

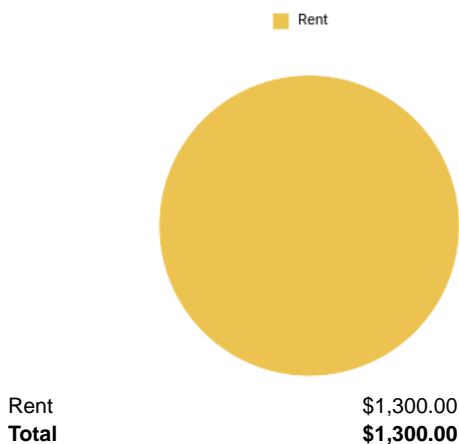
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,300.00	\$1,199.93	\$100.07	5.78%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$5,784.00	\$23,000.00	5.22%	5.78%

Property Information

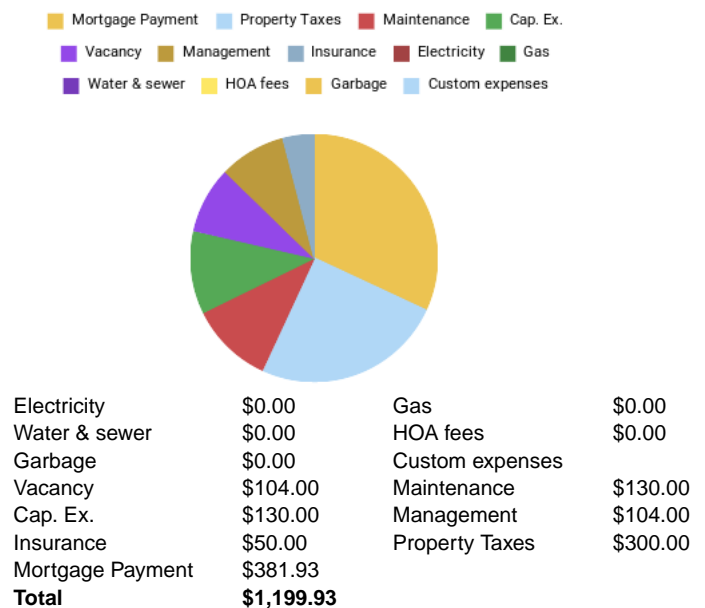
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$103,000.00
After Repair Value	

Down Payment:	\$20,000.00
Loan Amount:	\$80,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$381.93

Income



Expenses



Financial Projections

Total Initial Equity:	-\$80,000.00		
Gross Rent Multiplier:	6.41		
Income-Expense Ratio (2% Rule):	1.26%		
Typical Cap Rate:	5.78%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	\$100,000.00		

50% Rule Cash Flow Estimates

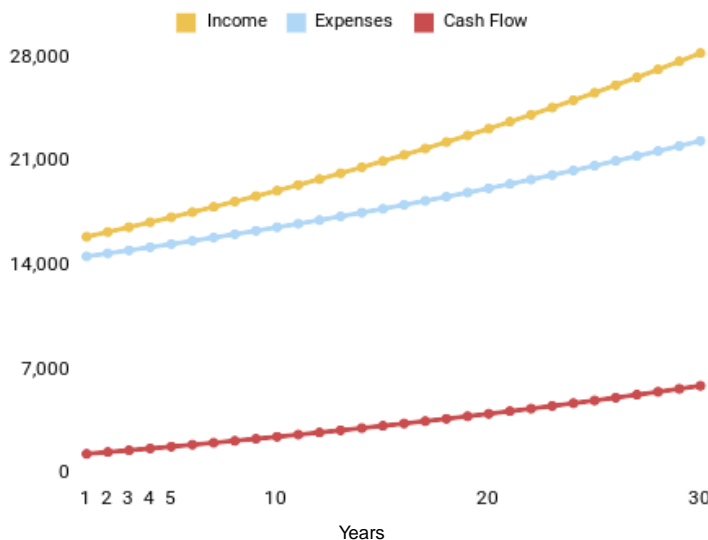
Total Monthly Income:	\$1,300.00
x50% for Expenses:	\$650.00
Monthly Payment/Interest Payment:	\$381.93
Total Monthly Cash Flow using 50% Rule:	\$268.07

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	\$15,912	\$16,230	\$17,224	\$19,016	\$20,996	\$23,181	\$28,257
Total Annual Expenses	\$14,596	\$14,796	\$15,421	\$16,549	\$17,794	\$19,169	\$22,364
Total Annual Cashflow	\$1,316	\$1,434	\$1,803	\$2,467	\$3,201	\$4,012	\$5,894
Cash on Cash ROI	5.72%	6.24%	7.84%	10.73%	13.92%	17.44%	25.62%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$23,409	\$26,915	\$38,050	\$58,872	\$82,953	\$110,871	\$181,136
Loan Balance	\$78,591	\$77,125	\$72,358	\$63,027	\$51,634	\$37,724	\$0
Total Profit if Sold	\$1,725	\$6,666	\$22,836	\$54,640	\$93,230	\$139,554	\$259,979
Annualized Total Return	8%	14%	15%	13%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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