

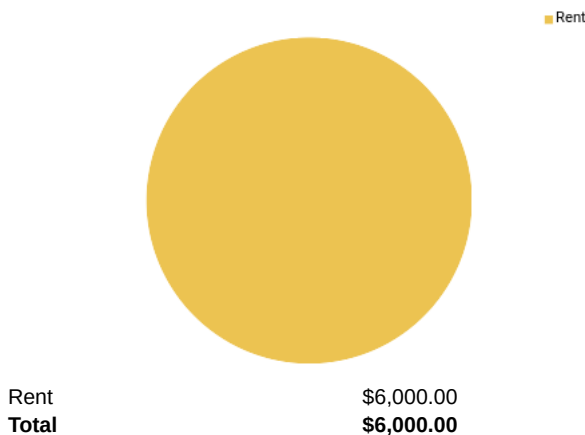
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,000.00	\$5,031.56	\$968.44	8.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$46,572.00	\$170,500.00	6.82%	8.47%

Property Information

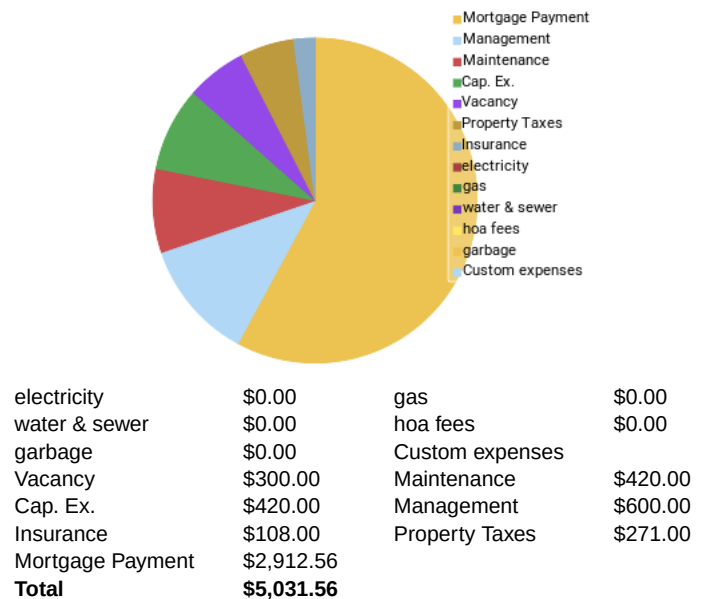
Purchase Price:	\$550,000.00
Purchase Closing Costs:	\$33,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$583,000.00
After Repair Value	

Down Payment:	\$137,500.00
Loan Amount:	\$412,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.600%
Monthly P&I:	\$2,912.56

Income



Expenses



Financial Projections

Total Initial Equity:	-\$412,500.00		
Gross Rent Multiplier:	7.64		
Income-Expense Ratio (2% Rule):	1.03%		
Typical Cap Rate:	8.47%	Debt Coverage Ratio:	1.33
ARV based on Cap Rate:	\$550,000.00		

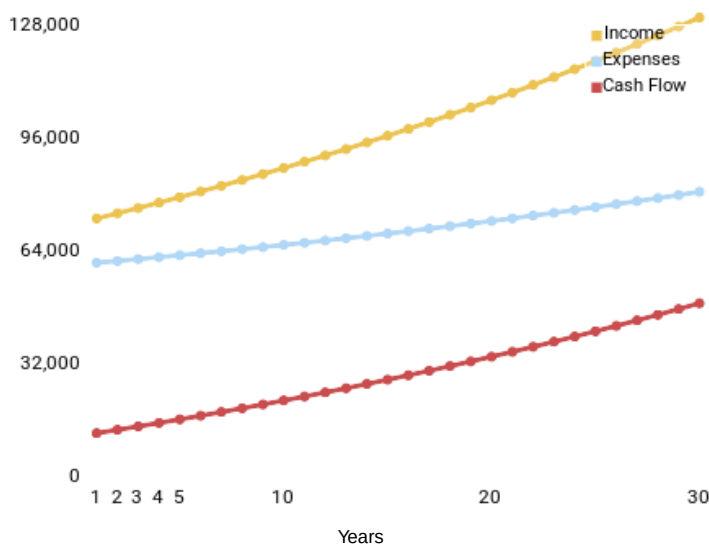
50% Rule Cash Flow Estimates

Total Monthly Income:	\$6,000.00
x50% for Expenses:	\$3,000.00
Monthly Payment/Interest Payment:	\$2,912.56
Total Monthly Cash Flow using 50% Rule:	\$87.44

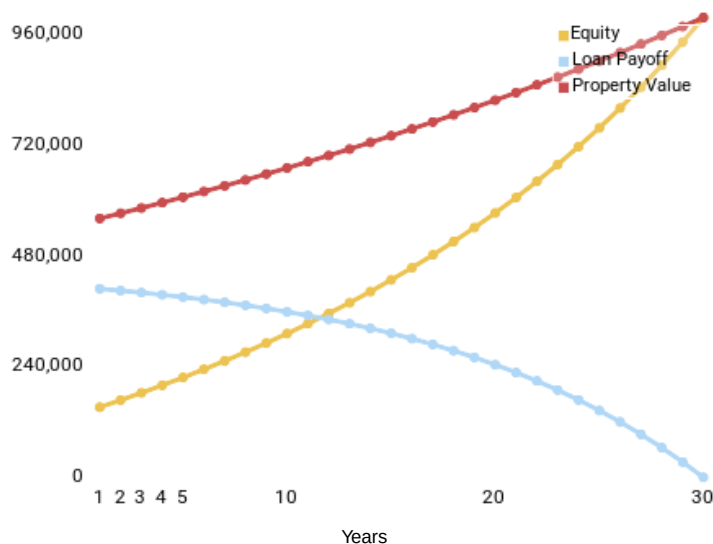
Analysis Over Time

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	\$73,440	\$74,909	\$79,494	\$87,768	\$96,903	\$106,988	\$130,418
Total Annual Expenses	\$60,887	\$61,406	\$63,025	\$65,947	\$69,173	\$72,735	\$81,010
Total Annual Cashflow	\$12,553	\$13,503	\$16,469	\$21,820	\$27,729	\$34,253	\$49,408
Cash on Cash ROI	7.36%	7.92%	9.66%	12.80%	16.26%	20.09%	28.98%
Property Value	\$561,000	\$572,220	\$607,244	\$670,447	\$740,228	\$817,271	\$996,249
Equity	\$152,229	\$167,471	\$216,563	\$311,633	\$427,957	\$572,979	\$996,249
Loan Balance	\$408,771	\$404,749	\$390,681	\$358,814	\$312,270	\$244,292	\$0
Total Profit if Sold	-\$5,718	\$23,027	\$118,520	\$311,776	\$554,694	\$857,673	\$1,704,351
Compound Annual Growth Rate	-3%	7%	11%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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