

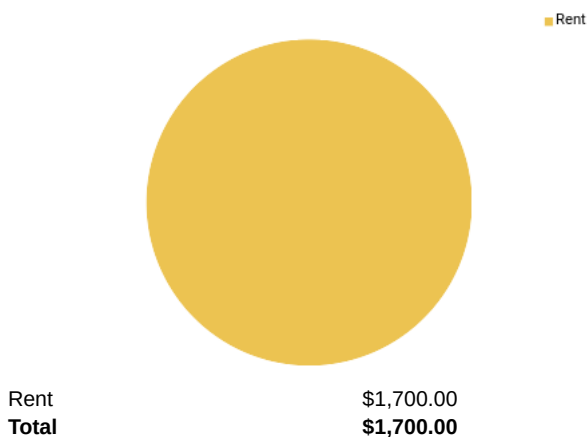
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,700.00	\$1,333.06	\$366.94	6.21%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,660.00	\$45,800.00	9.61%	6.21%

Property Information

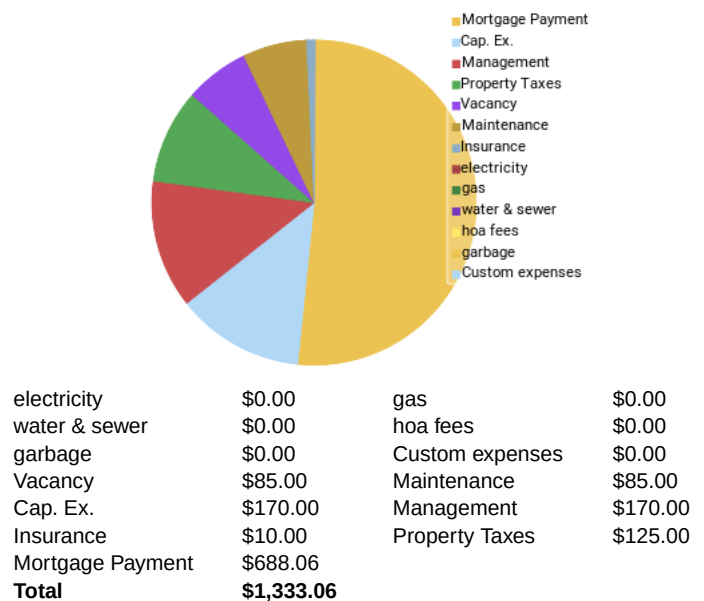
Purchase Price:	\$204,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$209,000.00
After Repair Value	\$2,400,000.00

Down Payment:	\$40,800.00
Loan Amount:	\$163,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$688.06

Income



Expenses



Financial Projections

Total Initial Equity:	\$2,236,800.00		
Gross Rent Multiplier:	10.00		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	6.21%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	\$204,000.00		

50% Rule Cash Flow Estimates

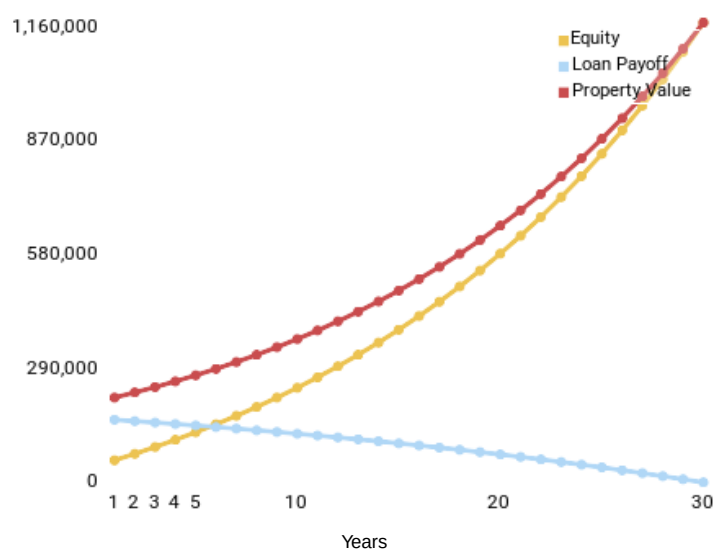
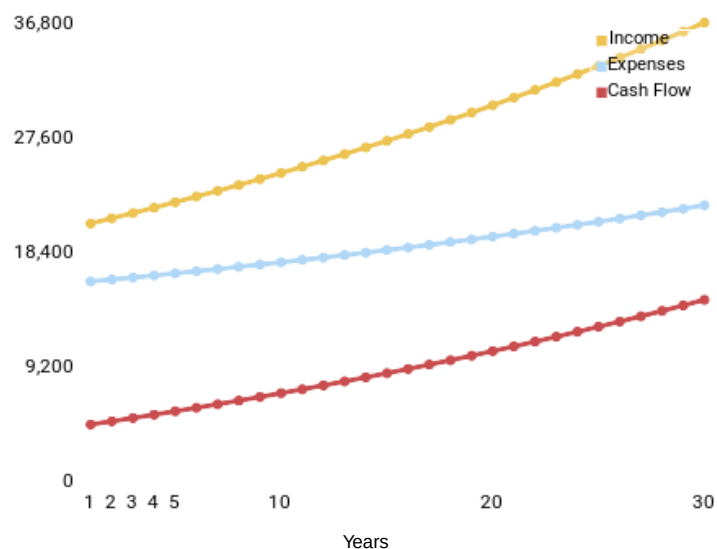
Total Monthly Income:	\$1,700.00
x50% for Expenses:	\$850.00
Monthly Payment/Interest Payment:	\$688.06
Total Monthly Cash Flow using 50% Rule:	\$161.94

Analysis Over Time

Annual Growth Assumptions	2%		2%		6%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$20,808	\$21,224	\$22,523	\$24,867	\$27,456	\$30,313	\$36,952
Total Annual Expenses	\$16,151	\$16,309	\$16,802	\$17,692	\$18,674	\$19,758	\$22,277
Total Annual Cashflow	\$4,657	\$4,915	\$5,721	\$7,176	\$8,782	\$10,555	\$14,675
Cash on Cash ROI	10.17%	10.73%	12.49%	15.67%	19.17%	23.05%	32.04%
Property Value	\$216,240	\$229,214	\$272,998	\$365,333	\$488,898	\$654,256	\$1,171,672
Equity	\$56,447	\$72,933	\$127,903	\$241,269	\$389,263	\$582,999	\$1,171,672
Loan Balance	\$159,793	\$156,282	\$145,095	\$124,064	\$99,635	\$71,256	\$0
Total Profit if Sold	\$15,304	\$36,704	\$108,020	\$254,298	\$442,926	\$685,822	\$1,402,035
Compound Annual Growth Rate	33%	34%	27%	21%	17%	15%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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