

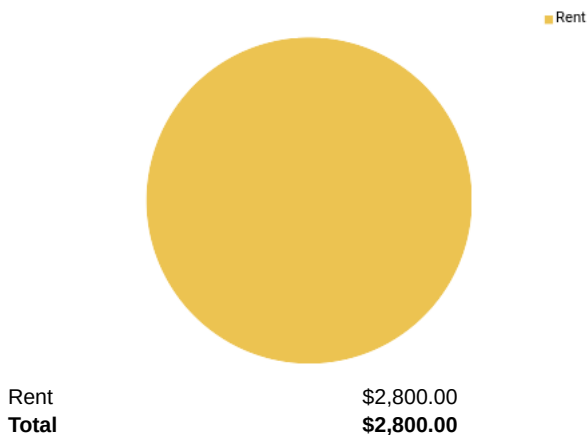
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,800.00	\$1,415.56	\$1,384.44	9.68%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,096.00	\$66,800.00	24.87%	10.46%

Property Information

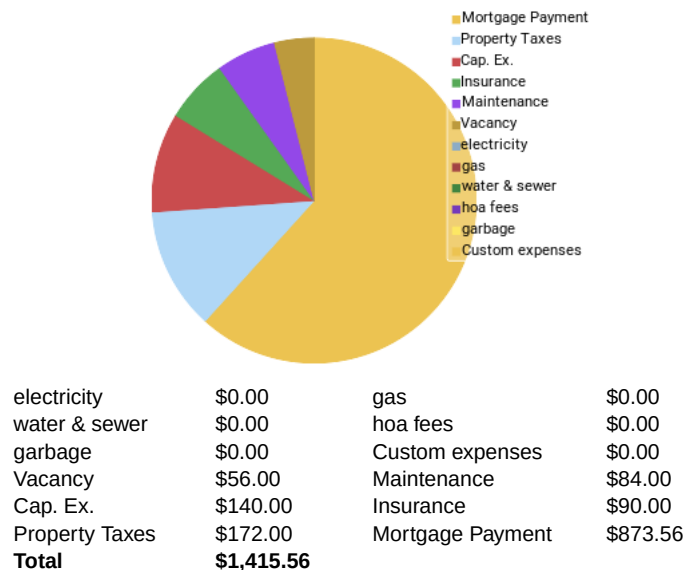
Purchase Price:	\$259,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$274,000.00
After Repair Value	\$280,000.00

Down Payment:	\$51,800.00
Loan Amount:	\$207,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$873.56

Income



Expenses



Financial Projections

Total Initial Equity:	\$72,800.00		
Gross Rent Multiplier:	7.71		
Income-Expense Ratio (2% Rule):	1.02%		
Typical Cap Rate:	10.46%	Debt Coverage Ratio:	2.58
ARV based on Cap Rate:	\$259,000.00		

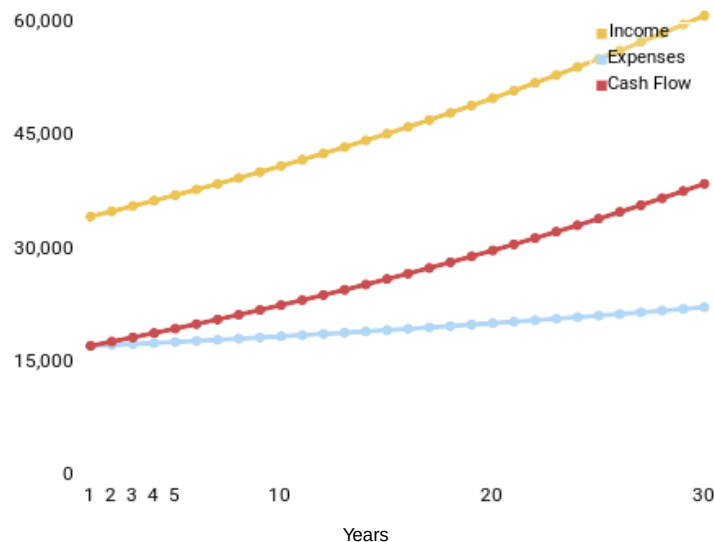
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,800.00
x50% for Expenses:	\$1,400.00
Monthly Payment/Interest Payment:	\$873.56
Total Monthly Cash Flow using 50% Rule:	\$526.44

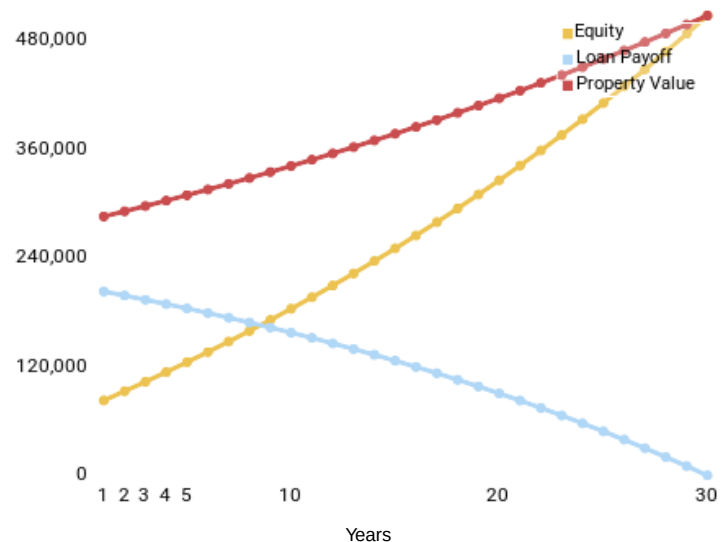
Analysis Over Time

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	\$34,272	\$34,957	\$37,097	\$40,958	\$45,221	\$49,928	\$60,862
Total Annual Expenses	\$17,117	\$17,250	\$17,664	\$18,411	\$19,236	\$20,147	\$22,264
Total Annual Cashflow	\$17,155	\$17,708	\$19,433	\$22,547	\$25,985	\$29,780	\$38,598
Cash on Cash ROI	25.68%	26.51%	29.09%	33.75%	38.90%	44.58%	57.78%
Property Value	\$285,600	\$291,312	\$309,143	\$341,318	\$376,843	\$416,065	\$507,181
Equity	\$82,726	\$92,895	\$124,929	\$183,805	\$250,346	\$325,597	\$507,181
Loan Balance	\$202,874	\$198,417	\$184,214	\$157,513	\$126,497	\$90,468	\$0
Total Profit if Sold	\$33,081	\$60,958	\$149,544	\$314,805	\$504,259	\$720,671	\$1,247,116
Compound Annual Growth Rate	50%	38%	26%	19%	15%	13%	10%

Income, Expenses and Cash Flow (in \$)

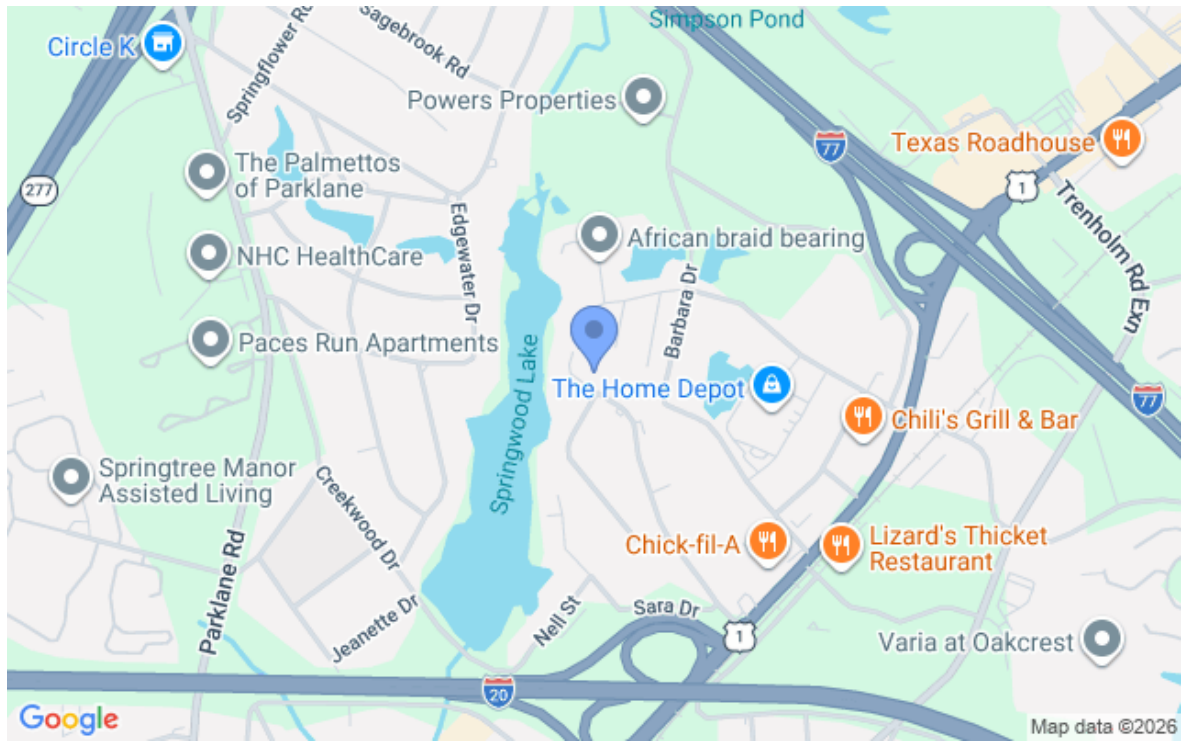


Loan Balance, Value and Equity (in \$)



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