



4416 Summer Flowers PI

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$9,000.00	\$6,779.89	\$2,220.11	5.28%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$67,560.00	\$628,040.00	4.24%	5.28%

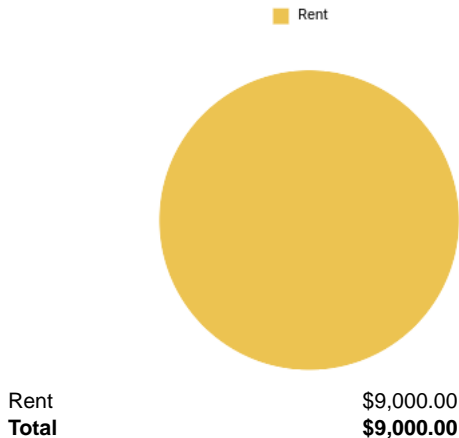
Property Information

Purchase Price:	\$1,280,000.00
Purchase Closing Costs:	\$45,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,325,000.00
After Repair Value	

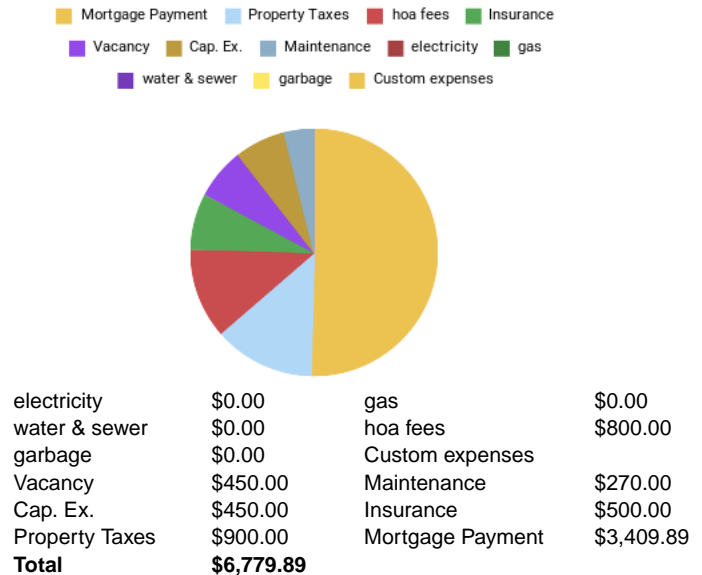
Down Payment:	\$576,000.00
Loan Amount:	\$704,000.00
Loan Points:	1.0
Loan Fees:	\$7,040.00
Amortized Over:	30 years
Loan Interest Rate:	4.120%
Monthly P&I:	\$3,409.89



Income



Expenses



Financial Projections

Total Initial Equity:	-\$704,000.00		
Gross Rent Multiplier:	11.85		
Income-Expense Ratio (2% Rule):	0.68%		
Typical Cap Rate:	5.28%	Debt Coverage Ratio:	1.65
ARV based on Cap Rate:	\$1,280,000.00		

50% Rule Cash Flow Estimates

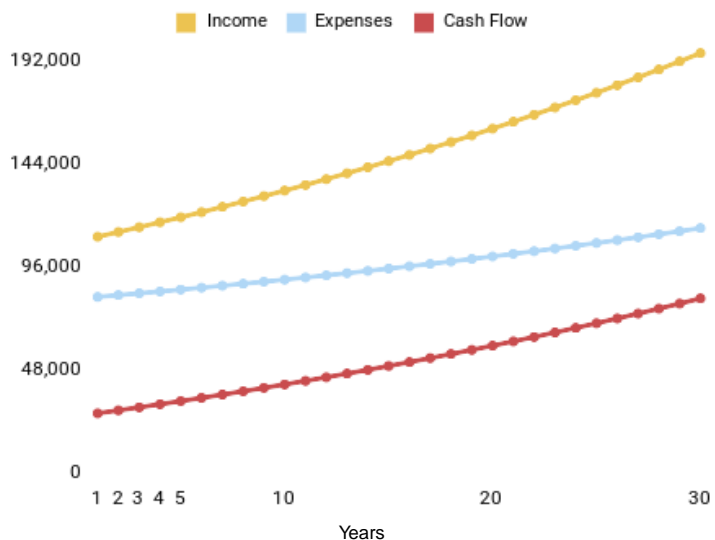
Total Monthly Income:	\$9,000.00
x50% for Expenses:	\$4,500.00
Monthly Payment/Interest Payment:	\$3,409.89
Total Monthly Cash Flow using 50% Rule:	\$1,090.11

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	\$110,160	\$112,363	\$119,241	\$131,651	\$145,354	\$160,482	\$195,627
Total Annual Expenses	\$82,167	\$82,992	\$85,568	\$90,215	\$95,346	\$101,010	\$114,170
Total Annual Cashflow	\$27,993	\$29,371	\$33,673	\$41,437	\$50,008	\$59,472	\$81,457
Cash on Cash ROI	4.46%	4.68%	5.36%	6.60%	7.96%	9.47%	12.97%
Property Value	\$1,305,600	\$1,331,712	\$1,413,223	\$1,560,313	\$1,722,711	\$1,902,013	\$2,318,543
Equity	\$613,741	\$652,505	\$775,247	\$1,003,435	\$1,265,448	\$1,567,107	\$2,318,543
Loan Balance	\$691,859	\$679,207	\$637,976	\$556,878	\$457,264	\$334,906	\$0
Total Profit if Sold	\$13,694	\$81,828	\$301,230	\$720,766	\$1,215,338	\$1,795,055	\$3,258,538
Annualized Total Return	2%	6%	8%	8%	7%	7%	6%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

1734.0

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