

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,000.00	\$868.95	\$131.05	5.80%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,080.00	\$27,400.00	5.74%	5.80%

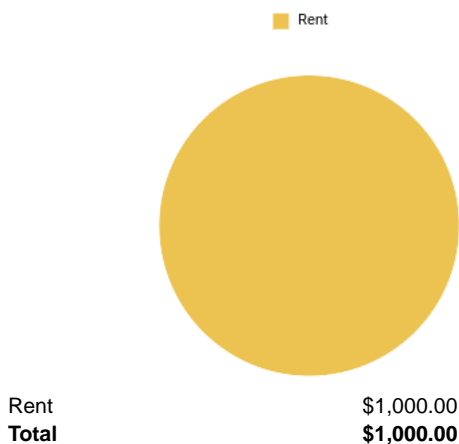
### Property Information

Purchase Price:	\$122,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$125,000.00</b>
After Repair Value	

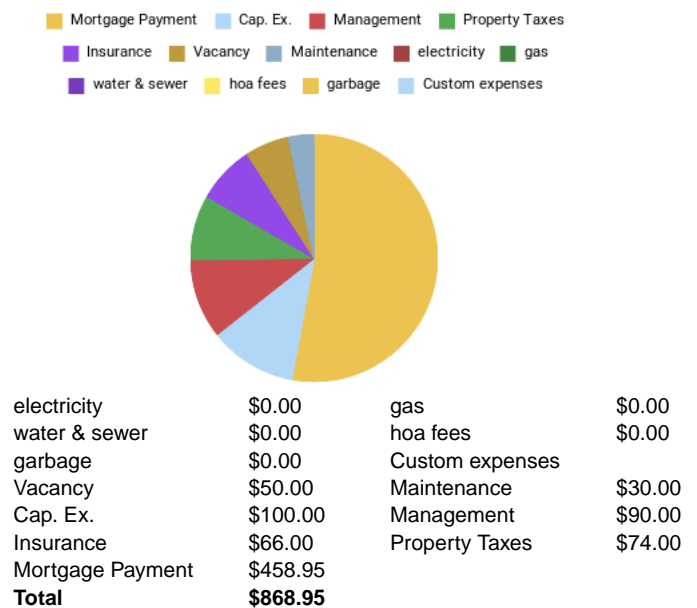
Down Payment:	\$24,400.00
Loan Amount:	\$97,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.875%
<b>Monthly P&amp;I:</b>	<b>\$458.95</b>



### Income



### Expenses



## Financial Projections

Total Initial Equity:	-\$97,600.00		
Gross Rent Multiplier:	10.17		
Income-Expense Ratio (2% Rule):	0.80%		
Typical Cap Rate:	5.80%	Debt Coverage Ratio:	1.29
ARV based on Cap Rate:	\$122,000.00		

## 50% Rule Cash Flow Estimates

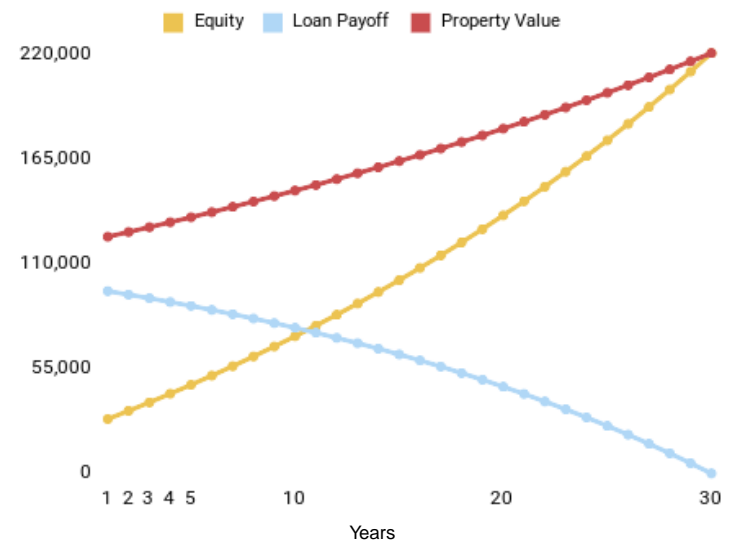
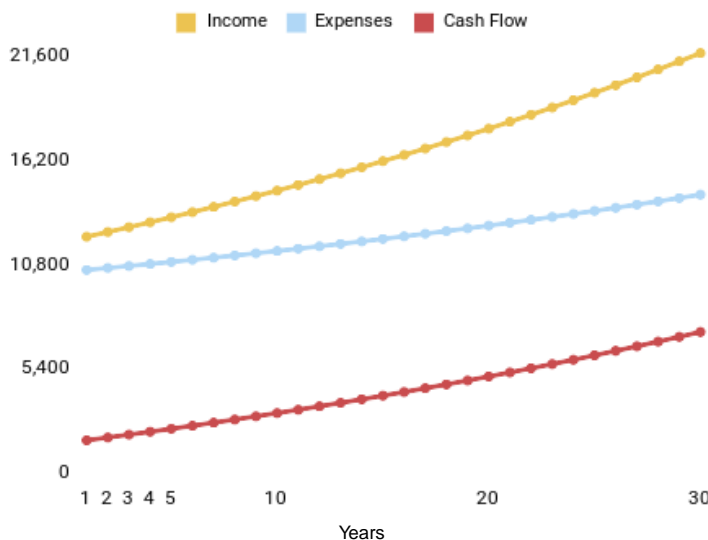
Total Monthly Income:	\$1,000.00
x50% for Expenses:	\$500.00
Monthly Payment/Interest Payment:	\$458.95
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$41.05</b>

## 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	\$10,526	\$10,626	\$10,939	\$11,505	\$12,129	\$12,818	\$14,419
Total Annual Cashflow	\$1,714	\$1,859	\$2,309	\$3,123	\$4,021	\$5,013	\$7,317
Cash on Cash ROI	6.26%	6.78%	8.43%	11.40%	14.68%	18.30%	26.70%
Property Value	\$124,440	\$126,929	\$134,698	\$148,717	\$164,196	\$181,286	\$220,986
Equity	\$28,596	\$32,911	\$46,601	\$72,151	\$101,621	\$135,688	\$220,986
Loan Balance	\$95,844	\$94,018	\$88,097	\$76,567	\$62,575	\$45,598	\$0
Total Profit if Sold	\$2,911	\$9,084	\$29,245	\$68,751	\$116,496	\$173,605	\$321,330
Annualized Total Return	11%	15%	16%	13%	12%	10%	9%

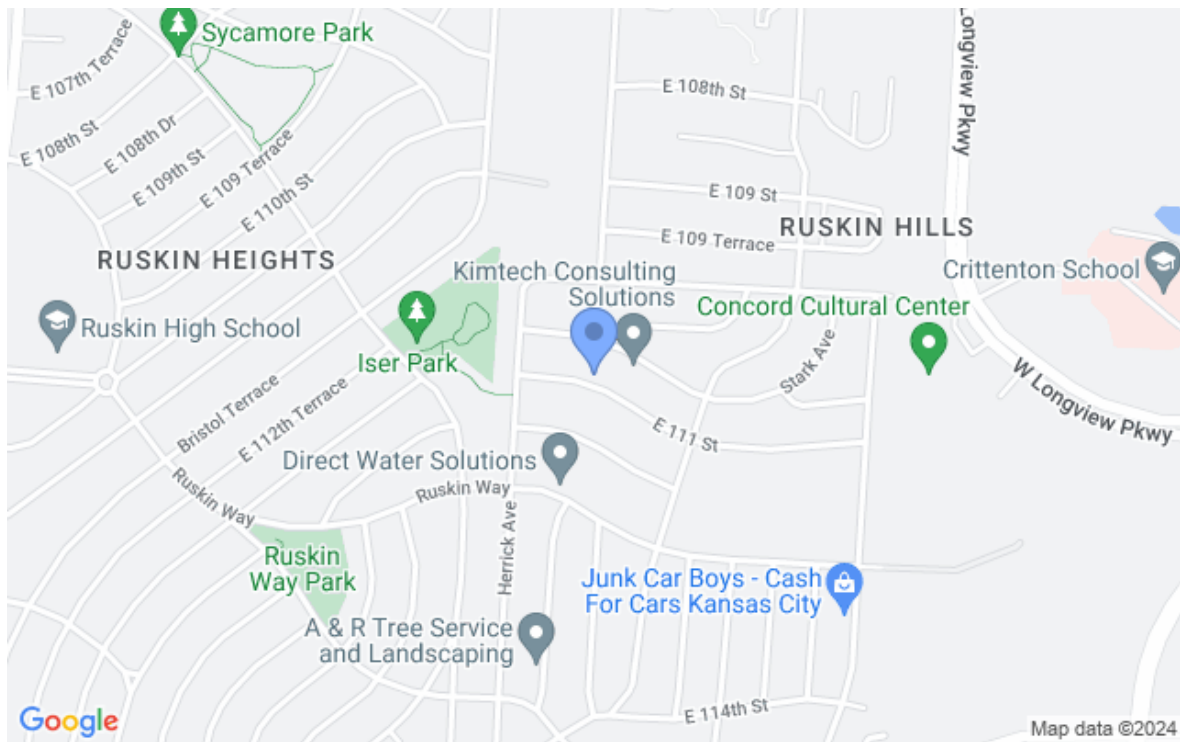
### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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