

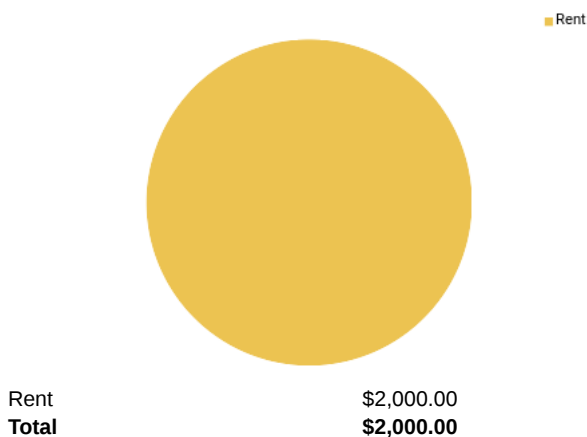
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$1,610.84	\$389.16	7.08%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,160.00	\$13,000.00	35.92%	7.08%

Property Information

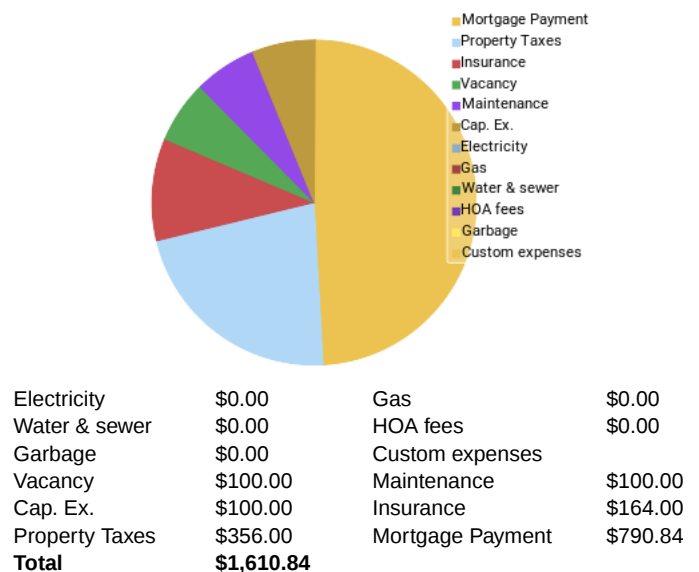
Purchase Price:	\$200,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$203,000.00
After Repair Value	

Down Payment:	\$10,000.00
Loan Amount:	\$190,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.900%
Monthly P&I:	\$790.84

Income



Expenses



Financial Projections

Total Initial Equity:	-\$190,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	7.08%	Debt Coverage Ratio:	1.49
ARV based on Cap Rate:	\$200,000.00		

50% Rule Cash Flow Estimates

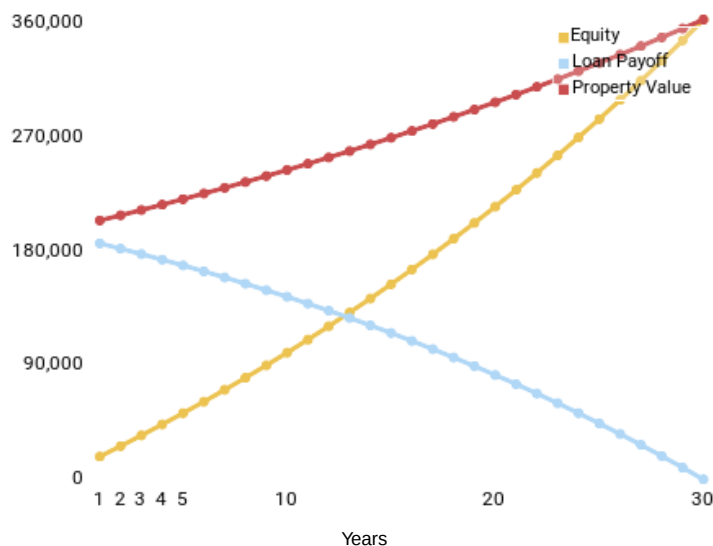
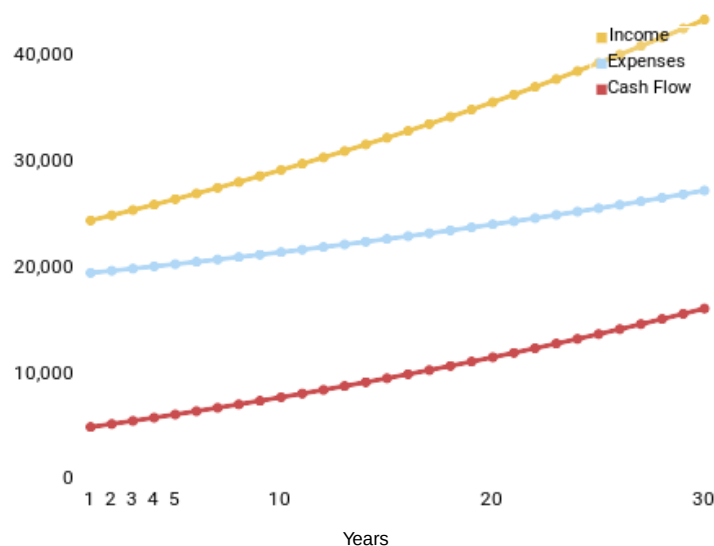
Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$790.84
Total Monthly Cash Flow using 50% Rule:	\$209.16

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	\$24,480	\$24,970	\$26,498	\$29,256	\$32,301	\$35,663	\$43,473
Total Annual Expenses	\$19,527	\$19,728	\$20,354	\$21,485	\$22,733	\$24,112	\$27,314
Total Annual Cashflow	\$4,953	\$5,242	\$6,144	\$7,771	\$9,567	\$11,551	\$16,159
Cash on Cash ROI	38.10%	40.32%	47.26%	59.78%	73.60%	88.85%	124.30%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$18,033	\$26,265	\$52,204	\$99,907	\$153,855	\$214,896	\$362,272
Loan Balance	\$185,967	\$181,815	\$168,612	\$143,892	\$115,319	\$82,293	\$0
Total Profit if Sold	\$9,987	\$23,460	\$66,917	\$150,156	\$248,276	\$363,027	\$650,504
Compound Annual Growth Rate	77%	67%	44%	29%	22%	18%	14%

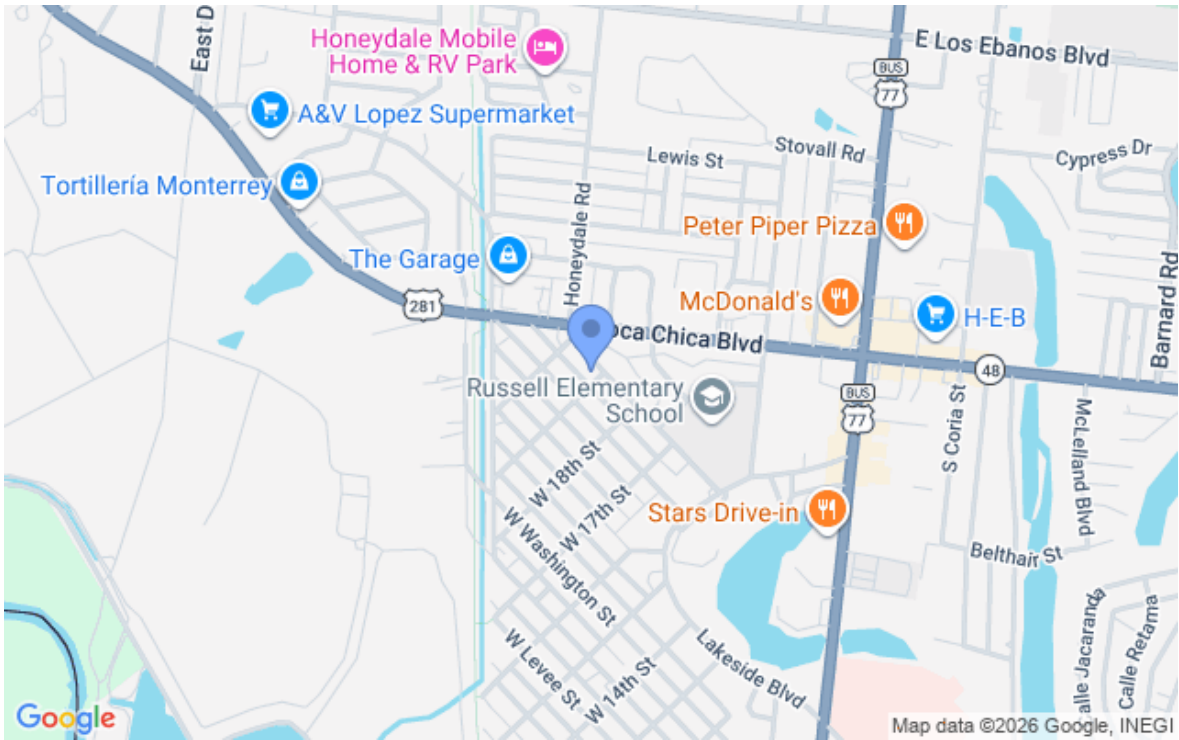
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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