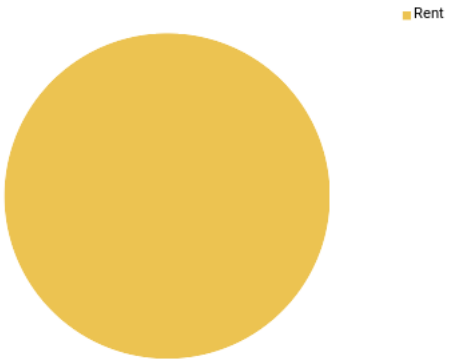
6443 16th St , Berwyn, IL 60402

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,500.00	$2,258.92	$1,241.08	10.19%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$27,516.00	$26,600.00	55.99%	10.19%

Property Information

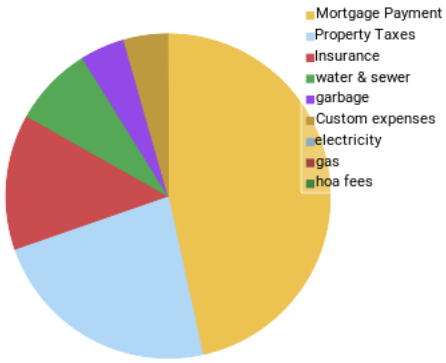
Purchase Price:	$270,000.00
Purchase Closing Costs:	$18,500.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$288,500.00**
After Repair Value	$350,000.00
Down Payment:	$8,100.00
Loan Amount:	$261,900.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.625%
Monthly P&I:	**$1,051.92**

Income



Rent	$3,500.00
Total	**$3,500.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$180.00	hoa fees	$0.00
garbage	$100.00	Custom expenses	$100.00
Insurance	$305.00	Property Taxes	$522.00
Mortgage Payment	$1,051.92		
Total	**$2,258.92**		

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Financial Projections

Total Initial Equity:	$88,100.00		
Gross Rent Multiplier:	6.43		
Income-Expense Ratio (2% Rule):	1.21%		
Typical Cap Rate:	10.19%	Debt Coverage Ratio:	2.18
ARV based on Cap Rate:	$270,000.00		

50% Rule Cash Flow Estimates

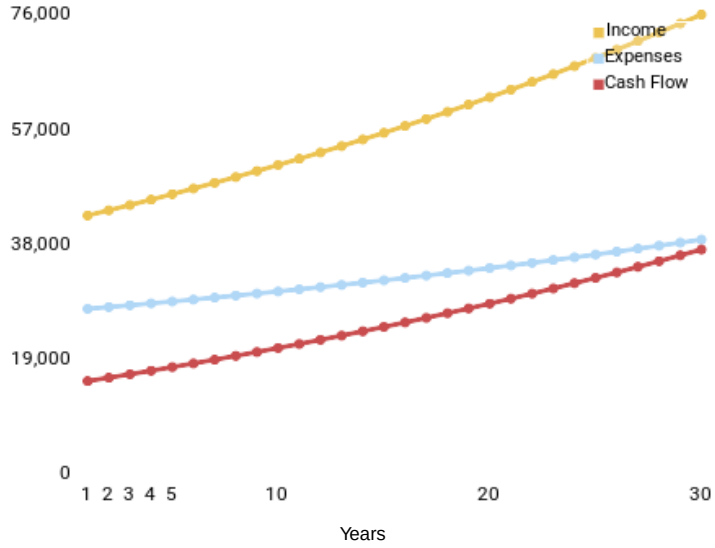
Total Monthly Income:	$3,500.00
x50% for Expenses:	$1,750.00
Monthly Payment/Interest Payment:	$1,051.92
Total Monthly Cash Flow using 50% Rule:	**$698.08**

Analysis Over Time

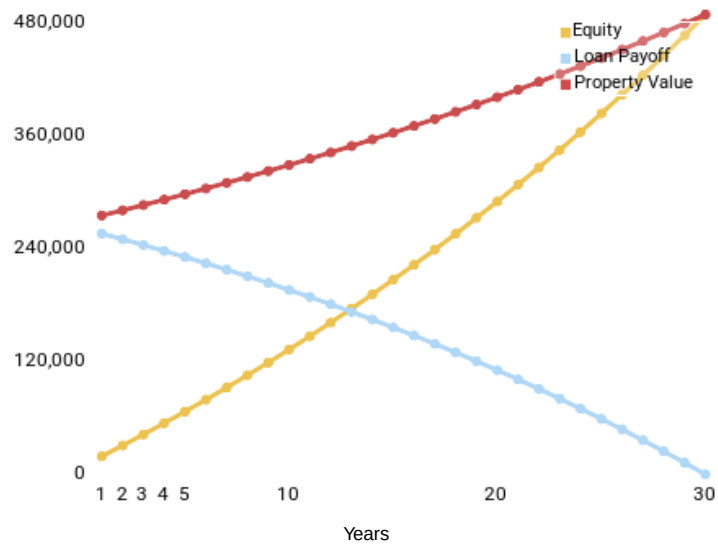
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$42,840	$43,697	$46,371	$51,198	$56,526	$62,410	$76,077
Total Annual Expenses	$27,397	$27,692	$28,615	$30,279	$32,117	$34,146	$38,859
Total Annual Cashflow	$15,443	$16,005	$17,757	$20,919	$24,410	$28,264	$37,218
Cash on Cash ROI	58.06%	60.17%	66.75%	78.64%	91.77%	106.26%	139.92%
Property Value	$275,400	$280,908	$298,102	$329,128	$363,384	$401,206	$489,068
Equity	$19,318	$30,798	$66,878	$132,879	$207,009	$290,290	$489,068
Loan Balance	$256,082	$250,110	$231,223	$196,249	$156,376	$110,916	$0
Total Profit if Sold	$8,161	$35,646	$123,221	$287,367	$476,425	$693,166	$1,222,372
Compound Annual Growth Rate	31%	53%	41%	28%	22%	18%	14%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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