

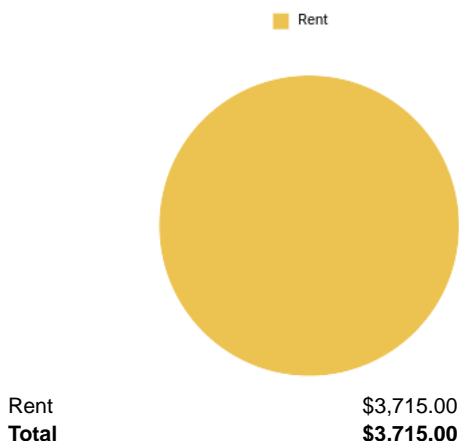
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,715.00	\$2,835.01	\$879.99	6.81%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,840.40	\$90,700.00	11.64%	6.81%

Property Information

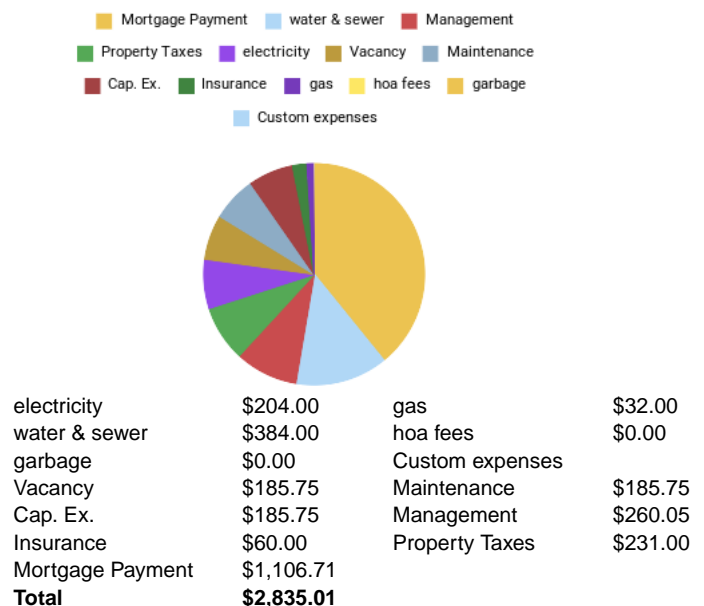
Purchase Price:	\$350,000.00
Purchase Closing Costs:	\$3,200.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$353,200.00
After Repair Value	

Down Payment:	\$87,500.00
Loan Amount:	\$262,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,106.71

Income



Expenses



Financial Projections

Total Initial Equity:	-\$262,500.00		
Gross Rent Multiplier:	7.85		
Income-Expense Ratio (2% Rule):	1.05%		
Typical Cap Rate:	6.81%	Debt Coverage Ratio:	1.80
ARV based on Cap Rate:	\$350,000.00		

50% Rule Cash Flow Estimates

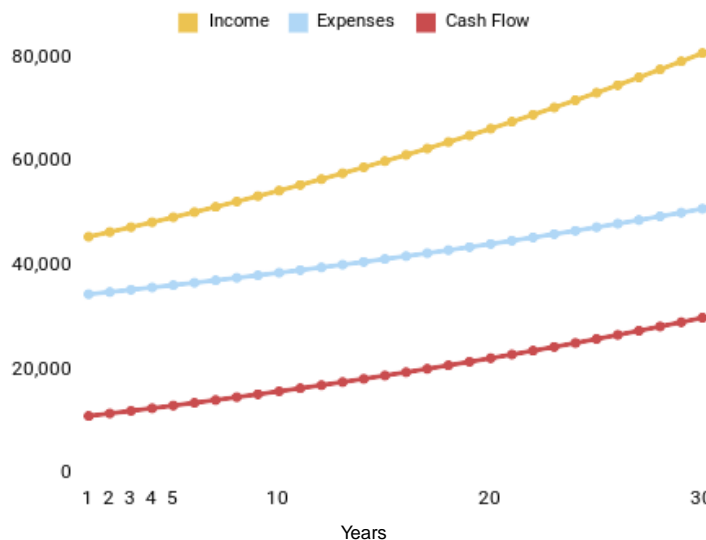
Total Monthly Income:	\$3,715.00
x50% for Expenses:	\$1,857.50
Monthly Payment/Interest Payment:	\$1,106.71
Total Monthly Cash Flow using 50% Rule:	\$750.79

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	\$45,472	\$46,381	\$49,220	\$54,343	\$59,999	\$66,244	\$80,750
Total Annual Expenses	\$34,435	\$34,858	\$36,179	\$38,562	\$41,193	\$44,098	\$50,847
Total Annual Cashflow	\$11,037	\$11,523	\$13,041	\$15,781	\$18,806	\$22,145	\$29,903
Cash on Cash ROI	12.17%	12.70%	14.38%	17.40%	20.73%	24.42%	32.97%
Property Value	\$357,000	\$364,140	\$386,428	\$426,648	\$471,054	\$520,082	\$633,977
Equity	\$99,980	\$112,768	\$153,049	\$227,096	\$310,796	\$405,469	\$633,977
Loan Balance	\$257,020	\$251,372	\$233,379	\$199,552	\$160,258	\$114,613	\$0
Total Profit if Sold	\$20,317	\$44,627	\$122,494	\$269,857	\$441,416	\$640,002	\$1,131,363
Annualized Total Return	22%	22%	19%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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