

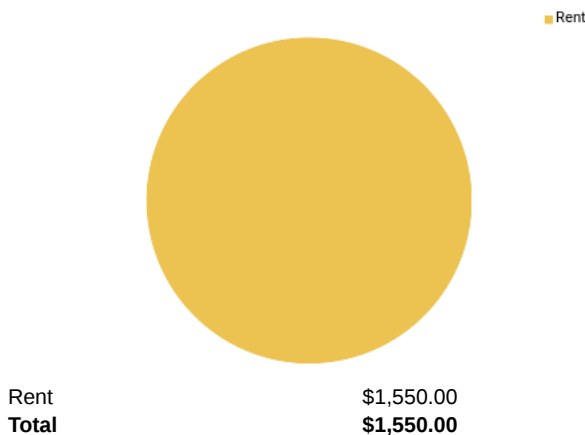
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,550.00	\$1,191.95	\$358.05	5.08%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,586.00	\$69,084.00	6.22%	5.08%

Property Information

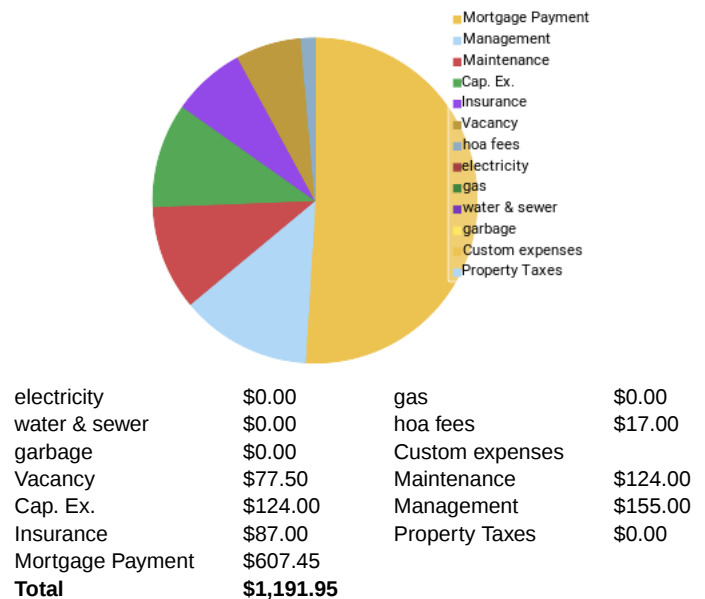
Purchase Price:	\$228,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$228,000.00
After Repair Value	

Down Payment:	\$69,084.00
Loan Amount:	\$158,916.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.250%
Monthly P&I:	\$607.45

Income



Expenses



Financial Projections

Total Initial Equity:	-\$158,916.00		
Gross Rent Multiplier:	12.26		
Income-Expense Ratio (2% Rule):	0.68%		
Typical Cap Rate:	5.08%	Debt Coverage Ratio:	1.59
ARV based on Cap Rate:	\$228,000.00		

50% Rule Cash Flow Estimates

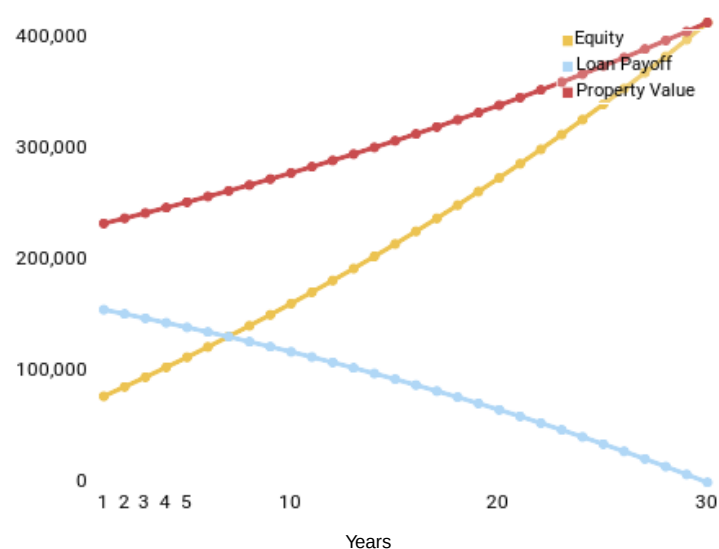
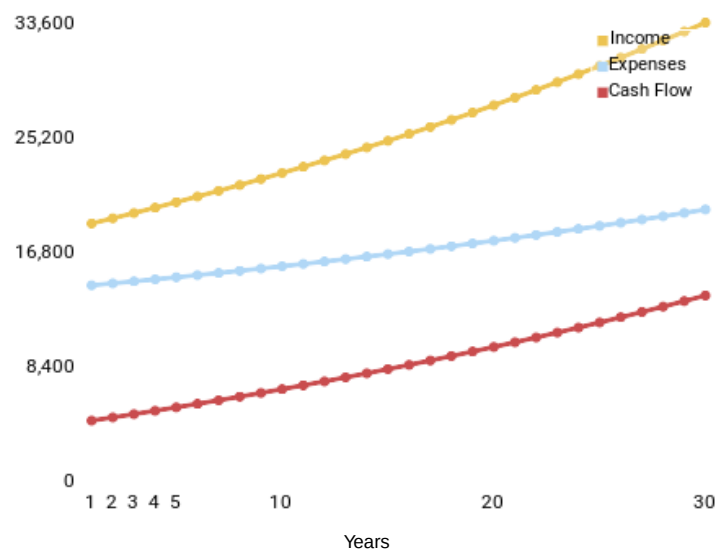
Total Monthly Income:	\$1,550.00
x50% for Expenses:	\$775.00
Monthly Payment/Interest Payment:	\$607.45
Total Monthly Cash Flow using 50% Rule:	\$167.55

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	\$18,972	\$19,351	\$20,536	\$22,673	\$25,033	\$27,639	\$33,691
Total Annual Expenses	\$14,444	\$14,587	\$15,033	\$15,839	\$16,729	\$17,712	\$19,994
Total Annual Cashflow	\$4,528	\$4,765	\$5,502	\$6,834	\$8,304	\$9,927	\$13,697
Cash on Cash ROI	6.55%	6.90%	7.96%	9.89%	12.02%	14.37%	19.83%
Property Value	\$232,560	\$237,211	\$251,730	\$277,931	\$306,858	\$338,796	\$412,990
Equity	\$77,396	\$85,885	\$112,449	\$160,619	\$214,129	\$273,575	\$412,990
Loan Balance	\$155,164	\$151,326	\$139,282	\$117,312	\$92,728	\$65,221	\$0
Total Profit if Sold	-\$4,601	\$8,303	\$49,538	\$127,197	\$217,059	\$320,433	\$573,672
Compound Annual Growth Rate	-7%	6%	11%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

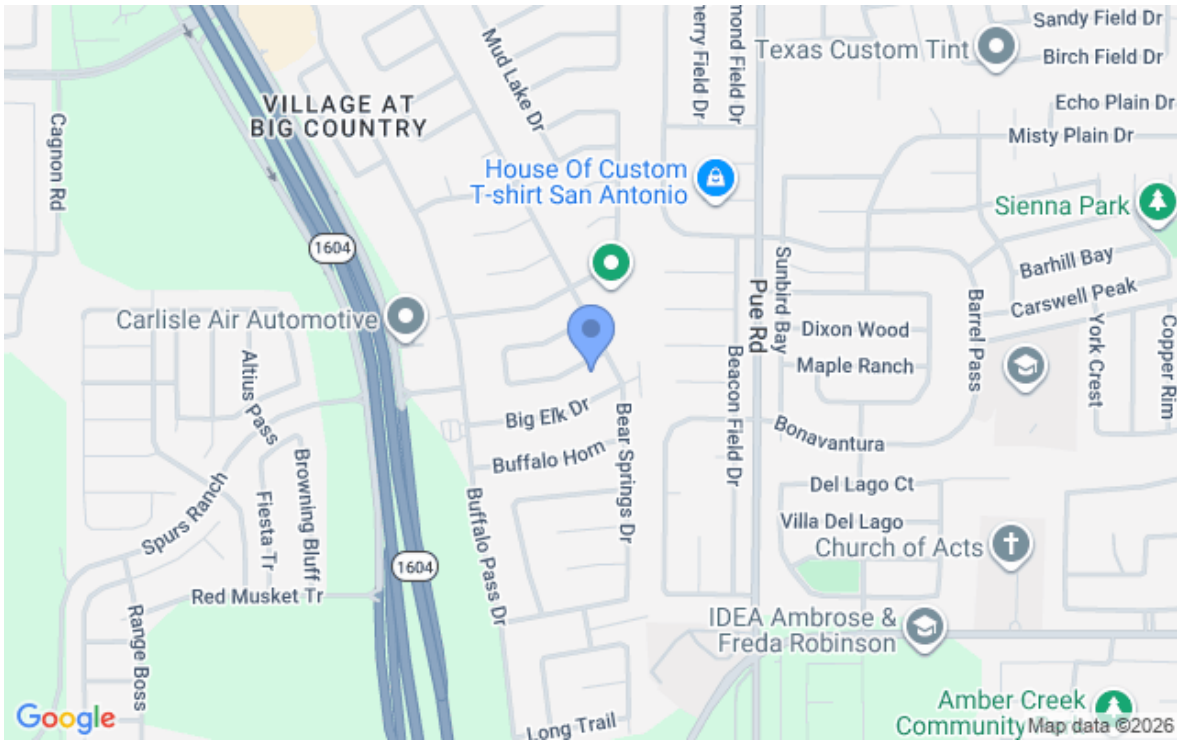


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Year Built

1983



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