

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,440.00	\$2,038.49	\$1,401.51	10.15%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,976.80	\$58,140.00	28.93%	10.15%

Property Information

Purchase Price:	\$275,700.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$278,700.00
After Repair Value	

Down Payment:	\$55,140.00
Loan Amount:	\$220,560.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$929.89

Income

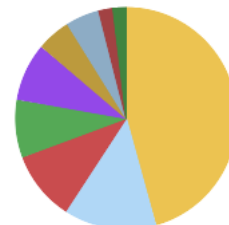
rent rent 2 rent 3 rent 4 rent 5



rent	\$688.00	rent 2	\$688.00
rent 3	\$688.00	rent 4	\$688.00
rent 5	\$688.00		
Total	\$3,440.00		

Expenses

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



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$100.00	Custom expenses	\$100.00
Vacancy	\$172.00	Maintenance	\$206.40
Cap. Ex.	\$172.00	Management	\$275.20
Insurance	\$42.00	Property Taxes	\$41.00
Mortgage Payment	\$929.89		
Total	\$2,038.49		

Financial Projections

Total Initial Equity:	-\$220,560.00		
Gross Rent Multiplier:	6.68		
Income-Expense Ratio (2% Rule):	1.23%		
Typical Cap Rate:	10.15%	Debt Coverage Ratio:	2.51
ARV based on Cap Rate:	\$275,700.00		

50% Rule Cash Flow Estimates

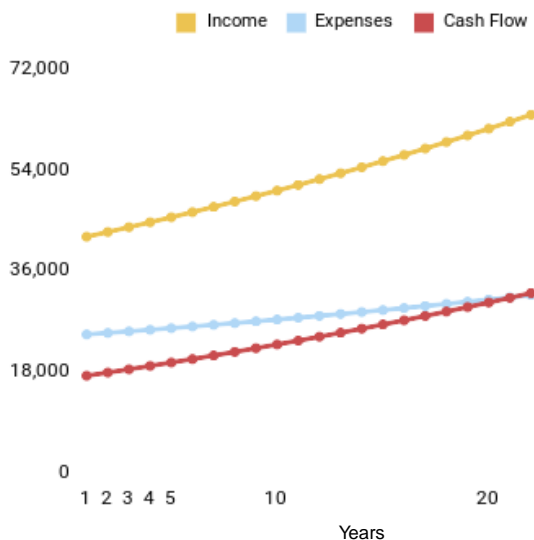
Total Monthly Income:	\$3,440.00
x50% for Expenses:	\$1,720.00
Monthly Payment/Interest Payment:	\$929.89
Total Monthly Cash Flow using 50% Rule:	\$790.11

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	\$42,106	\$42,948	\$45,576	\$50,320	\$55,557	\$61,340	\$74,773
Total Annual Expenses	\$24,728	\$24,999	\$25,846	\$27,375	\$29,063	\$30,927	\$35,256
Total Annual Cashflow	\$17,378	\$17,948	\$19,730	\$22,945	\$26,494	\$30,413	\$39,517
Cash on Cash ROI	29.89%	30.87%	33.94%	39.46%	45.57%	52.31%	67.97%
Property Value	\$281,214	\$286,838	\$304,395	\$336,077	\$371,056	\$409,676	\$499,392
Equity	\$65,259	\$75,628	\$108,303	\$168,407	\$236,403	\$313,375	\$499,392
Loan Balance	\$215,955	\$211,210	\$196,092	\$167,669	\$134,653	\$96,301	\$0
Total Profit if Sold	\$24,497	\$52,814	\$142,874	\$311,146	\$504,373	\$725,419	\$1,264,156
Annualized Total Return	42%	38%	28%	20%	16%	14%	11%

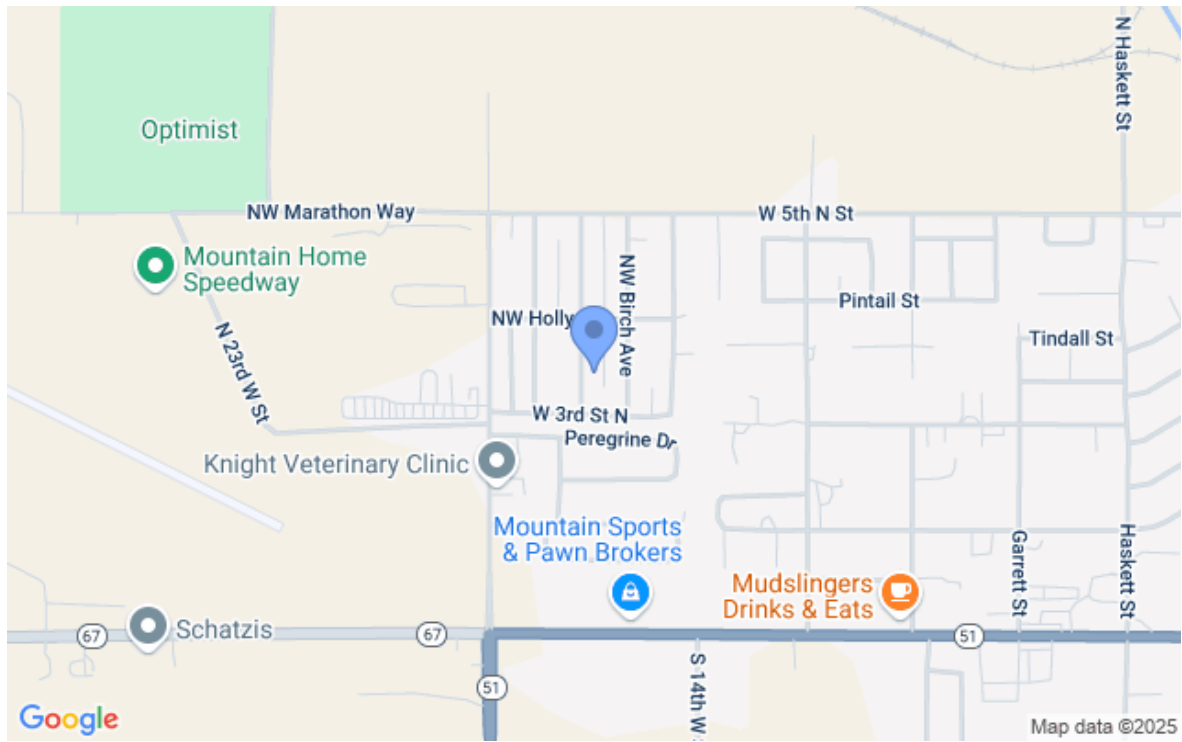
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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