

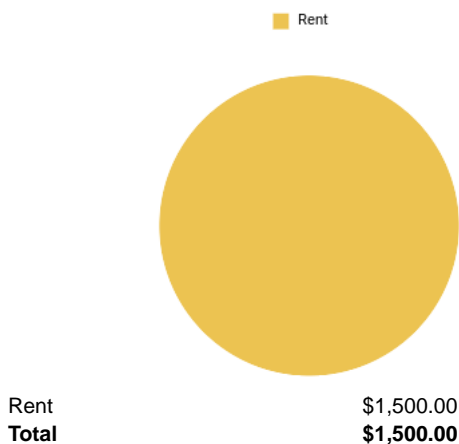
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,067.25	\$432.75	6.46%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,912.00	\$19,500.00	26.63%	8.61%

Property Information

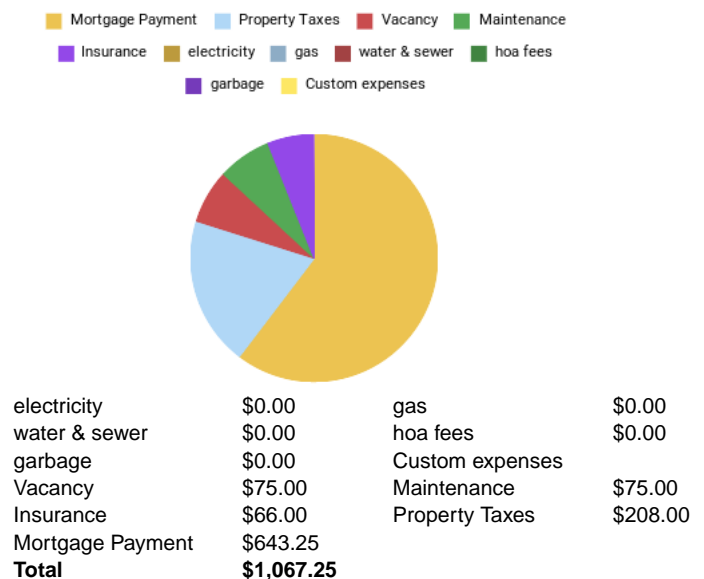
Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$165,000.00
After Repair Value	\$200,000.00

Down Payment:	\$4,500.00
Loan Amount:	\$145,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.375%
Monthly P&I:	\$643.25

Income



Expenses



Financial Projections

Total Initial Equity:	\$54,500.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.91%		
Typical Cap Rate:	8.61%	Debt Coverage Ratio:	1.67
ARV based on Cap Rate:	\$150,000.00		

50% Rule Cash Flow Estimates

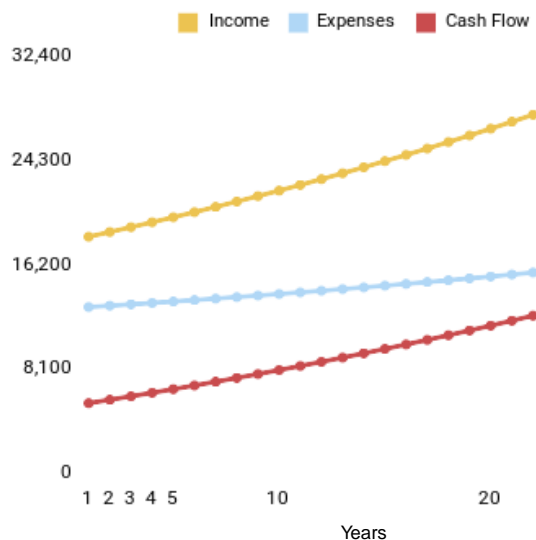
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$643.25
Total Monthly Cash Flow using 50% Rule:	\$106.75

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	\$18,360	\$18,727	\$19,873	\$21,942	\$24,226	\$26,747	\$32,605
Total Annual Expenses	\$12,909	\$13,013	\$13,337	\$13,921	\$14,567	\$15,280	\$16,935
Total Annual Cashflow	\$5,451	\$5,715	\$6,537	\$8,021	\$9,659	\$11,468	\$15,669
Cash on Cash ROI	27.96%	29.31%	33.52%	41.13%	49.53%	58.81%	80.36%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$61,352	\$68,382	\$90,589	\$131,648	\$178,417	\$231,753	\$362,272
Loan Balance	\$142,648	\$139,698	\$130,227	\$112,151	\$90,757	\$65,437	\$0
Total Profit if Sold	\$47,303	\$60,048	\$101,033	\$179,168	\$270,890	\$377,875	\$645,494
Annualized Total Return	243%	102%	44%	26%	20%	16%	12%

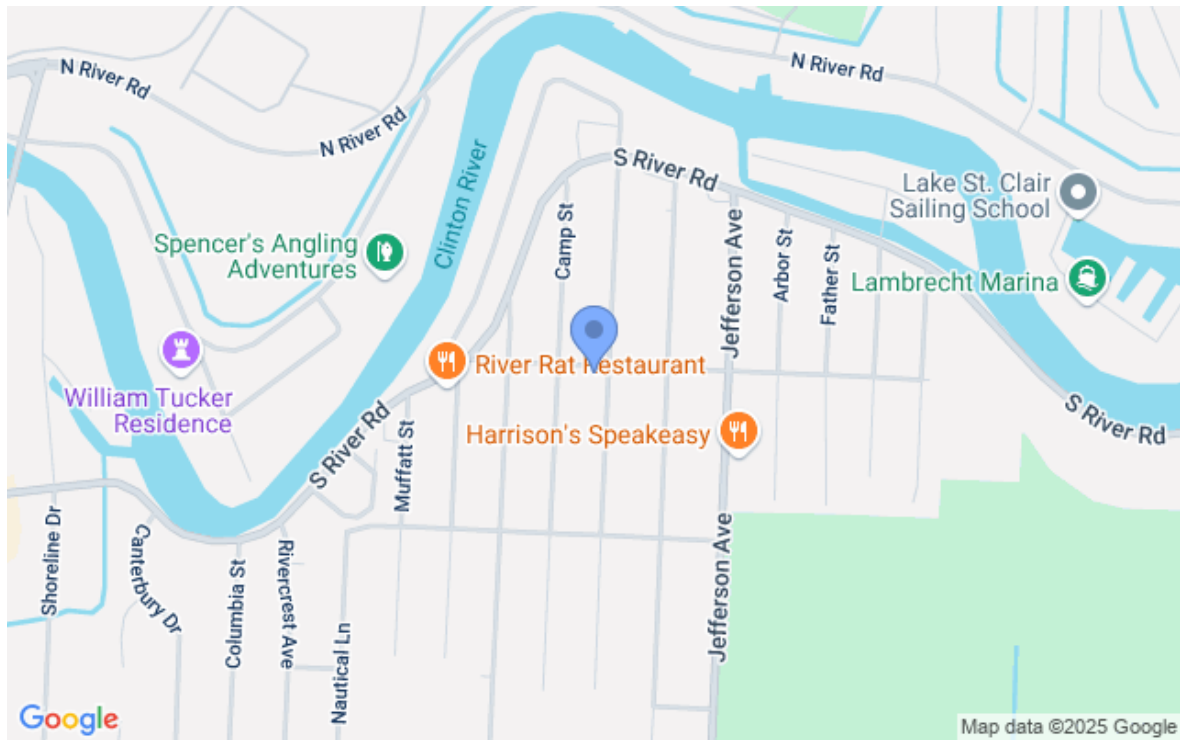
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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