

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,595.00	\$1,208.39	\$386.61	5.01%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,027.80	\$50,000.00	9.28%	8.02%

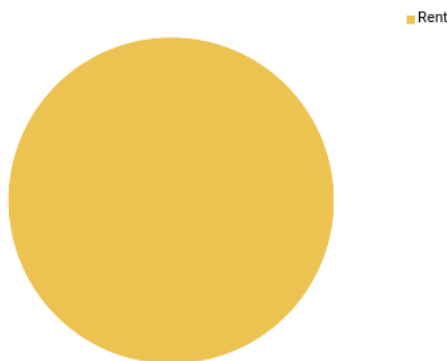
Property Information

Purchase Price:	\$125,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$22,500.00
Total Cost of Project:	\$150,000.00
After Repair Value	\$200,000.00

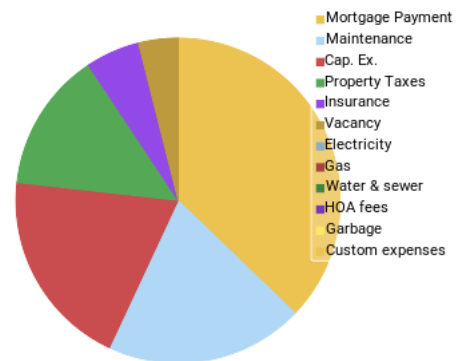
Down Payment:	\$25,000.00
Loan Amount:	\$100,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$449.04



Income



Expenses



Rent	\$1,595.00
Total	\$1,595.00

Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$47.85	Maintenance	\$239.25
Cap. Ex.	\$239.25	Insurance	\$65.00
Property Taxes	\$168.00	Mortgage Payment	\$449.04
Total	\$1,208.39		

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Financial Projections

Total Initial Equity:	\$100,000.00		
Gross Rent Multiplier:	6.53		
Income-Expense Ratio (2% Rule):	1.06%		
Typical Cap Rate:	8.02%	Debt Coverage Ratio:	1.86
ARV based on Cap Rate:	\$125,000.00		

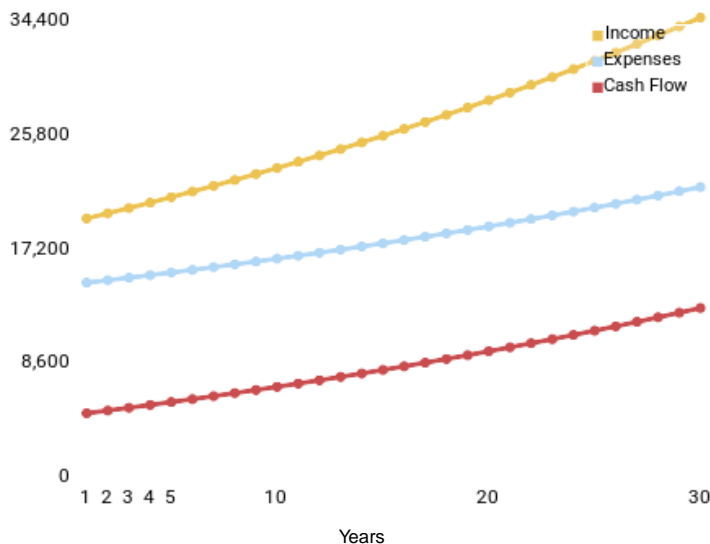
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,595.00
x50% for Expenses:	\$797.50
Monthly Payment/Interest Payment:	\$449.04
Total Monthly Cash Flow using 50% Rule:	\$348.46

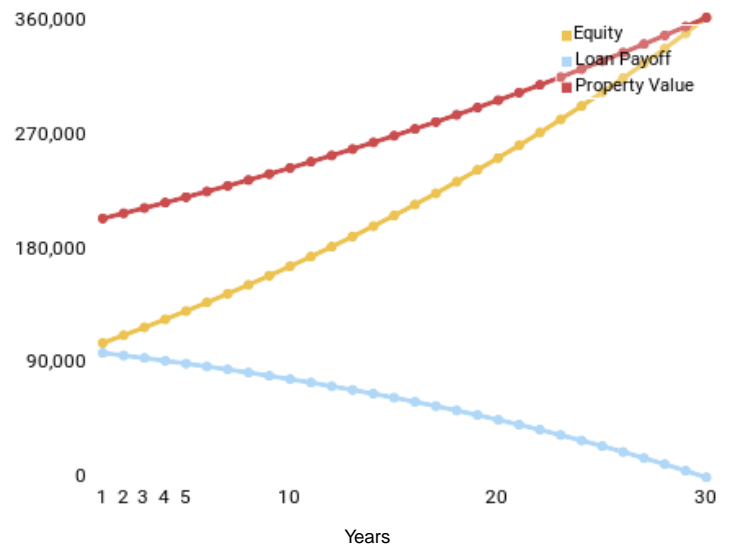
Analysis Over Time

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	\$19,523	\$19,913	\$21,132	\$23,332	\$25,760	\$28,441	\$34,669
Total Annual Expenses	\$14,683	\$14,869	\$15,449	\$16,496	\$17,652	\$18,929	\$21,894
Total Annual Cashflow	\$4,840	\$5,044	\$5,683	\$6,835	\$8,108	\$9,512	\$12,775
Cash on Cash ROI	9.68%	10.09%	11.37%	13.67%	16.22%	19.02%	25.55%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$105,919	\$111,987	\$131,119	\$166,372	\$206,360	\$251,779	\$362,272
Loan Balance	\$98,081	\$96,093	\$89,697	\$77,427	\$62,814	\$45,410	\$0
Total Profit if Sold	\$60,759	\$71,871	\$107,405	\$174,484	\$252,415	\$342,531	\$565,561
Compound Annual Growth Rate	122%	56%	26%	16%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

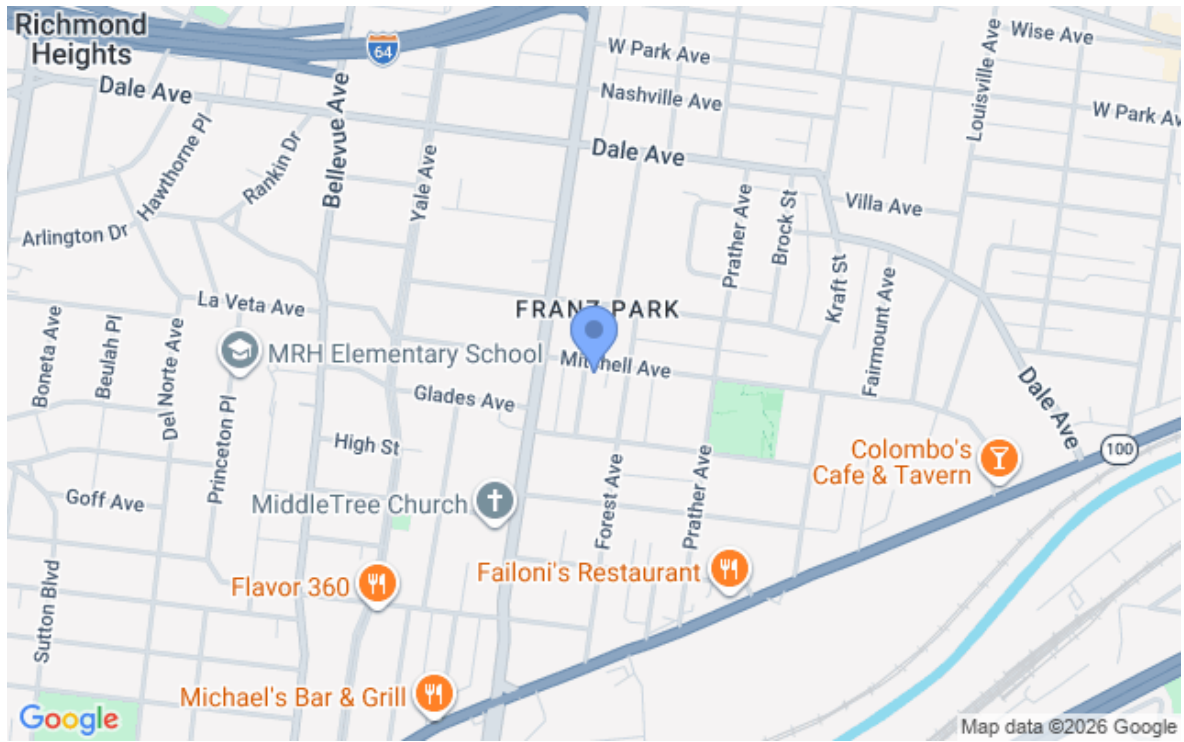


Loan Balance, Value and Equity (in \$)



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