

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,000.00	\$714.55	\$285.45	6.17%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,092.00	\$39,500.00	8.67%	8.87%

Property Information

Purchase Price:	\$80,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$103,500.00
After Repair Value	\$115,000.00

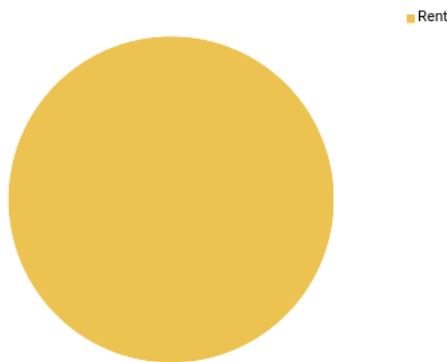


Property Description

Offered for sale outside the original family for the first time ever. Beautiful bones in this brick home on a corner lot in McLeod Subdivision, Lumberton. Formal living room with built-in shelves. Den with massive brick fireplace. Bedroom 2 is all-wood paneling. Galley-style kitchen. The rear of the home features a large, finished, and enclosed ...

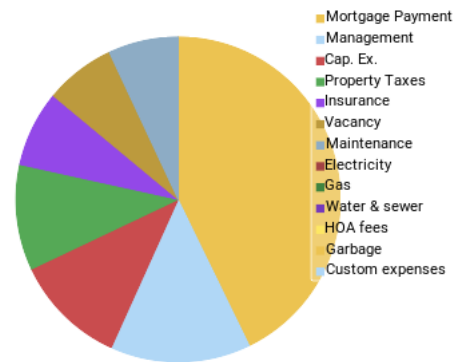
Down Payment:	\$16,000.00
Loan Amount:	\$64,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$305.55

Income



Rent	\$1,000.00
Total	\$1,000.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$50.00
Vacancy	\$50.00	Maintenance	\$100.00
Cap. Ex.	\$80.00	Property Taxes	\$75.00
Insurance	\$54.00		
Mortgage Payment	\$305.55		
Total	\$714.55		

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Financial Projections

Total Initial Equity:	\$51,000.00		
Gross Rent Multiplier:	6.67		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	8.87%	Debt Coverage Ratio:	1.93
ARV based on Cap Rate:	\$80,000.00		

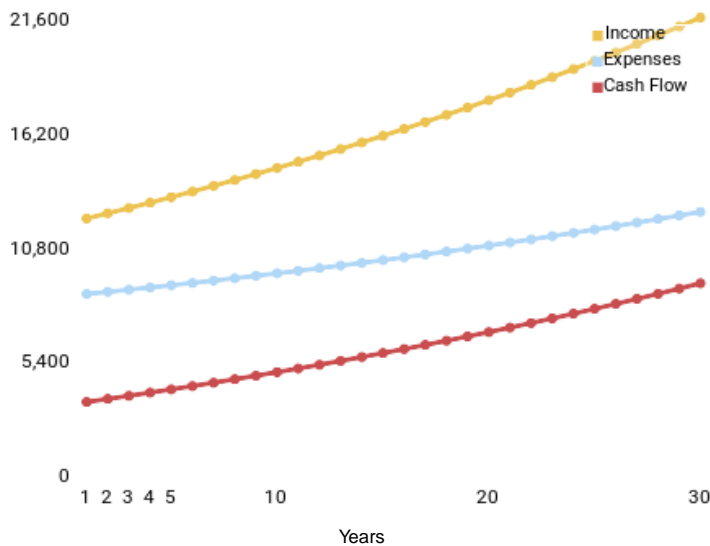
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,000.00
x50% for Expenses:	\$500.00
Monthly Payment/Interest Payment:	\$305.55
Total Monthly Cash Flow using 50% Rule:	\$194.45

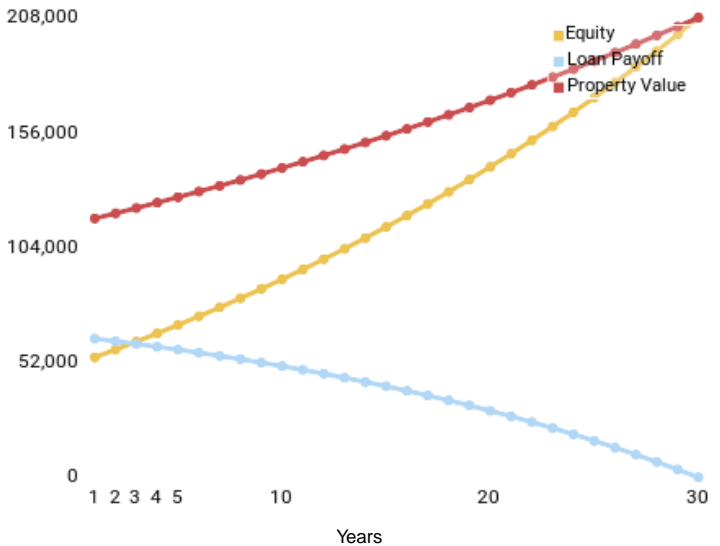
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value					
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30	
Total Annual Income	\$12,240	\$12,485	\$13,249	\$14,628	\$16,150	\$17,831	\$21,736	
Total Annual Expenses	\$8,673	\$8,773	\$9,085	\$9,649	\$10,272	\$10,960	\$12,557	
Total Annual Cashflow	\$3,567	\$3,712	\$4,164	\$4,979	\$5,878	\$6,872	\$9,180	
Cash on Cash ROI	9.03%	9.40%	10.54%	12.60%	14.88%	17.40%	23.24%	
Property Value	\$117,300	\$119,646	\$126,969	\$140,184	\$154,775	\$170,884	\$208,307	
Equity	\$54,427	\$57,946	\$69,083	\$89,763	\$113,467	\$140,705	\$208,307	
Loan Balance	\$62,873	\$61,700	\$57,886	\$50,422	\$41,307	\$30,179	\$0	
Total Profit if Sold	\$18,494	\$25,725	\$48,895	\$92,806	\$144,067	\$203,637	\$352,273	
Compound Annual Growth Rate	47%	29%	17%	13%	11%	10%	8%	

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

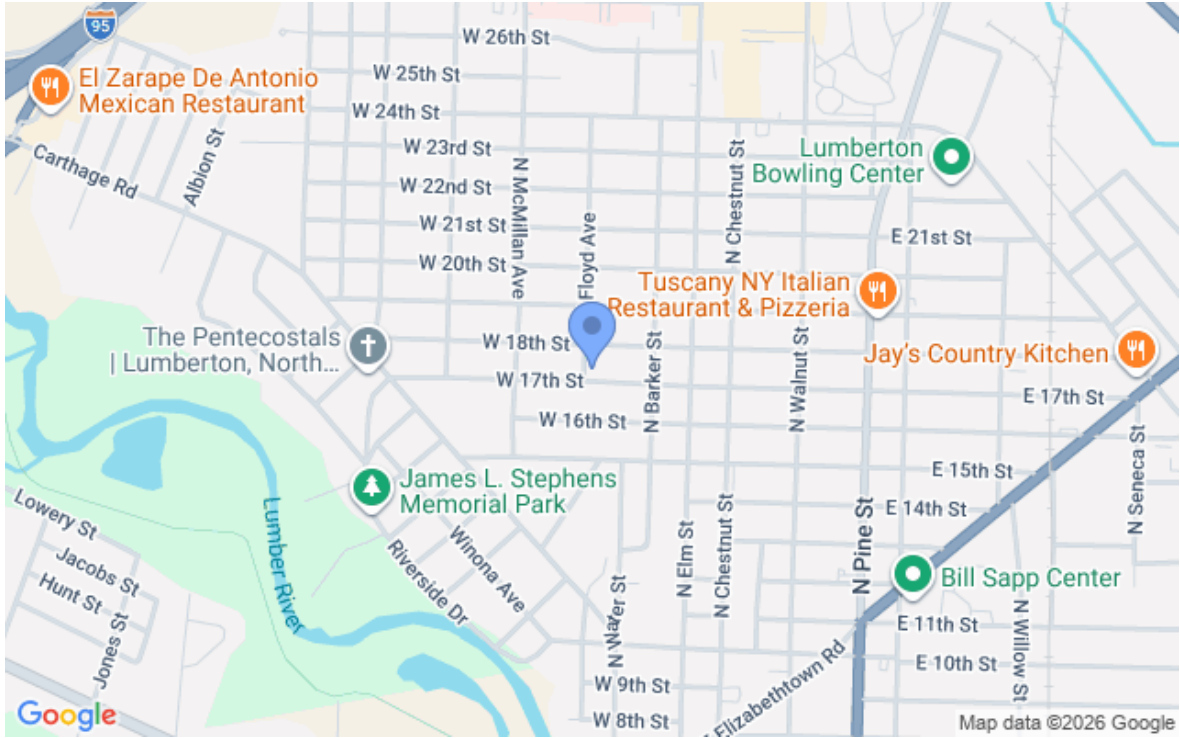


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House Size (sq. ft)
Year Built

2100.0
1948



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