

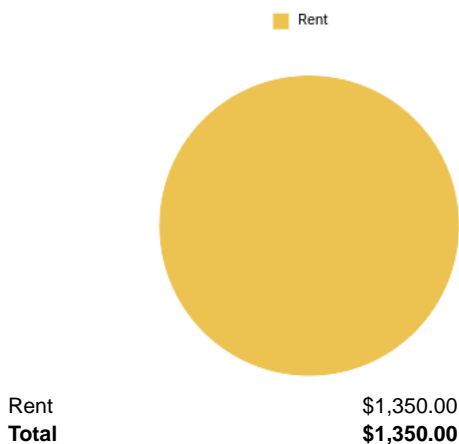
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$829.42	\$520.58	8.21%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,318.00	\$31,500.00	19.83%	8.21%

Property Information

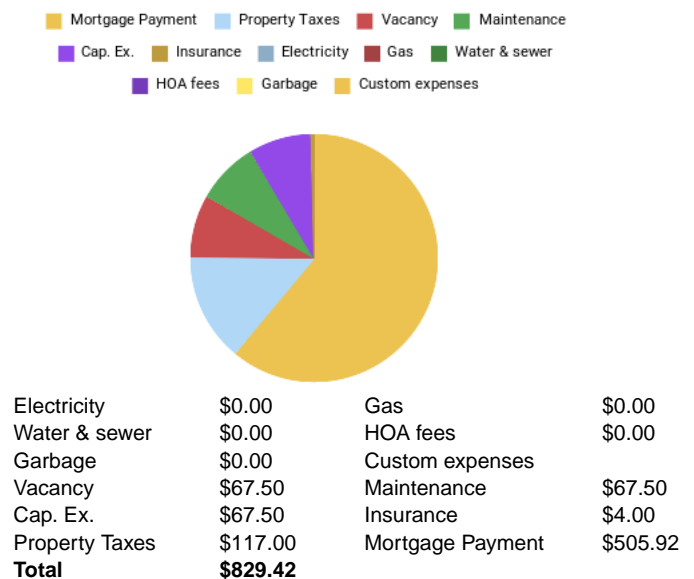
Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$1,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$151,500.00
After Repair Value	

Down Payment:	\$30,000.00
Loan Amount:	\$120,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$505.92

Income



Expenses



Financial Projections

Total Initial Equity:	-\$120,000.00		
Gross Rent Multiplier:	9.26		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	8.21%	Debt Coverage Ratio:	2.03
ARV based on Cap Rate:	\$150,000.00		

50% Rule Cash Flow Estimates

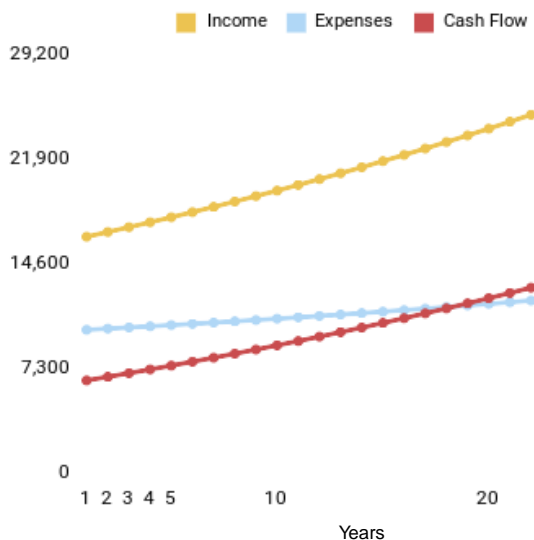
Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$505.92
Total Monthly Cash Flow using 50% Rule:	\$169.08

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	\$16,524	\$16,854	\$17,886	\$19,748	\$21,803	\$24,072	\$29,344
Total Annual Expenses	\$10,031	\$10,110	\$10,357	\$10,803	\$11,296	\$11,840	\$13,103
Total Annual Cashflow	\$6,493	\$6,745	\$7,529	\$8,944	\$10,507	\$12,233	\$16,241
Cash on Cash ROI	20.61%	21.41%	23.90%	28.40%	33.36%	38.83%	51.56%
Property Value	\$153,000	\$156,060	\$165,612	\$182,849	\$201,880	\$222,892	\$271,704
Equity	\$35,505	\$41,147	\$58,924	\$91,625	\$128,620	\$170,498	\$271,704
Loan Balance	\$117,495	\$114,913	\$106,688	\$91,224	\$73,261	\$52,394	\$0
Total Profit if Sold	\$10,499	\$22,885	\$62,454	\$136,991	\$223,334	\$322,857	\$567,783
Annualized Total Return	33%	31%	24%	18%	15%	13%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)
Year Built

1484.0
2005

