

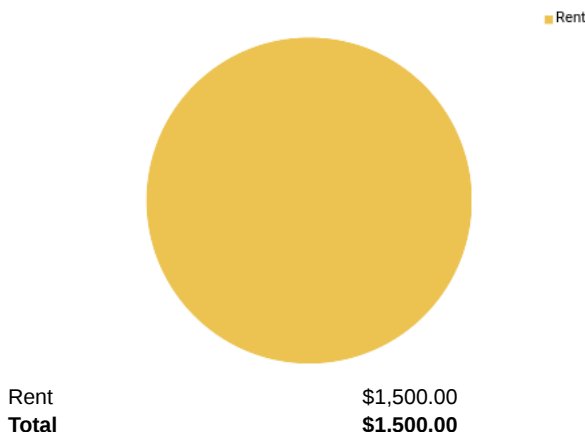
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,813.75	-\$313.75	3.03%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,952.00	\$62,340.00	-6.04%	3.03%

Property Information

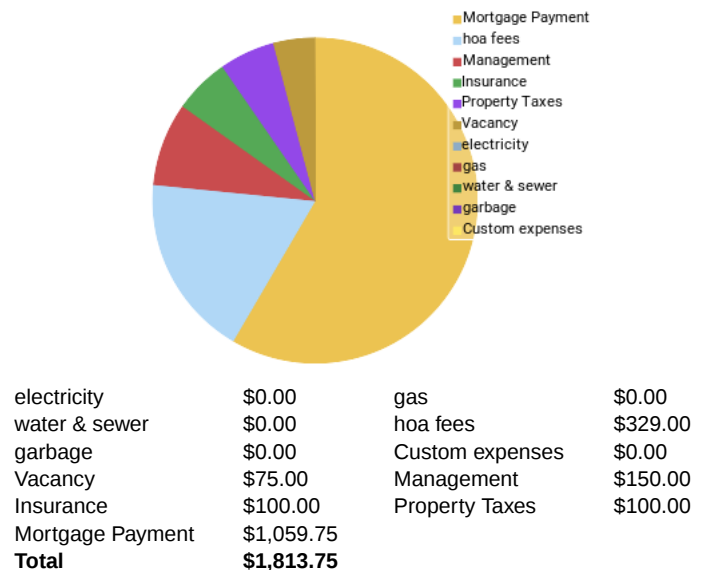
Purchase Price:	\$295,000.00
Purchase Closing Costs:	\$3,340.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$298,340.00
After Repair Value	

Down Payment:	\$59,000.00
Loan Amount:	\$236,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,059.75

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$236,000.00		
Gross Rent Multiplier:		16.39		
Income-Expense Ratio (2% Rule):		0.50%		
Typical Cap Rate:		3.03%	Debt Coverage Ratio:	0.70
ARV based on Cap Rate:		\$295,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$1,059.75
Total Monthly Cash Flow using 50% Rule:	-\$309.75

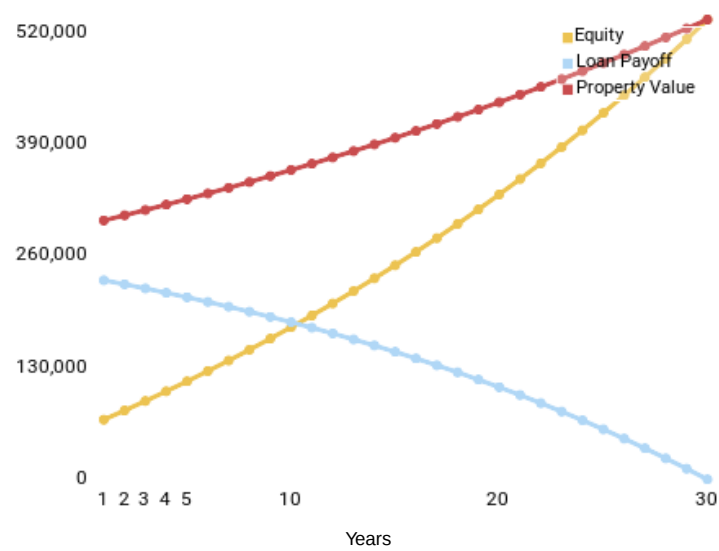
Analysis Over Time

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	\$18,360	\$18,727	\$19,873	\$21,942	\$24,226	\$26,747	\$32,605
Total Annual Expenses	\$21,946	\$22,130	\$22,707	\$23,746	\$24,894	\$26,162	\$29,106
Total Annual Cashflow	-\$3,586	-\$3,403	-\$2,833	-\$1,805	-\$669	\$585	\$3,498
Cash on Cash ROI	-5.75%	-5.46%	-4.54%	-2.89%	-1.07%	0.94%	5.61%
Property Value	\$300,900	\$306,918	\$325,704	\$359,603	\$397,031	\$438,354	\$534,352
Equity	\$69,429	\$80,137	\$114,019	\$176,876	\$248,791	\$331,186	\$534,352
Loan Balance	\$231,471	\$226,781	\$211,685	\$182,727	\$148,241	\$107,169	\$0
Total Profit if Sold	\$3,503	\$10,808	\$35,612	\$87,349	\$153,603	\$236,367	\$460,932
Compound Annual Growth Rate	6%	8%	9%	9%	9%	8%	7%

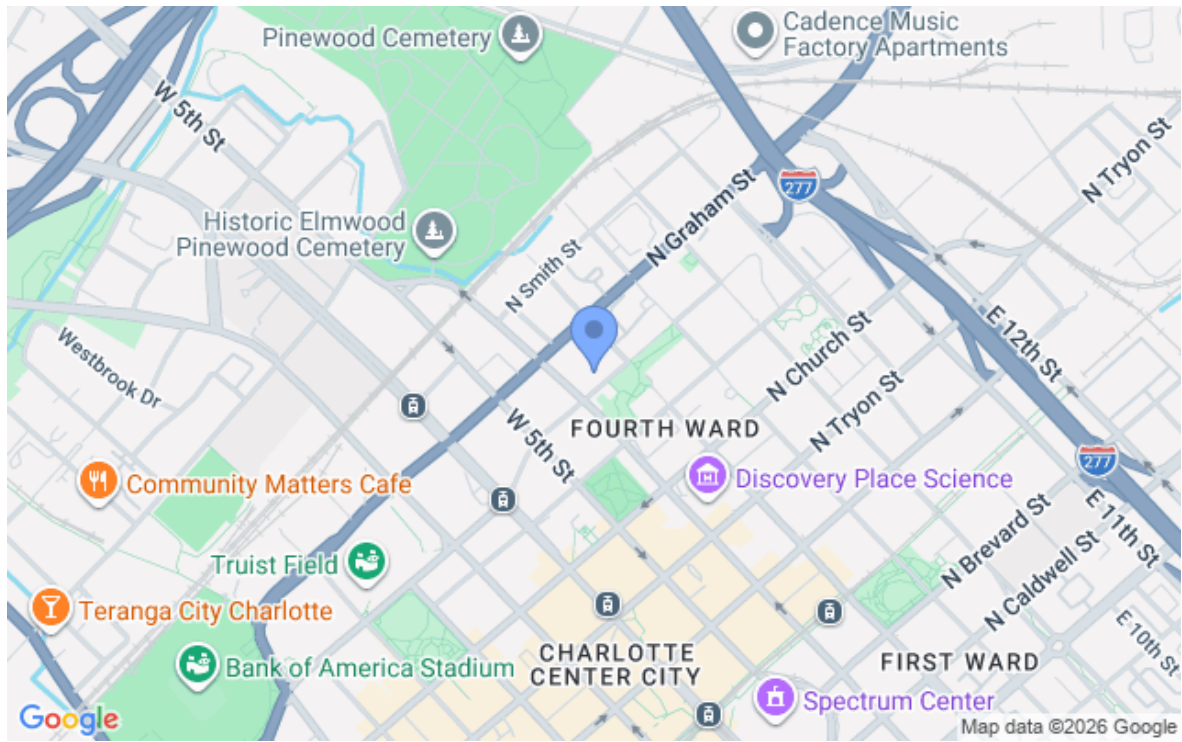
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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