

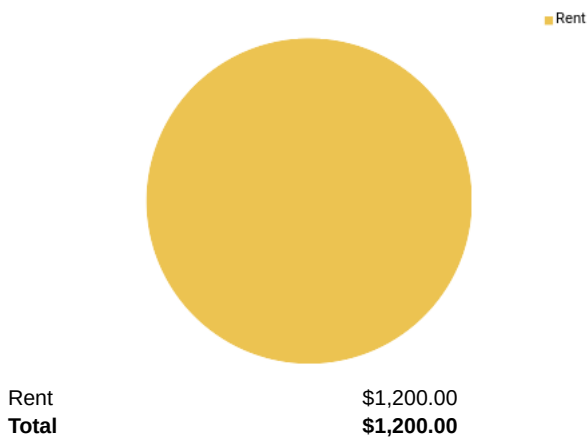
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$756.06	\$443.94	14.64%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,712.00	\$17,767.24	29.98%	14.64%

Property Information

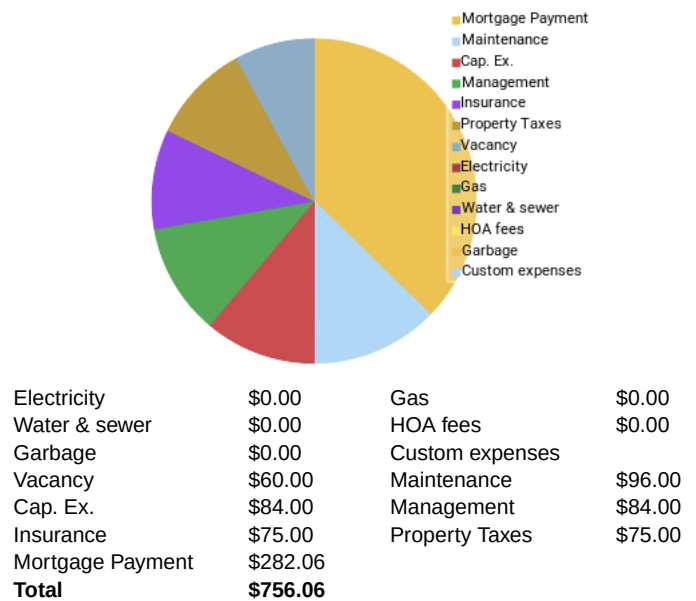
Purchase Price:	\$59,499.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$61,499.00
After Repair Value	

Down Payment:	\$14,874.75
Loan Amount:	\$44,624.25
Loan Points:	2.0
Loan Fees:	\$892.49
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$282.06

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$44,624.25	
Gross Rent Multiplier:		4.13	
Income-Expense Ratio (2% Rule):		1.95%	
Typical Cap Rate:		14.64%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$59,499.00	2.57

50% Rule Cash Flow Estimates

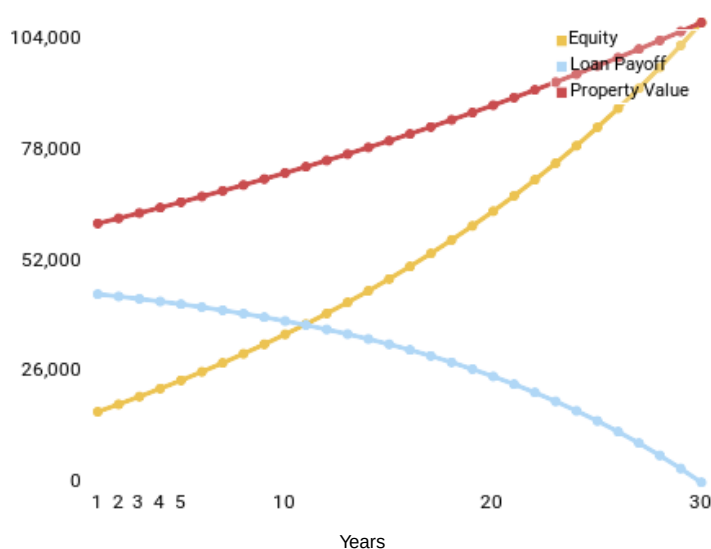
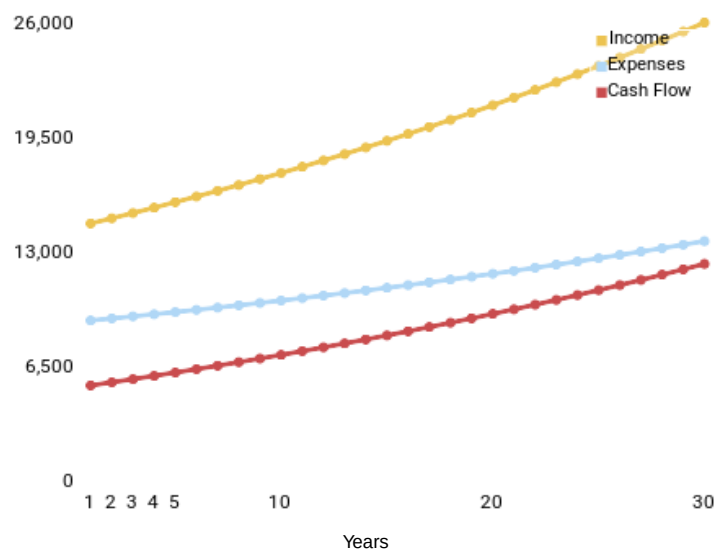
Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$282.06
Total Monthly Cash Flow using 50% Rule:	\$317.94

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$9,186	\$9,302	\$9,665	\$10,318	\$11,040	\$11,837	\$13,688
Total Annual Cashflow	\$5,502	\$5,679	\$6,234	\$7,235	\$8,341	\$9,561	\$12,396
Cash on Cash ROI	30.96%	31.97%	35.09%	40.72%	46.94%	53.81%	69.77%
Property Value	\$60,689	\$61,903	\$65,692	\$72,529	\$80,078	\$88,412	\$107,774
Equity	\$16,564	\$18,309	\$23,919	\$34,698	\$47,699	\$63,572	\$107,774
Loan Balance	\$44,125	\$43,593	\$41,773	\$37,831	\$32,379	\$24,840	\$0
Total Profit if Sold	\$4,298	\$11,723	\$35,472	\$80,386	\$132,835	\$194,024	\$348,965
Compound Annual Growth Rate	24%	29%	25%	19%	15%	13%	11%

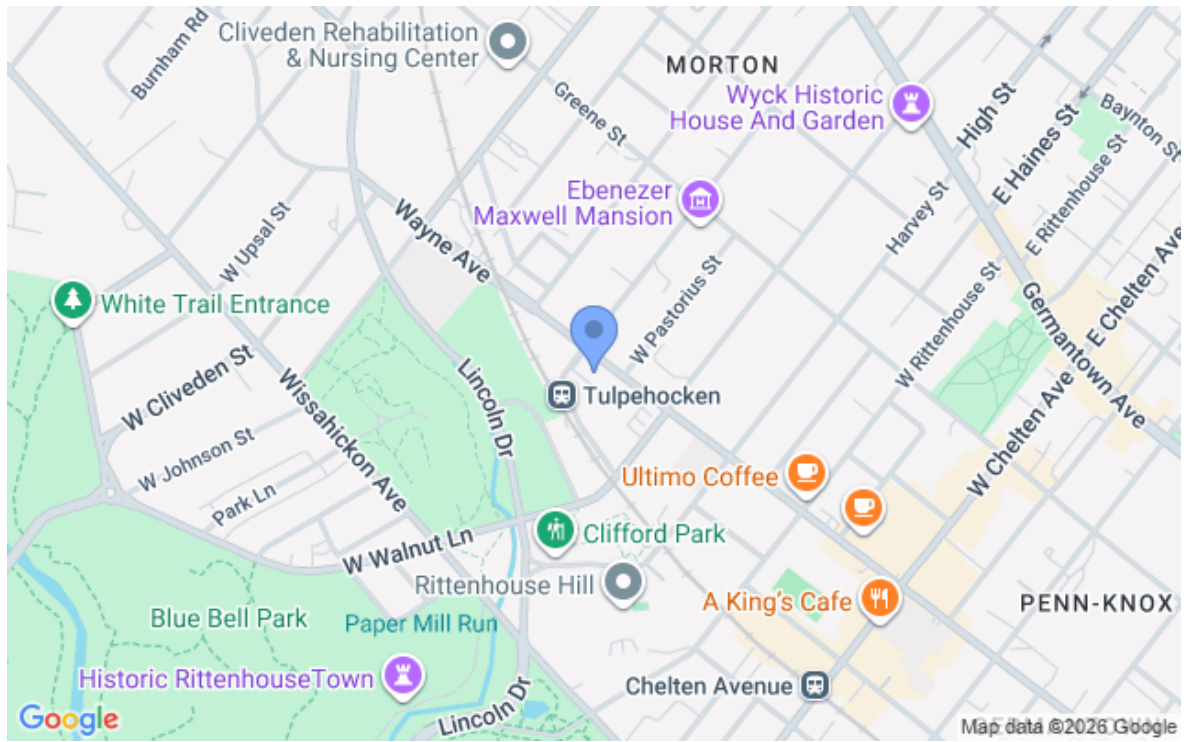
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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