

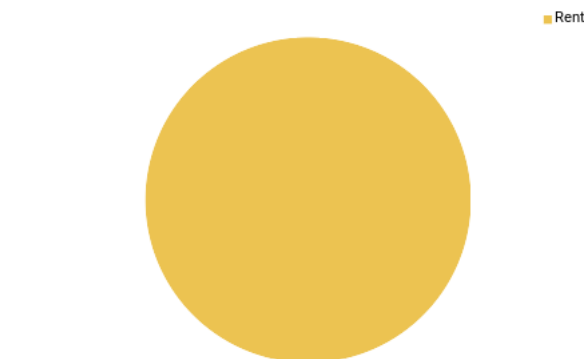


<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,500.00	\$2,258.92	\$1,241.08	10.19%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$27,516.00	\$26,600.00	55.99%	10.19%

**Property Information**

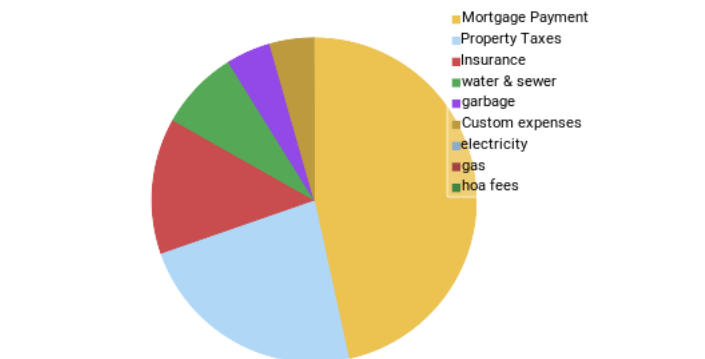
Purchase Price:	\$270,000.00
Purchase Closing Costs:	\$18,500.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$288,500.00</b>
After Repair Value	\$350,000.00
Down Payment:	\$8,100.00
Loan Amount:	\$261,900.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest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

**Income**



Rent	\$3,500.00
<b>Total</b>	<b>\$3,500.00</b>

**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		
<b>Total</b>	<b>\$2,258.92</b>		

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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		

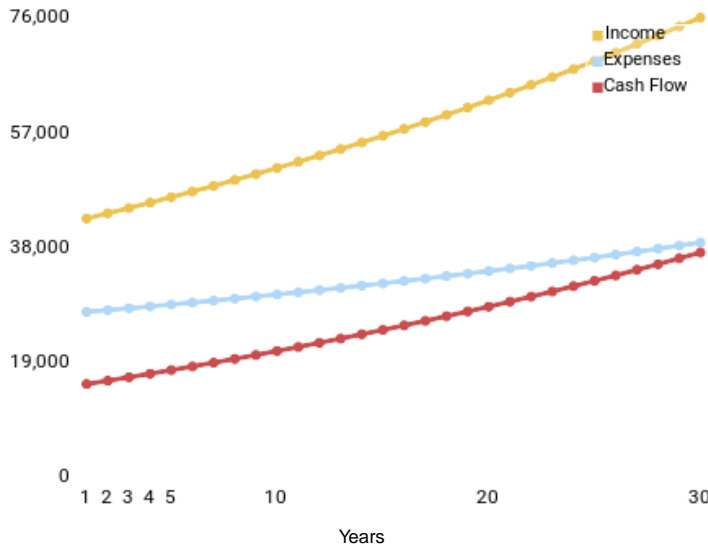
## 50% Rule Cash Flow Estimates

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

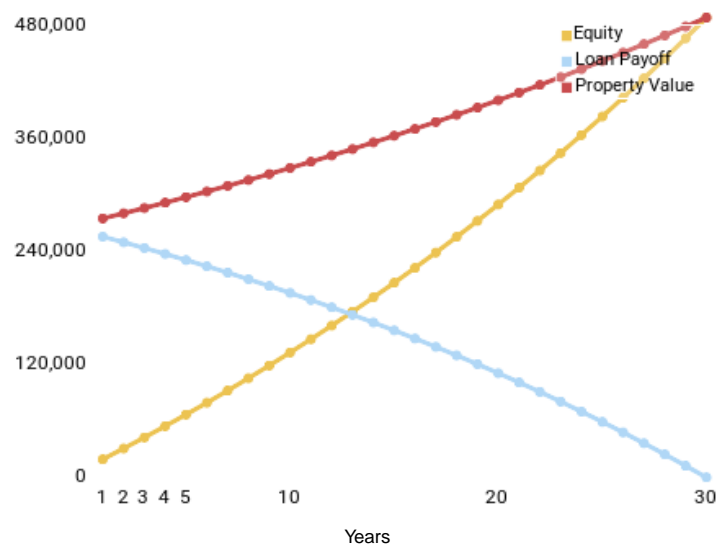
## Analysis Over Time

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 \$)

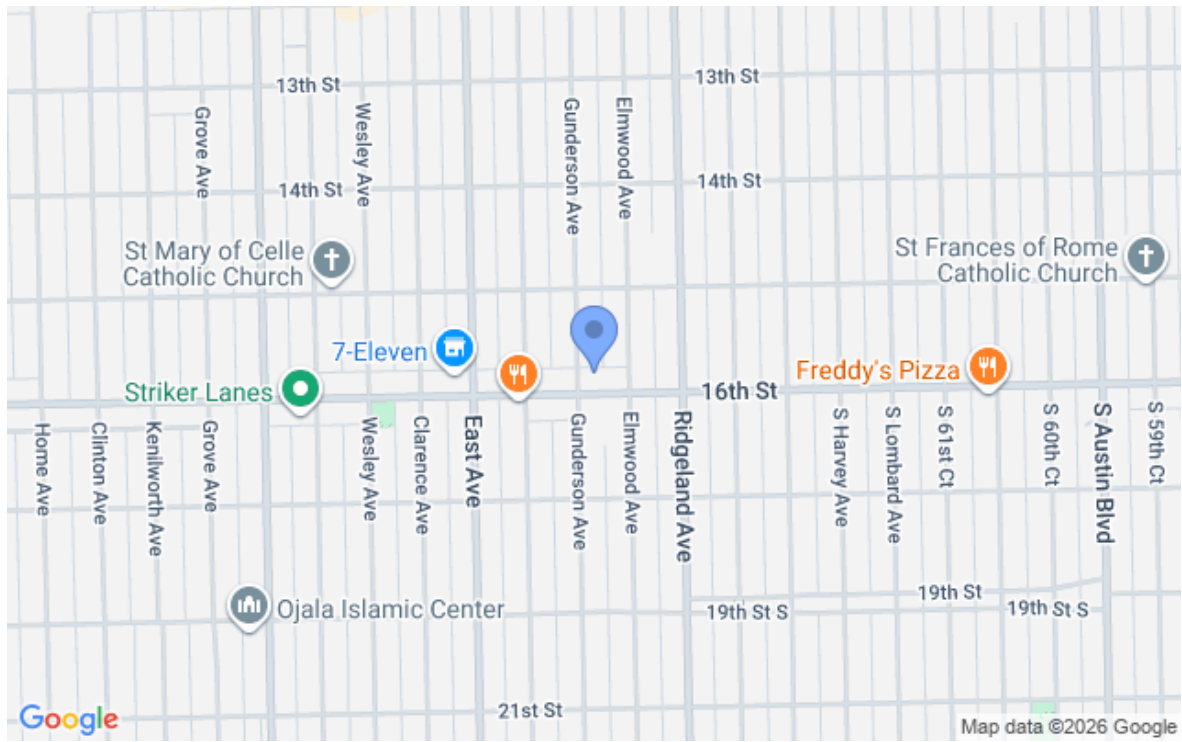


### Loan Balance, Value and Equity (in \$)



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