



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,595.00	\$852.75	\$742.25	14.37%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,907.00	\$65,500.00	13.60%	14.37%

Property Information

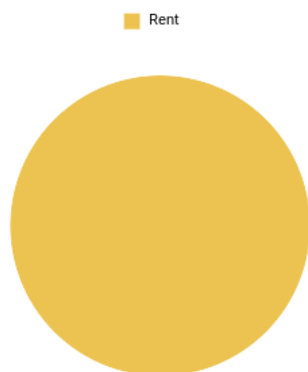
Purchase Price:	\$62,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$65,500.00
After Repair Value	\$100,000.00

Property Description

Marketing Remarks: Multi-family Money Maker!!! Property fully rented w/ long-time tenants! Property features 3 units. Unit A has 3 bdrms, 1 bth on 1st floor w/ use of full basement. Unit B features 2 bdrms, 1 bth on 2nd floor. Unit C features 2 bdrms, 1 bth on 2nd floor. Tenant A maintains yard. All units pay their own electricity. Great investm...

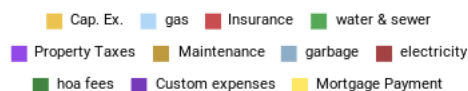
Down Payment:	\$62,000.00
Loan Amount:	\$0.00
Loan Points:	1.0
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Rent	\$1,595.00
Total	\$1,595.00

Expenses



electricity	\$0.00	gas	\$125.00
water & sewer	\$100.00	hoa fees	\$0.00
garbage	\$12.00	Custom expenses	
Maintenance	\$79.75	Cap. Ex.	\$319.00
Insurance	\$125.00	Property Taxes	\$92.00
Mortgage Payment	\$0.00		
Total	\$852.75		

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Financial Projections

Total Initial Equity:	\$100,000.00		
Gross Rent Multiplier:	3.24		
Income-Expense Ratio (2% Rule):	2.44%		
Typical Cap Rate:	14.37%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$62,000.00		

50% Rule Cash Flow Estimates

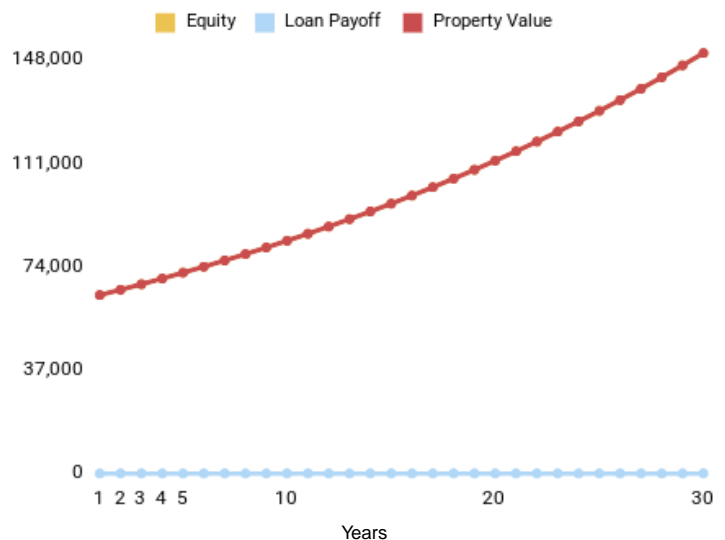
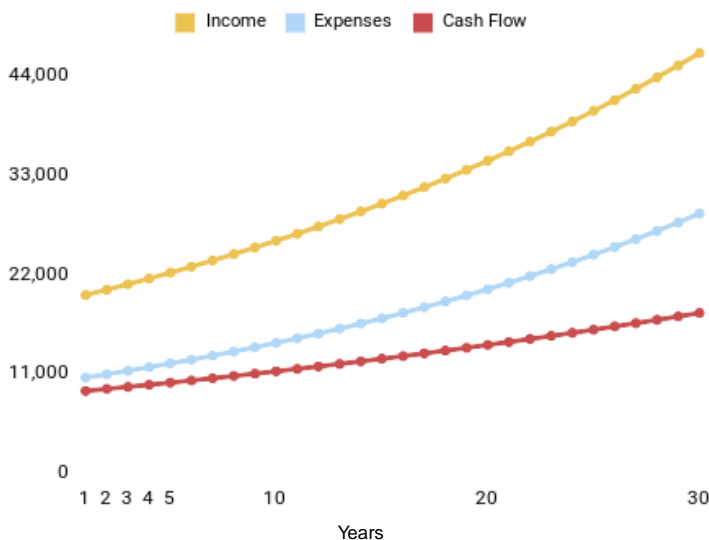
Total Monthly Income:	\$1,595.00
x50% for Expenses:	\$797.50
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$797.50

Analysis Over Time

Annual Growth Assumptions	3.5%		3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$19,714	\$20,306	\$22,189	\$25,723	\$29,819	\$34,569	\$46,458
Total Annual Expenses	\$10,591	\$10,962	\$12,154	\$14,435	\$17,144	\$20,362	\$28,722
Total Annual Cashflow	\$9,123	\$9,344	\$10,035	\$11,288	\$12,676	\$14,207	\$17,736
Cash on Cash ROI	13.93%	14.27%	15.32%	17.23%	19.35%	21.69%	27.08%
Property Value	\$63,860	\$65,776	\$71,875	\$83,323	\$96,594	\$111,979	\$150,490
Equity	\$63,860	\$65,776	\$71,875	\$83,323	\$96,594	\$111,979	\$150,490
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$7,483	\$18,743	\$54,246	\$119,575	\$193,393	\$276,692	\$476,158
Annualized Total Return	11%	13%	13%	11%	10%	9%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

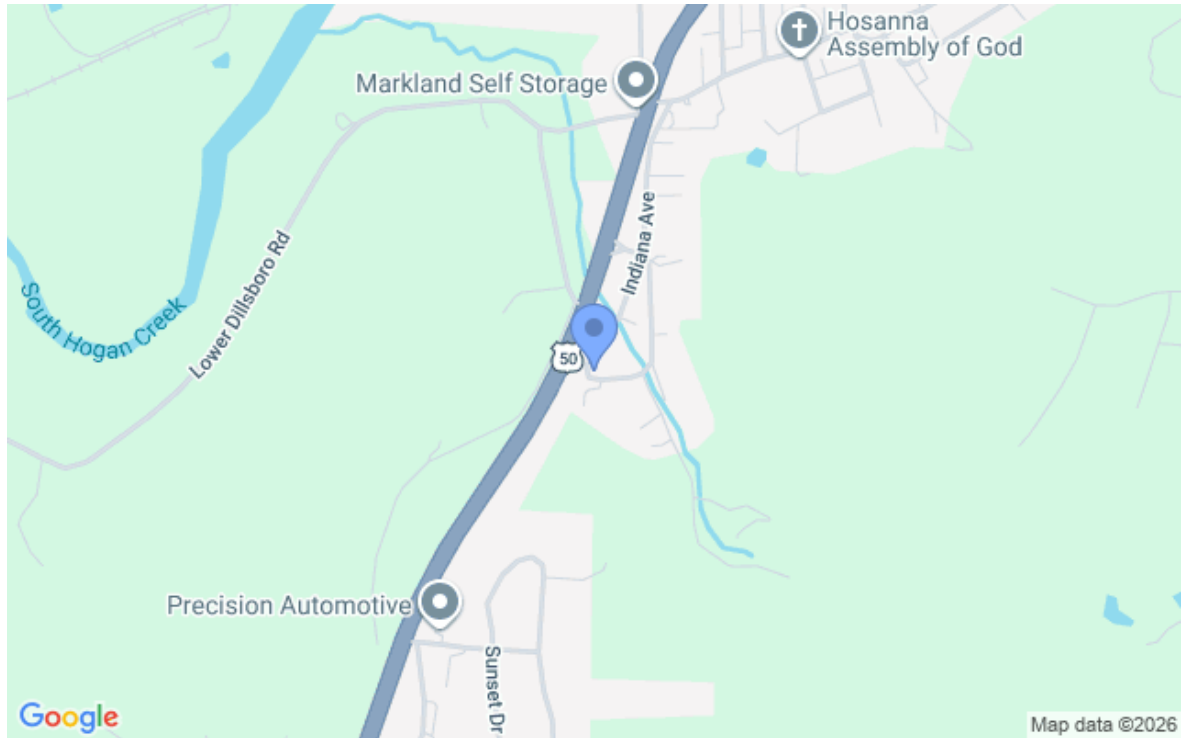


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House Size (sq. ft)
Year Built

3500.0
1940



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