

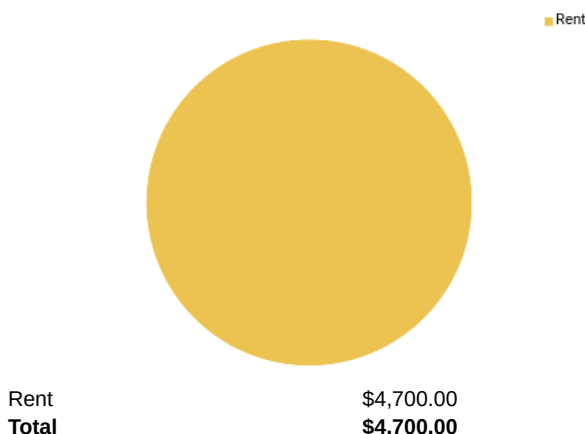
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,700.00	\$6,478.18	-\$1,778.18	2.50%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,492.00	\$173,000.00	-12.33%	2.50%

Property Information

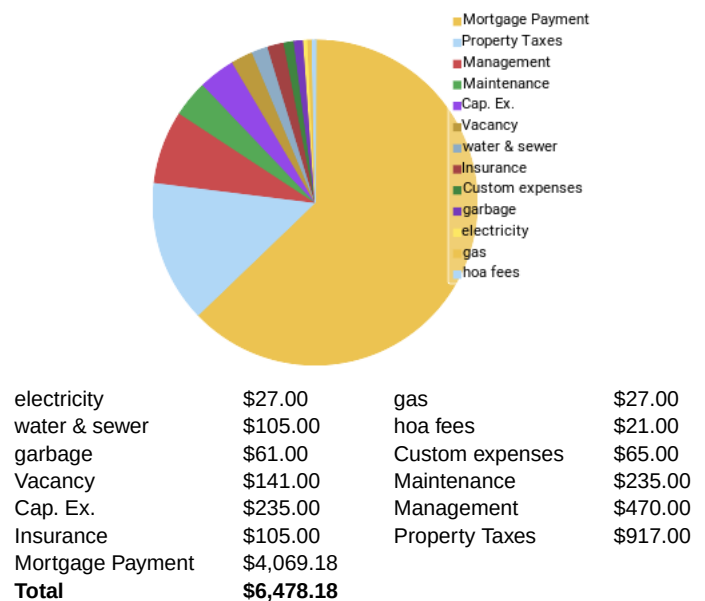
Purchase Price:	\$1,100,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,108,000.00
After Repair Value	

Down Payment:	\$165,000.00
Loan Amount:	\$935,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.250%
Monthly P&I:	\$4,069.18

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$935,000.00		
Gross Rent Multiplier:		19.50		
Income-Expense Ratio (2% Rule):		0.42%		
Typical Cap Rate:		2.50%	Debt Coverage Ratio:	0.56
ARV based on Cap Rate:		\$1,100,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,700.00
x50% for Expenses:	\$2,350.00
Monthly Payment/Interest Payment:	\$4,069.18
Total Monthly Cash Flow using 50% Rule:	-\$1,719.18

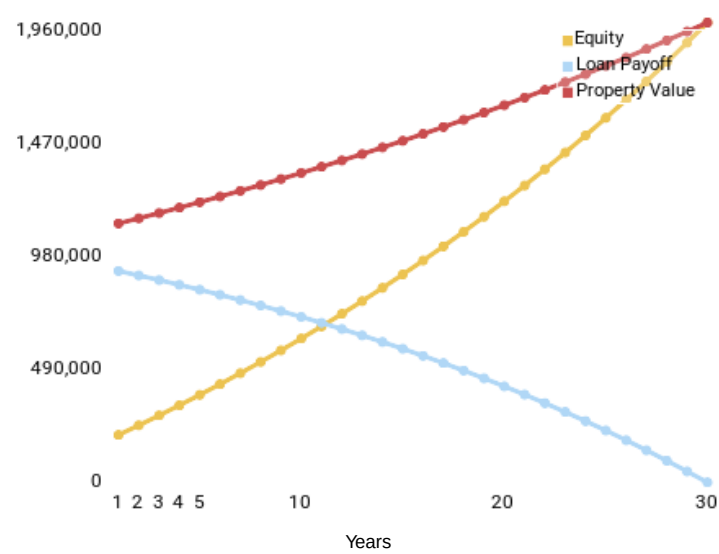
Analysis Over Time

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	\$57,528	\$58,679	\$62,270	\$68,751	\$75,907	\$83,807	\$102,161
Total Annual Expenses	\$78,316	\$78,906	\$80,747	\$84,069	\$87,737	\$91,786	\$101,193
Total Annual Cashflow	-\$20,788	-\$20,227	-\$18,477	-\$15,318	-\$11,830	-\$7,978	\$968
Cash on Cash ROI	-12.02%	-11.69%	-10.68%	-8.85%	-6.84%	-4.61%	0.56%
Property Value	\$1,122,000	\$1,144,440	\$1,214,489	\$1,340,894	\$1,480,455	\$1,634,542	\$1,992,498
Equity	\$205,720	\$247,497	\$379,471	\$623,473	\$901,352	\$1,218,126	\$1,992,498
Loan Balance	\$916,280	\$896,943	\$835,018	\$717,421	\$579,103	\$416,416	\$0
Total Profit if Sold	\$11,932	\$33,481	\$108,251	\$269,222	\$480,839	\$749,866	\$1,492,197
Compound Annual Growth Rate	7%	9%	10%	10%	9%	9%	8%

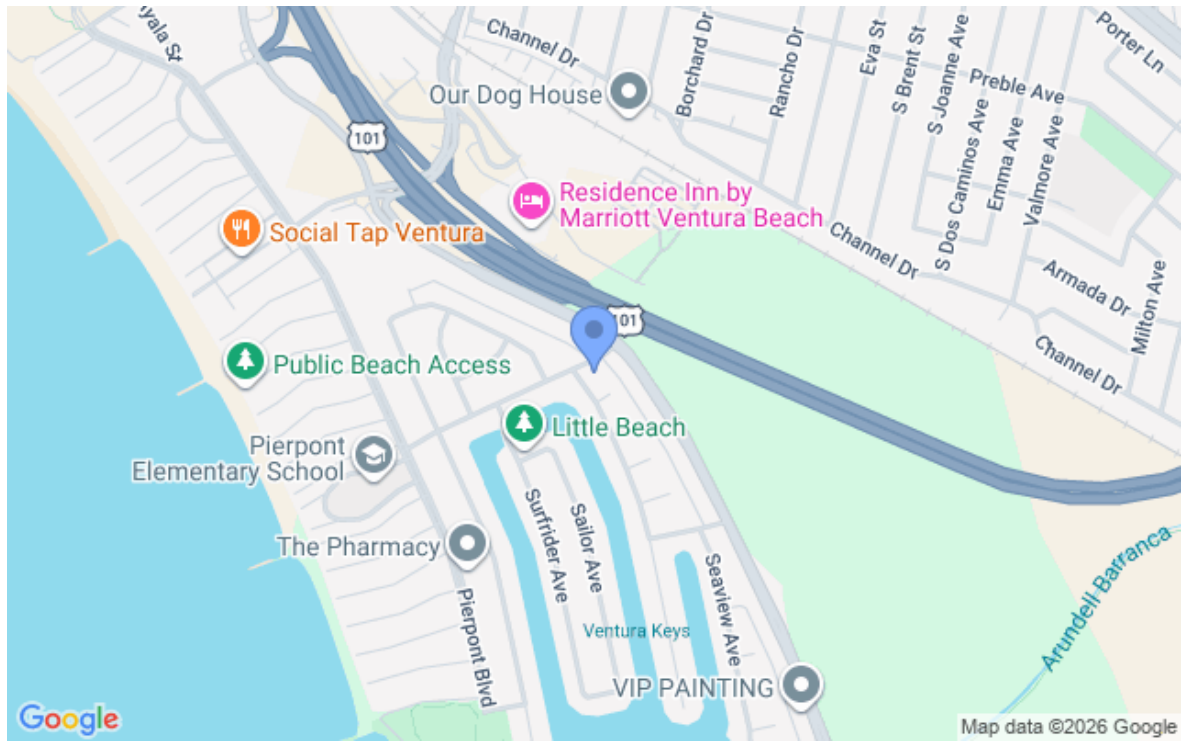
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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