

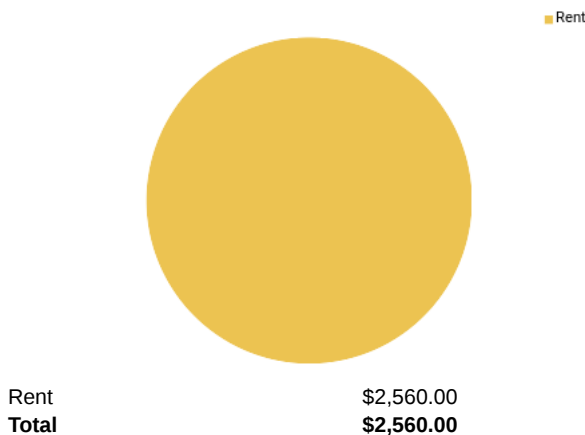
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,560.00	\$2,888.35	-\$328.35	3.60%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,472.00	\$87,750.00	-4.49%	3.60%

Property Information

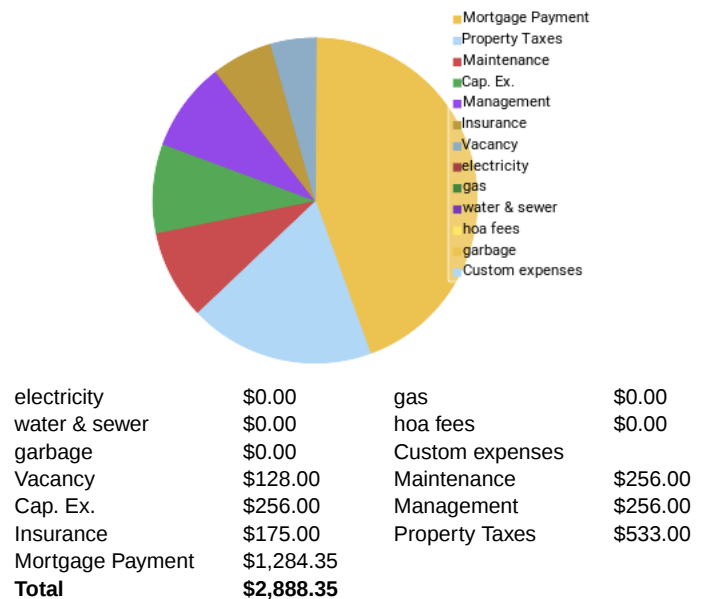
Purchase Price:	\$319,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$327,000.00
After Repair Value	

Down Payment:	\$79,750.00
Loan Amount:	\$239,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,284.35

Income



Expenses



Financial Projections

Total Initial Equity:	-\$239,250.00		
Gross Rent Multiplier:	10.38		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	3.60%	Debt Coverage Ratio:	0.74
ARV based on Cap Rate:	\$319,000.00		

50% Rule Cash Flow Estimates

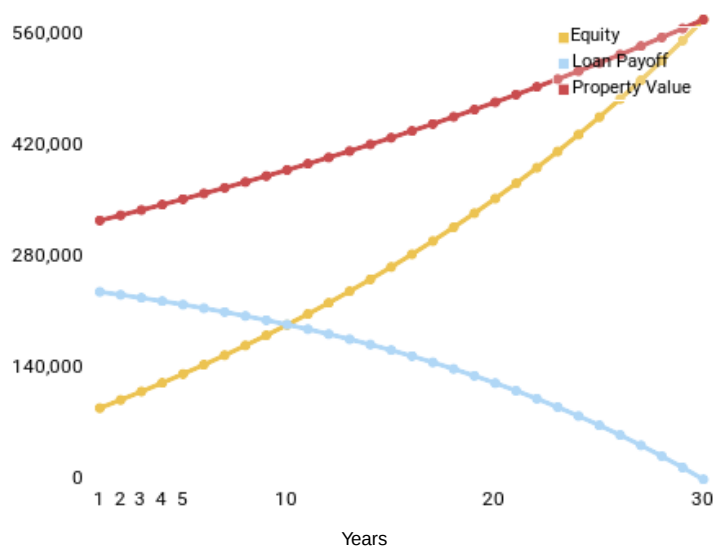
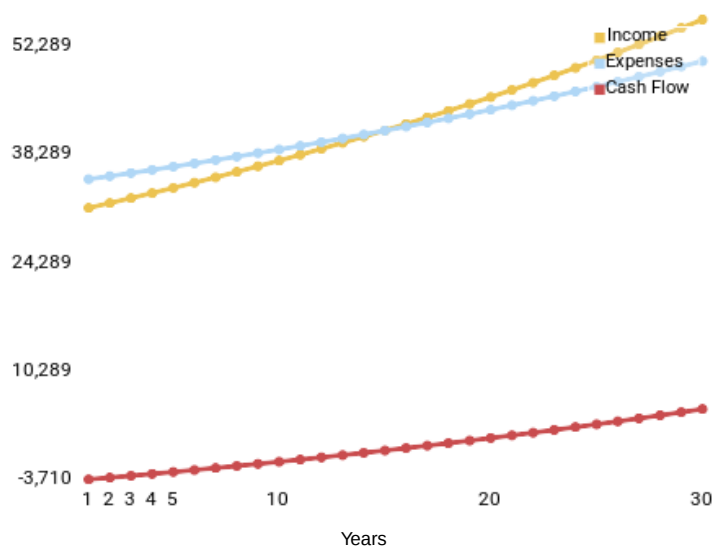
Total Monthly Income:	\$2,560.00
x50% for Expenses:	\$1,280.00
Monthly Payment/Interest Payment:	\$1,284.35
Total Monthly Cash Flow using 50% Rule:	-\$4.35

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	\$31,334	\$31,961	\$33,917	\$37,448	\$41,345	\$45,648	\$55,645
Total Annual Expenses	\$35,045	\$35,438	\$36,663	\$38,875	\$41,317	\$44,014	\$50,277
Total Annual Cashflow	-\$3,711	-\$3,477	-\$2,746	-\$1,428	\$28	\$1,635	\$5,368
Cash on Cash ROI	-4.23%	-3.96%	-3.13%	-1.63%	0.03%	1.86%	6.12%
Property Value	\$325,380	\$331,888	\$352,202	\$388,859	\$429,332	\$474,017	\$577,824
Equity	\$89,660	\$99,878	\$132,502	\$194,248	\$266,920	\$352,927	\$577,824
Loan Balance	\$235,720	\$232,010	\$219,700	\$194,611	\$162,412	\$121,090	\$0
Total Profit if Sold	-\$1,801	\$4,940	\$28,586	\$80,504	\$150,345	\$241,249	\$502,415
Compound Annual Growth Rate	-2%	3%	6%	7%	7%	7%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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