

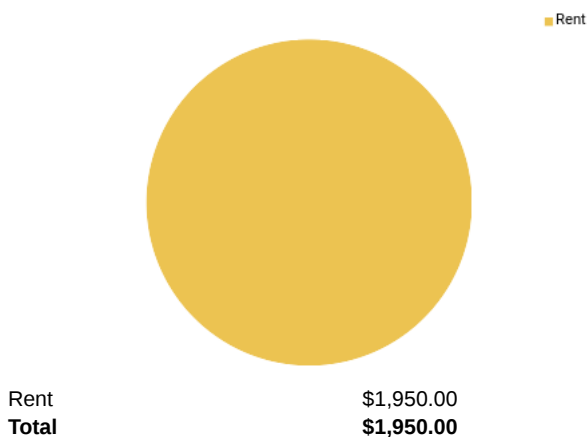
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,950.00	\$1,395.75	\$554.25	9.74%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,338.36	\$60,280.00	11.03%	9.74%

Property Information

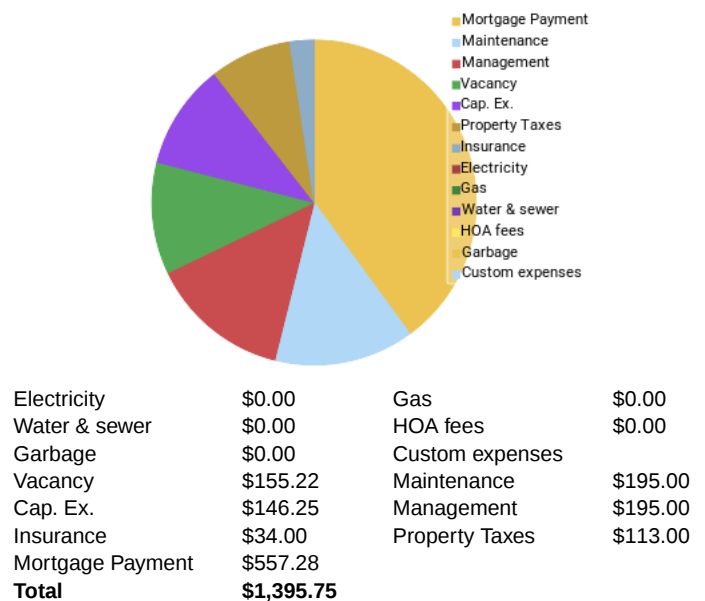
Purchase Price:	\$137,000.00
Purchase Closing Costs:	\$32,880.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$169,880.00
After Repair Value	

Down Payment:	\$27,400.00
Loan Amount:	\$109,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.530%
Monthly P&I:	\$557.28

Income



Expenses



Financial Projections

Total Initial Equity:	-\$109,600.00		
Gross Rent Multiplier:	5.85		
Income-Expense Ratio (2% Rule):	1.15%		
Typical Cap Rate:	9.74%	Debt Coverage Ratio:	1.99
ARV based on Cap Rate:	\$137,000.00		

50% Rule Cash Flow Estimates

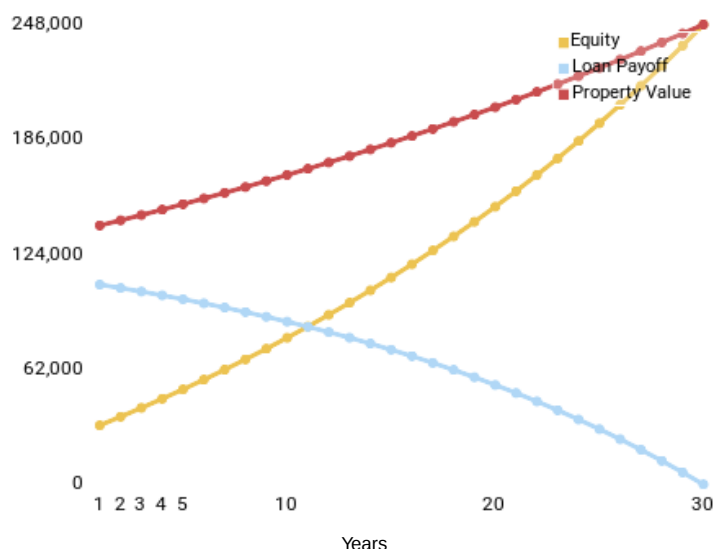
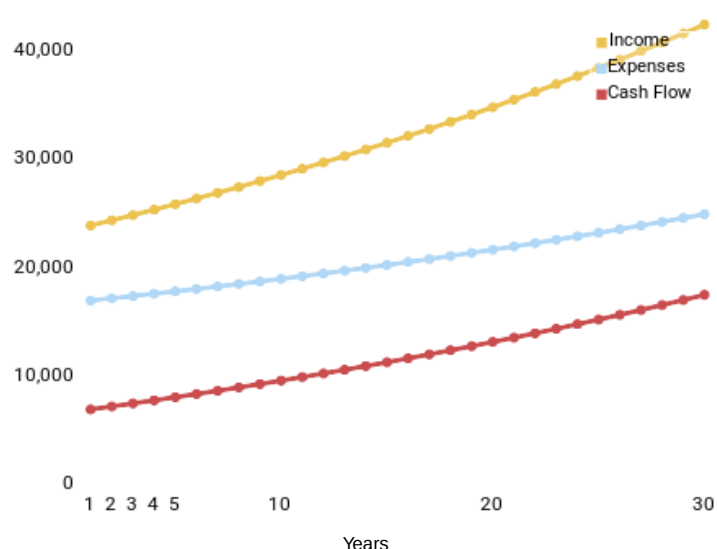
Total Monthly Income:	\$1,950.00
x50% for Expenses:	\$975.00
Monthly Payment/Interest Payment:	\$557.28
Total Monthly Cash Flow using 50% Rule:	\$417.72

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	\$23,868	\$24,345	\$25,835	\$28,524	\$31,493	\$34,771	\$42,386
Total Annual Expenses	\$16,950	\$17,156	\$17,796	\$18,952	\$20,229	\$21,638	\$24,913
Total Annual Cashflow	\$6,918	\$7,190	\$8,039	\$9,572	\$11,264	\$13,133	\$17,473
Cash on Cash ROI	11.48%	11.93%	13.34%	15.88%	18.69%	21.79%	28.99%
Property Value	\$139,740	\$142,535	\$151,259	\$167,002	\$184,384	\$203,575	\$248,157
Equity	\$31,899	\$36,534	\$51,305	\$79,140	\$111,682	\$149,878	\$248,157
Loan Balance	\$107,841	\$106,001	\$99,954	\$87,862	\$72,702	\$53,697	\$0
Total Profit if Sold	-\$21,464	-\$9,639	\$28,389	\$100,959	\$186,370	\$286,419	\$539,189
Compound Annual Growth Rate	-36%	-8%	8%	10%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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