	\$2,004,396	\$3,169,883
Loan Balance	\$1,287,311	\$1,261,227	\$1,177,274	\$1,016,228	\$824,431	\$596,012	\$0
Total Profit if Sold	\$77,113	\$175,043	\$491,870	\$1,102,393	\$1,827,253	\$2,681,023	\$4,844,018
Annualized Total Return	17%	18%	16%	13%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

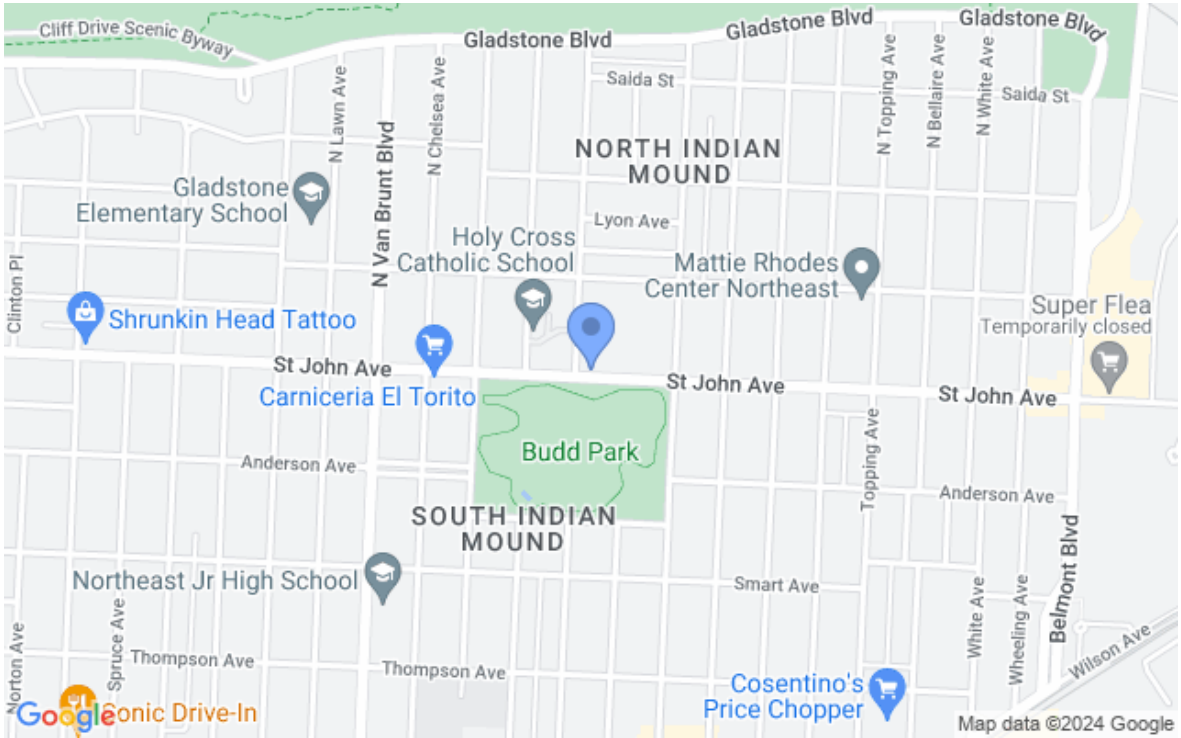
Loan Balance, Value and Equity (in \$)



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Year Built

1905



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