

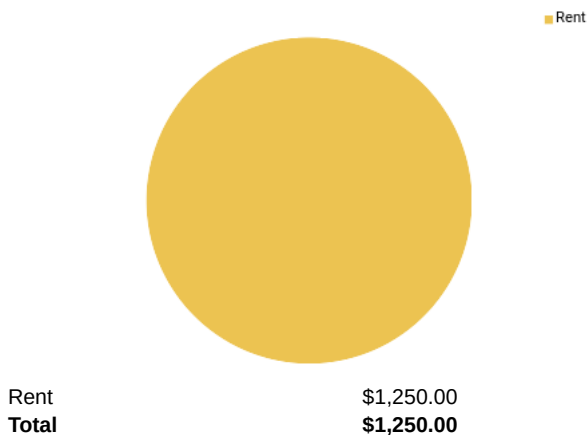
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,250.00	\$1,213.14	\$36.86	5.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,106.00	\$6,565.00	6.74%	5.10%

Property Information

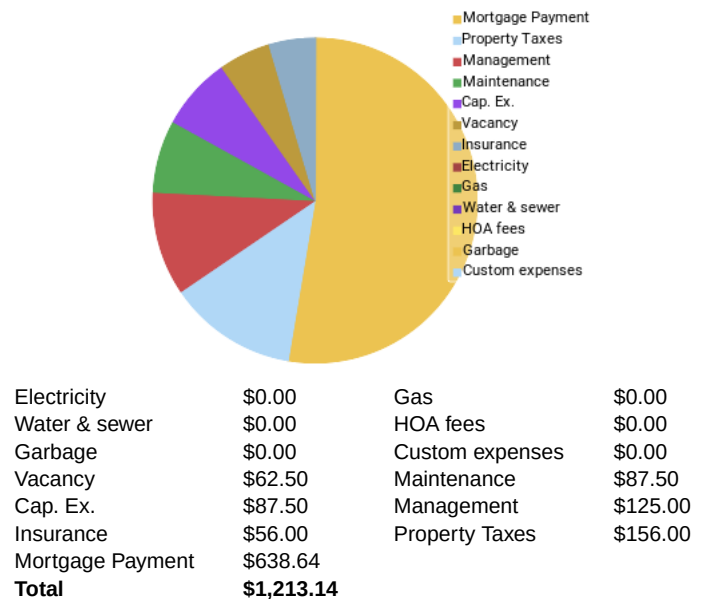
Purchase Price:	\$159,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$160,000.00
After Repair Value	

Down Payment:	\$5,565.00
Loan Amount:	\$153,435.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.900%
Monthly P&I:	\$638.64

Income



Expenses



Financial Projections

Total Initial Equity:	-\$153,435.00		
Gross Rent Multiplier:	10.60		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	5.10%	Debt Coverage Ratio:	1.06
ARV based on Cap Rate:	\$159,000.00		

50% Rule Cash Flow Estimates

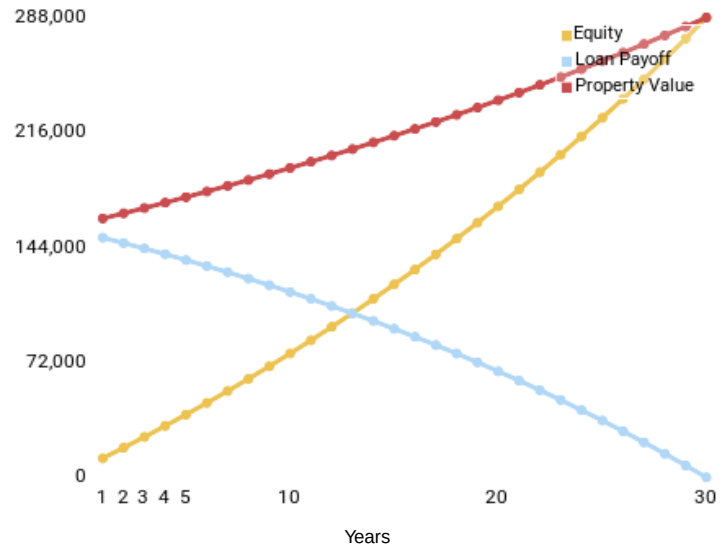
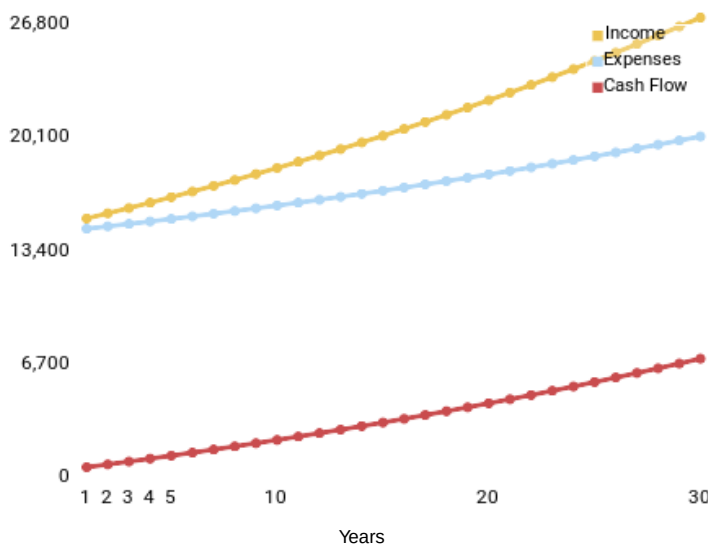
Total Monthly Income:	\$1,250.00
x50% for Expenses:	\$625.00
Monthly Payment/Interest Payment:	\$638.64
Total Monthly Cash Flow using 50% Rule:	-\$13.64

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	\$15,300	\$15,606	\$16,561	\$18,285	\$20,188	\$22,289	\$27,170
Total Annual Expenses	\$14,696	\$14,836	\$15,275	\$16,067	\$16,942	\$17,908	\$20,151
Total Annual Cashflow	\$604	\$770	\$1,286	\$2,217	\$3,246	\$4,381	\$7,019
Cash on Cash ROI	9.21%	11.73%	19.59%	33.78%	49.44%	66.74%	106.92%
Property Value	\$162,180	\$165,424	\$175,549	\$193,820	\$213,993	\$236,266	\$288,006
Equity	\$12,002	\$18,599	\$39,385	\$77,620	\$120,867	\$169,809	\$288,006
Loan Balance	\$150,178	\$146,825	\$136,163	\$116,200	\$93,126	\$66,456	\$0
Total Profit if Sold	\$6,042	\$13,408	\$37,530	\$84,951	\$142,330	\$210,864	\$386,952
Compound Annual Growth Rate	92%	74%	46%	30%	23%	19%	15%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1548.0
Year Built	1900

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