

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,500.00	\$3,269.76	\$230.24	6.84%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$26,001.48	\$60,914.00	4.54%	6.84%

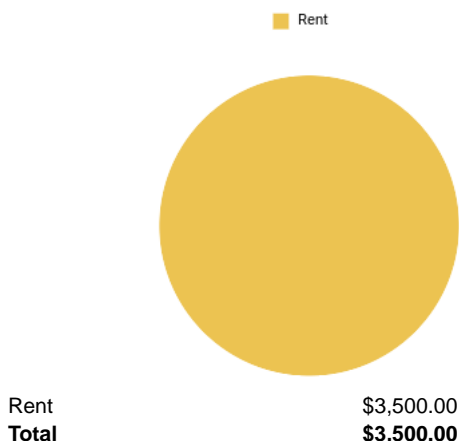
### Property Information

Purchase Price:	\$380,000.00
Purchase Closing Costs:	\$3,914.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$383,914.00</b>
After Repair Value	

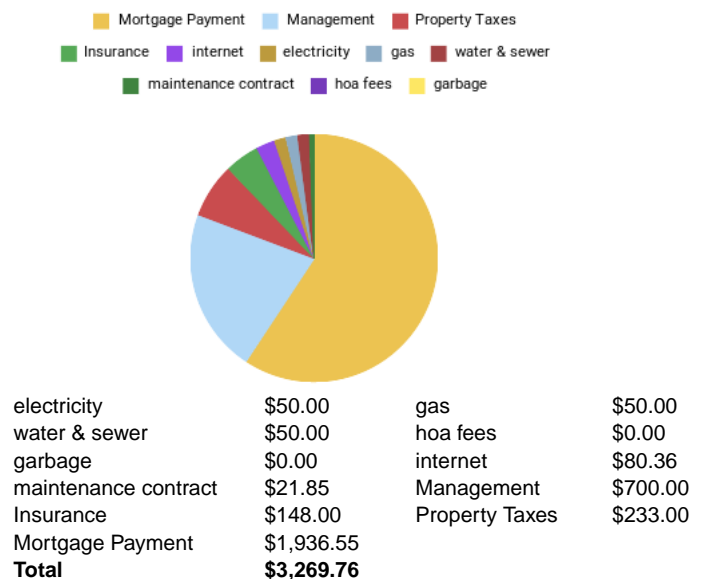
Down Payment:	\$57,000.00
Loan Amount:	\$323,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
<b>Monthly P&amp;I:</b>	<b>\$1,936.55</b>



### Income



### Expenses



## Financial Projections

Total Initial Equity:	-\$323,000.00		
Gross Rent Multiplier:	9.05		
Income-Expense Ratio (2% Rule):	0.91%		
Typical Cap Rate:	6.84%	Debt Coverage Ratio:	1.12
ARV based on Cap Rate:	\$380,000.00		

## 50% Rule Cash Flow Estimates

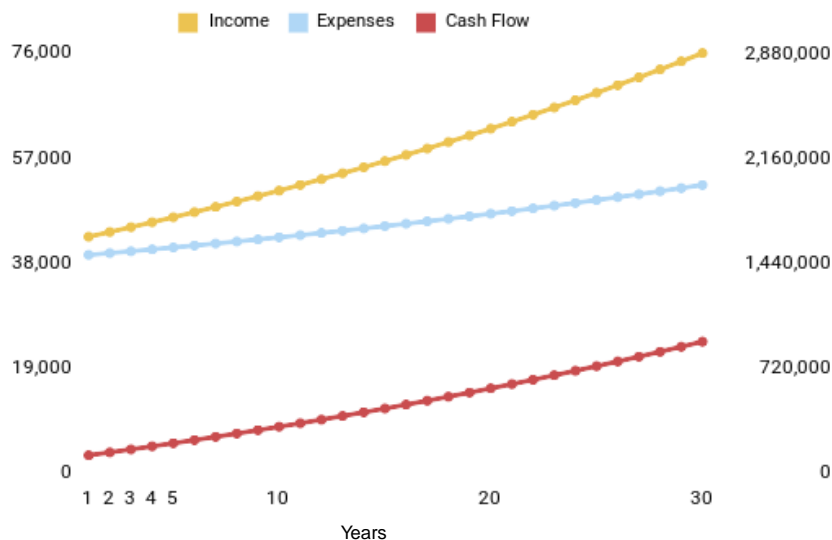
Total Monthly Income:	\$3,500.00
x50% for Expenses:	\$1,750.00
Monthly Payment/Interest Payment:	\$1,936.55
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>-\$186.55</b>

## Analysis Over Time

Annual Growth Assumptions	2%		2%		7%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$42,840	\$43,697	\$46,371	\$51,198	\$56,526	\$62,410	\$76,077
Total Annual Expenses	\$39,557	\$39,883	\$40,902	\$42,741	\$44,770	\$47,012	\$52,218
Total Annual Cashflow	\$3,283	\$3,813	\$5,469	\$8,457	\$11,756	\$15,398	\$23,860
Cash on Cash ROI	5.39%	6.26%	8.98%	13.88%	19.30%	25.28%	39.17%
Property Value	\$406,600	\$435,062	\$532,970	\$747,518	\$1,048,432	\$1,470,480	\$2,892,657
Equity	\$87,566	\$120,240	\$232,404	\$477,213	\$818,944	\$1,296,049	\$2,892,657
Loan Balance	\$319,034	\$314,822	\$300,566	\$270,305	\$229,488	\$174,432	\$0
Total Profit if Sold	\$29,935	\$66,422	\$193,316	\$474,316	\$868,099	\$1,414,766	\$3,210,512
Annualized Total Return	49%	45%	33%	24%	20%	17%	14%

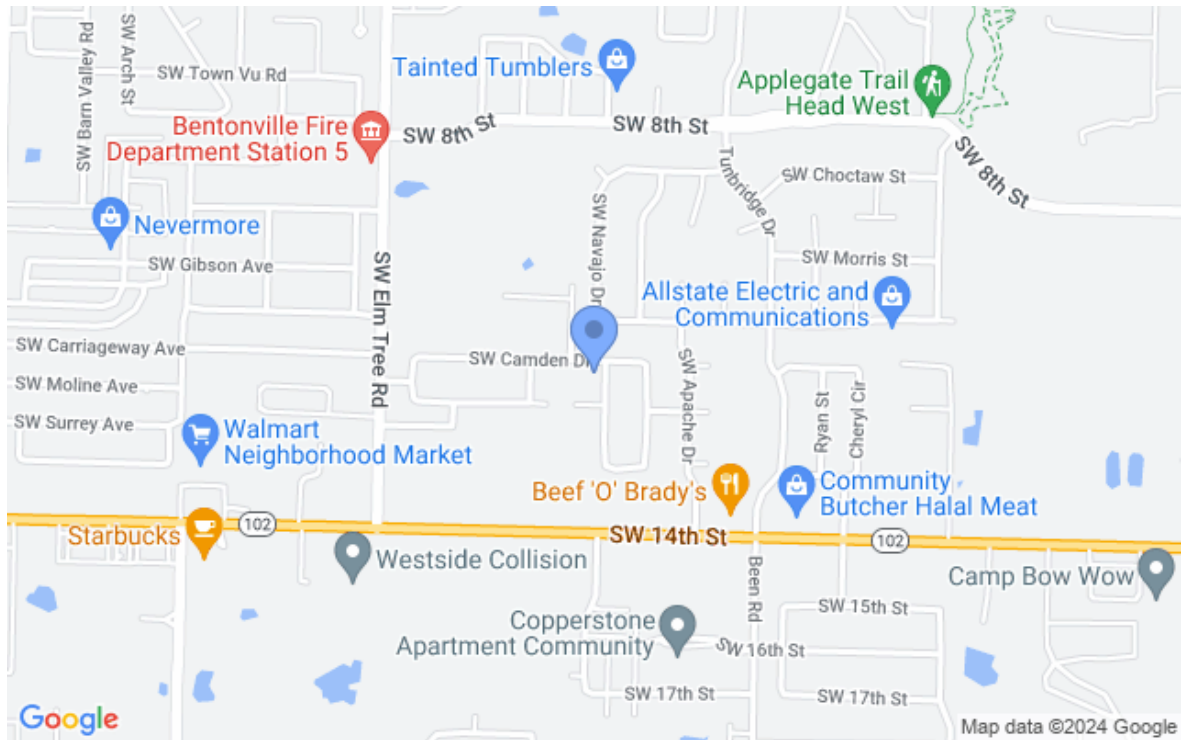
### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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