

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,595.03	\$204.97	7.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,404.00	\$4,000.00	61.49%	7.45%

Property Information

Purchase Price:	\$180,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$184,000.00
After Repair Value	

Property Description

Well maintained rental that has had many updated thru the years. Metal siding, some concrete, windows upper, some on main level, furnace, central air, for main level, water heater, kitchen cabinets, egress window, shed, Main floor has Stove, frig, dishwasher, washer, dryer, Upper stove, frig, rent is \$500.00 basement stove, frig, electric heat, ...



Down Payment:	\$0.00
Loan Amount:	\$180,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$912.03

Income

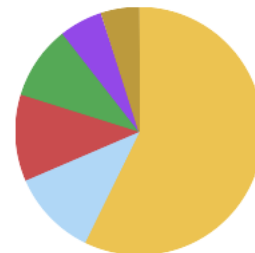
rent 3 rent rent 2



rent	\$500.00	rent 2	\$500.00
rent 3	\$800.00		
Total	\$1,800.00		

Expenses

Mortgage Payment Maintenance Cap. Ex. Property Taxes
 Vacancy Insurance electricity gas water & sewer
 hoa fees garbage Custom expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$90.00	Maintenance	\$180.00
Cap. Ex.	\$180.00	Insurance	\$80.00
Property Taxes	\$153.00	Mortgage Payment	\$912.03
Total	\$1,595.03		

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Financial Projections

Total Initial Equity:	-\$180,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.98%		
Typical Cap Rate:	7.45%	Debt Coverage Ratio:	1.22
ARV based on Cap Rate:	\$180,000.00		

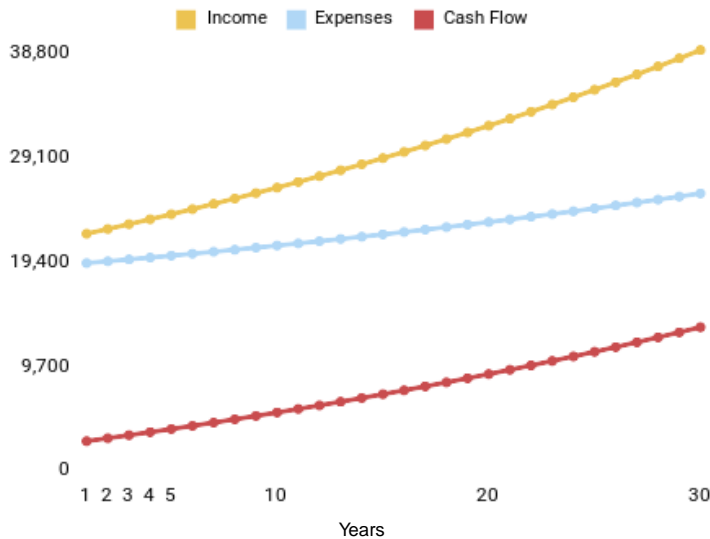
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$912.03
Total Monthly Cash Flow using 50% Rule:	-\$12.03

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	\$22,032	\$22,473	\$23,848	\$26,330	\$29,071	\$32,096	\$39,125
Total Annual Expenses	\$19,304	\$19,472	\$19,993	\$20,935	\$21,975	\$23,123	\$25,790
Total Annual Cashflow	\$2,728	\$3,001	\$3,855	\$5,395	\$7,096	\$8,973	\$13,335
Cash on Cash ROI	68.19%	75.03%	96.37%	134.87%	177.39%	224.33%	333.38%
Property Value	\$183,600	\$187,272	\$198,735	\$219,419	\$242,256	\$267,471	\$326,045
Equity	\$6,504	\$13,213	\$34,650	\$75,258	\$123,035	\$179,469	\$326,045
Loan Balance	\$177,096	\$174,059	\$164,084	\$144,161	\$119,221	\$88,002	\$0
Total Profit if Sold	\$5,231	\$14,942	\$47,078	\$111,519	\$191,306	\$288,777	\$548,363
Annualized Total Return	131%	118%	66%	40%	30%	24%	18%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

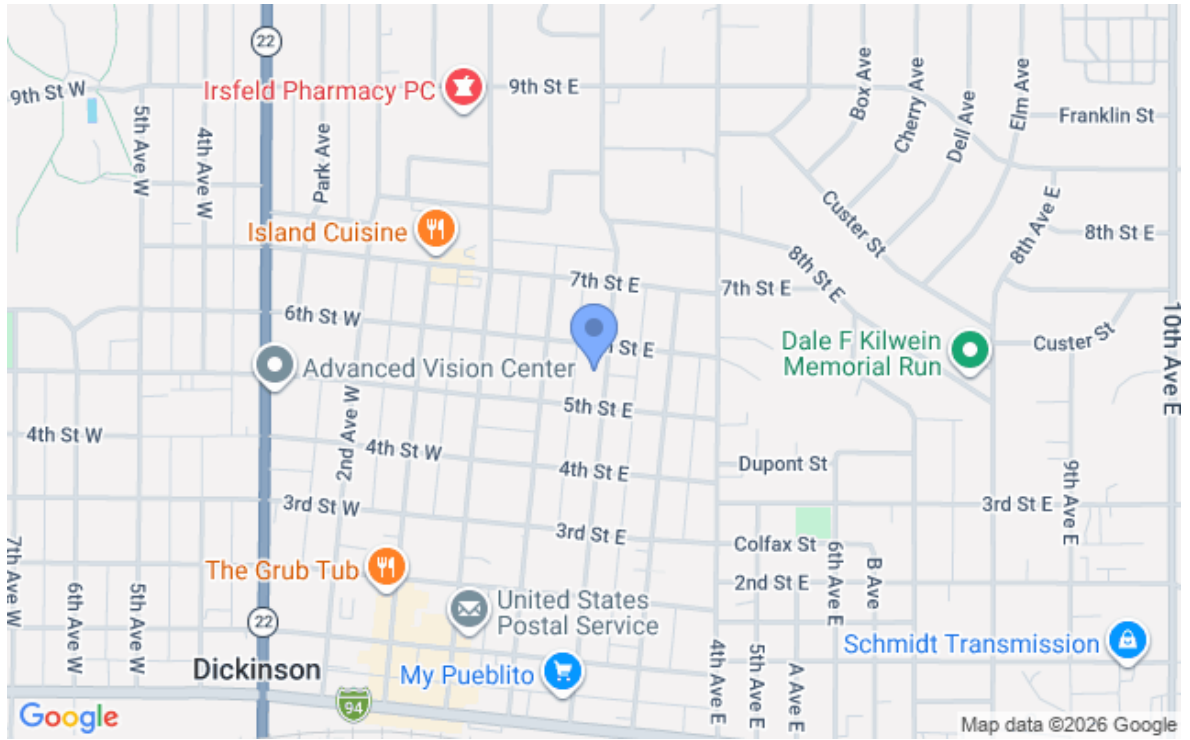


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House Size (sq. ft)
Year Built

2625.0
1926



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