

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,400.00	\$1,497.60	-\$97.60	4.46%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,992.00	\$12,530.00	-9.35%	4.46%

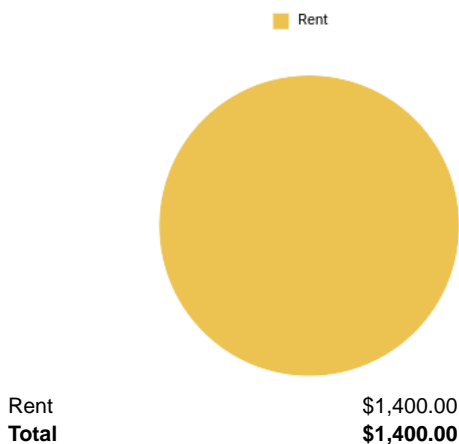
Property Information

Purchase Price:	\$179,000.00
Purchase Closing Costs:	\$3,580.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$182,580.00
After Repair Value	

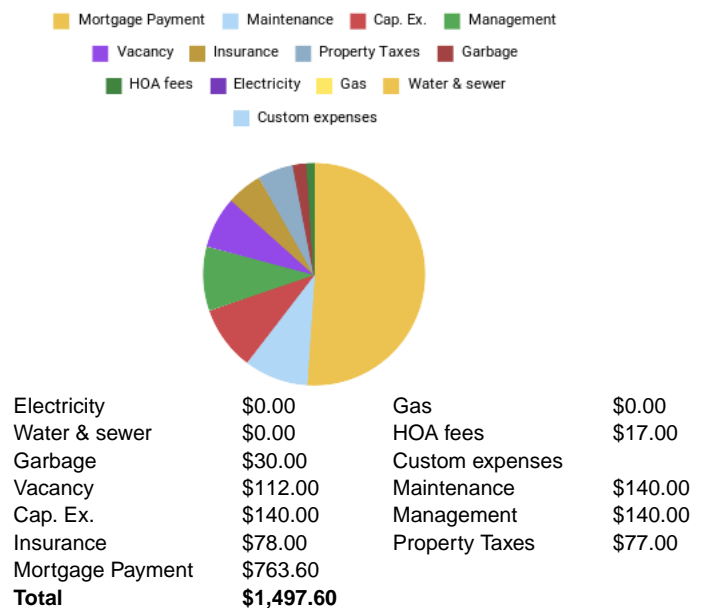
Down Payment:	\$8,950.00
Loan Amount:	\$170,050.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$763.60



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$170,050.00		
Gross Rent Multiplier:		10.65		
Income-Expense Ratio (2% Rule):		0.77%		
Typical Cap Rate:		4.46%	Debt Coverage Ratio:	0.87
ARV based on Cap Rate:		\$179,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,400.00
x50% for Expenses:	\$700.00
Monthly Payment/Interest Payment:	\$763.60
Total Monthly Cash Flow using 50% Rule:	-\$63.60

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	\$17,136	\$17,479	\$18,549	\$20,479	\$22,611	\$24,964	\$30,431
Total Annual Expenses	\$18,147	\$18,327	\$18,888	\$19,900	\$21,018	\$22,251	\$25,118
Total Annual Cashflow	-\$1,011	-\$848	-\$339	\$579	\$1,593	\$2,712	\$5,313
Cash on Cash ROI	-8.07%	-6.77%	-2.71%	4.62%	12.71%	21.65%	42.40%
Property Value	\$182,580	\$186,232	\$197,630	\$218,200	\$240,910	\$265,985	\$324,234
Equity	\$15,793	\$22,825	\$45,101	\$86,536	\$134,096	\$188,764	\$324,234
Loan Balance	\$166,787	\$163,407	\$152,530	\$131,664	\$106,815	\$77,220	\$0
Total Profit if Sold	\$2,252	\$8,435	\$29,177	\$71,634	\$125,091	\$191,038	\$367,512
Annualized Total Return	18%	29%	27%	21%	17%	15%	12%

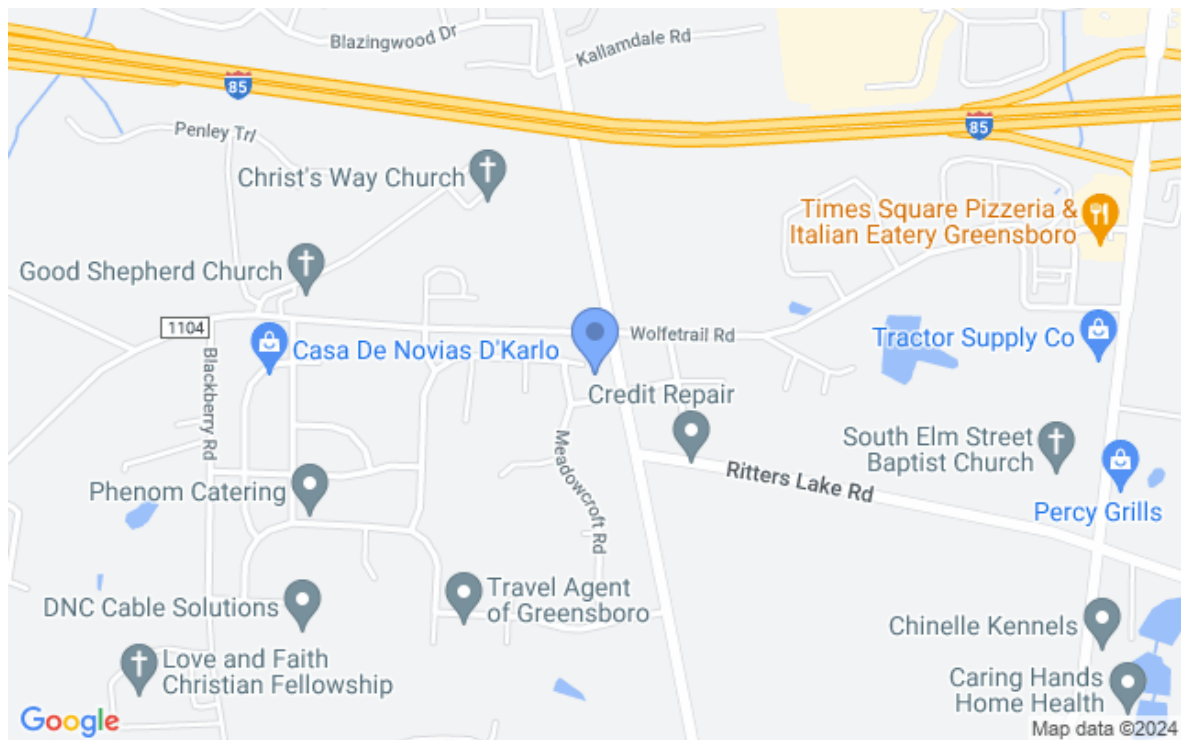
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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