

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,800.00	\$4,187.54	\$2,612.46	10.54%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$51,564.00	\$215,160.00	14.57%	10.54%

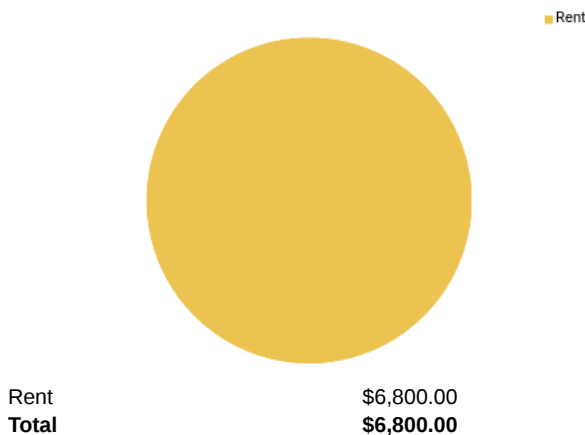
Property Information

Purchase Price:	\$489,000.00
Purchase Closing Costs:	\$117,360.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$606,360.00
After Repair Value	

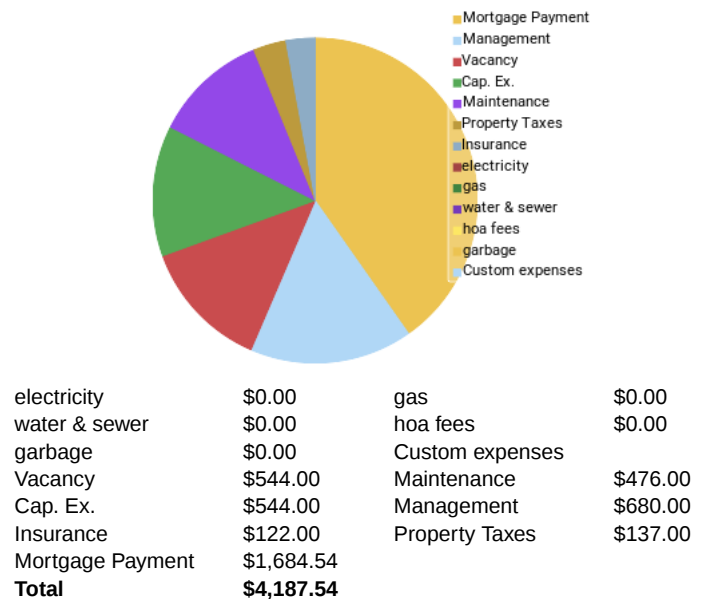
Down Payment:	\$97,800.00
Loan Amount:	\$391,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.166%
Monthly P&I:	\$1,684.54



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$391,200.00		
Gross Rent Multiplier:		5.99		
Income-Expense Ratio (2% Rule):		1.12%		
Typical Cap Rate:		10.54%	Debt Coverage Ratio:	2.55
ARV based on Cap Rate:		\$489,000.00		

50% Rule Cash Flow Estimates

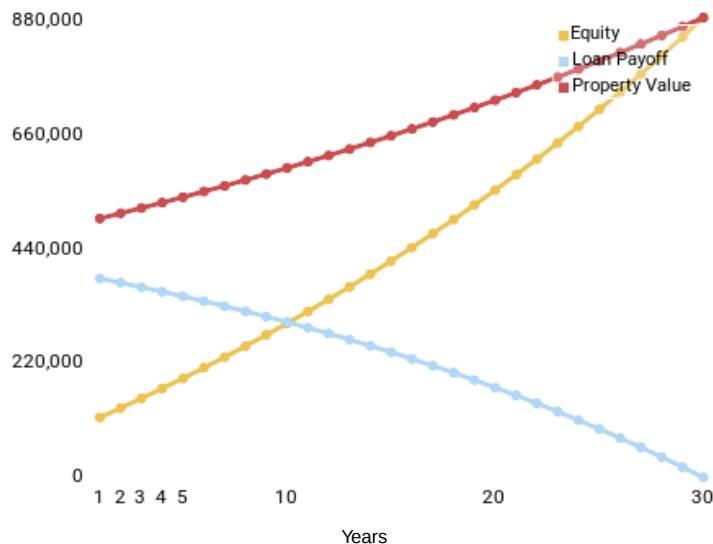
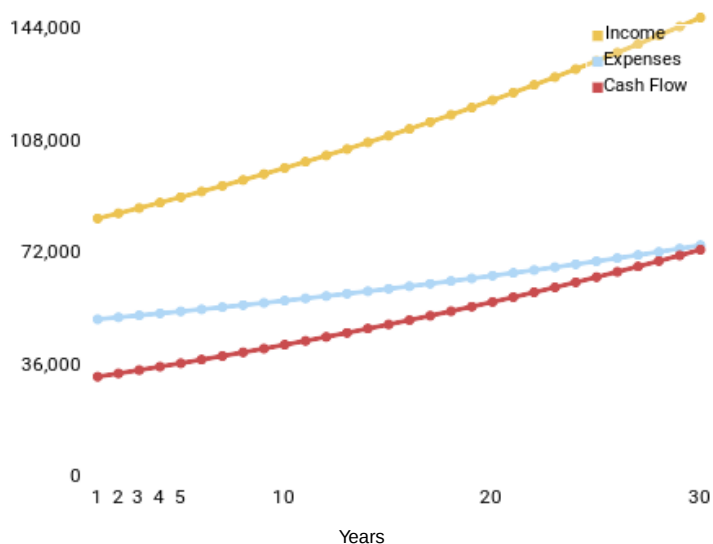
Total Monthly Income:	\$6,800.00
x50% for Expenses:	\$3,400.00
Monthly Payment/Interest Payment:	\$1,684.54
Total Monthly Cash Flow using 50% Rule:	\$1,715.46

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	\$83,232	\$84,897	\$90,093	\$99,470	\$109,823	\$121,253	\$147,807
Total Annual Expenses	\$50,851	\$51,464	\$53,377	\$56,828	\$60,639	\$64,846	\$74,621
Total Annual Cashflow	\$32,381	\$33,433	\$36,716	\$42,642	\$49,184	\$56,407	\$73,187
Cash on Cash ROI	15.05%	15.54%	17.06%	19.82%	22.86%	26.22%	34.01%
Property Value	\$498,780	\$508,756	\$539,896	\$596,088	\$658,130	\$726,628	\$885,756
Equity	\$115,524	\$133,698	\$191,049	\$296,850	\$416,996	\$553,551	\$885,756
Loan Balance	\$383,256	\$375,057	\$348,846	\$299,238	\$241,134	\$173,078	\$0
Total Profit if Sold	-\$67,255	-\$15,648	\$148,525	\$455,448	\$808,170	\$1,212,027	\$2,197,849
Compound Annual Growth Rate	-31%	-4%	11%	12%	11%	10%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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