

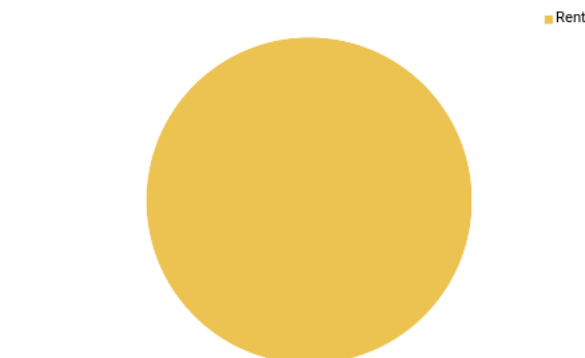
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,450.00	\$2,507.28	-\$57.28	4.31%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,670.00	\$37,850.00	-1.82%	4.89%

Property Information

Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$15,000.00
Total Cost of Project:	\$320,000.00
After Repair Value	\$340,000.00

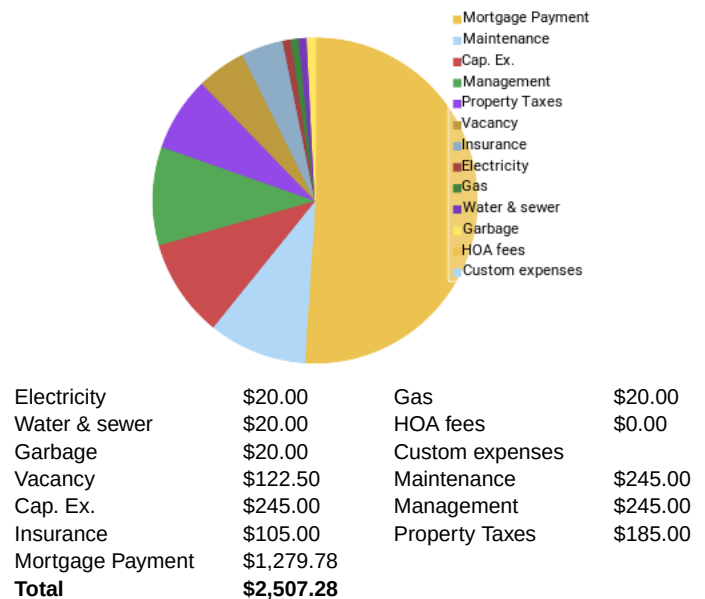
Down Payment:	\$15,000.00
Loan Amount:	\$285,000.00
Loan Points:	1.0
Loan Fees:	\$2,850.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,279.78

Income



Rent	\$2,450.00
Total	\$2,450.00

Expenses



Electricity	\$20.00	Gas	\$20.00
Water & sewer	\$20.00	HOA fees	\$0.00
Garbage	\$20.00	Custom expenses	\$20.00
Vacancy	\$122.50	Maintenance	\$245.00
Cap. Ex.	\$245.00	Management	\$245.00
Insurance	\$105.00	Property Taxes	\$185.00
Mortgage Payment	\$1,279.78		
Total	\$2,507.28		

Financial Projections

Total Initial Equity:	\$55,000.00		
Gross Rent Multiplier:	10.20		
Income-Expense Ratio (2% Rule):	0.77%		
Typical Cap Rate:	4.89%	Debt Coverage Ratio:	0.96
ARV based on Cap Rate:	\$300,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,450.00
x50% for Expenses:	\$1,225.00
Monthly Payment/Interest Payment:	\$1,279.78
Total Monthly Cash Flow using 50% Rule:	-\$54.78

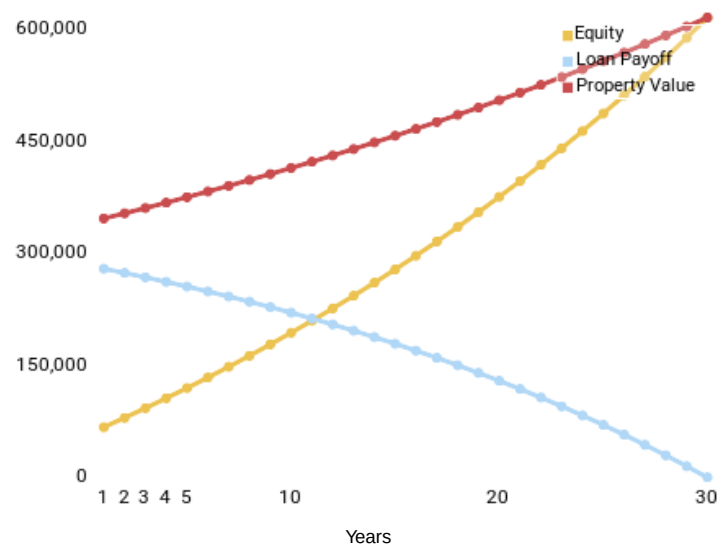
Analysis Over Time

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	\$29,988	\$30,588	\$32,460	\$35,838	\$39,569	\$43,687	\$53,254
Total Annual Expenses	\$30,382	\$30,682	\$31,620	\$33,313	\$35,182	\$37,245	\$42,039
Total Annual Cashflow	-\$394	-\$95	\$840	\$2,525	\$4,387	\$6,442	\$11,215
Cash on Cash ROI	-1.04%	-0.25%	2.22%	6.67%	11.59%	17.02%	29.63%
Property Value	\$346,800	\$353,736	\$375,387	\$414,458	\$457,595	\$505,222	\$615,863
Equity	\$67,270	\$79,870	\$119,751	\$193,792	\$278,576	\$375,802	\$615,863
Loan Balance	\$279,530	\$273,866	\$255,637	\$220,667	\$179,019	\$129,420	\$0
Total Profit if Sold	\$29,026	\$41,531	\$82,984	\$166,213	\$269,134	\$394,377	\$724,329
Compound Annual Growth Rate	77%	45%	26%	18%	15%	13%	11%

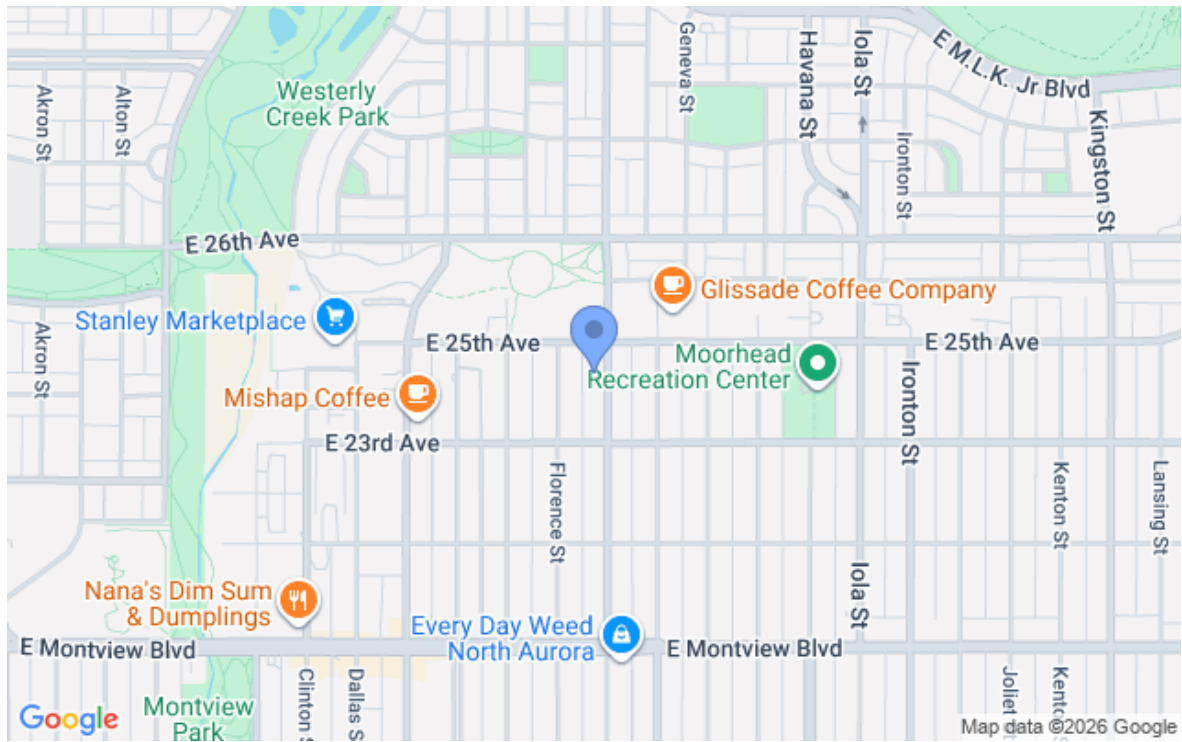
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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