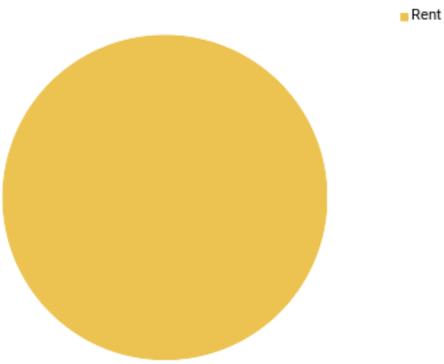
13778 County Road 4198

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,660.00	$2,119.79	$540.21	7.20%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$20,522.40	$25,250.00	25.67%	7.60%

Property Information

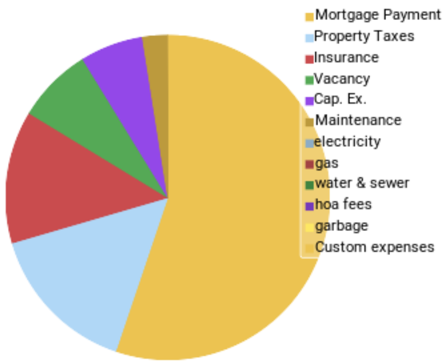
Purchase Price:	$270,000.00
Purchase Closing Costs:	$5,800.00
Estimated Repair Costs:	$10,000.00
Total Cost of Project:	**$285,800.00**
After Repair Value	$285,000.00
Down Payment:	$9,450.00
Loan Amount:	$260,550.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	**$1,169.99**

Income



Rent	$2,660.00
Total	**$2,660.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$159.60	Maintenance	$53.20
Cap. Ex.	$133.00	Insurance	$280.00
Property Taxes	$324.00	Mortgage Payment	$1,169.99
Total	**$2,119.79**		

Financial Projections

Total Initial Equity:	$24,450.00		
Gross Rent Multiplier:	8.46		
Income-Expense Ratio (2% Rule):	0.93%		
Typical Cap Rate:	7.60%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	$270,000.00		

50% Rule Cash Flow Estimates

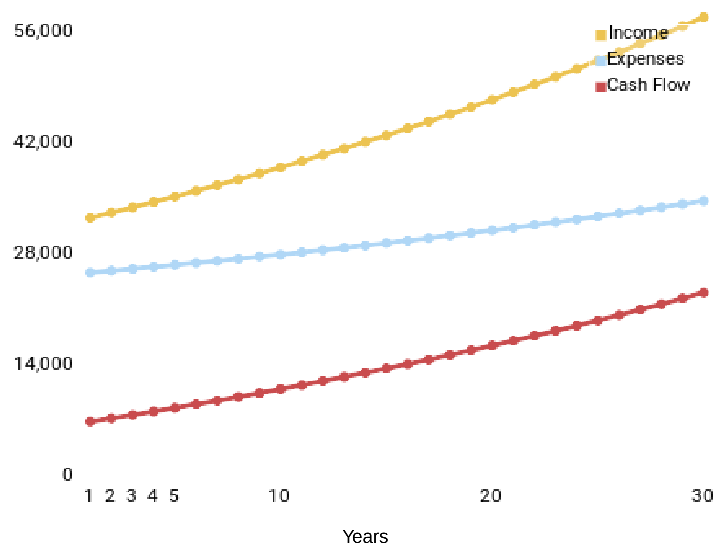
Total Monthly Income:	$2,660.00
x50% for Expenses:	$1,330.00
Monthly Payment/Interest Payment:	$1,169.99
Total Monthly Cash Flow using 50% Rule:	**$160.01**

Analysis Over Time

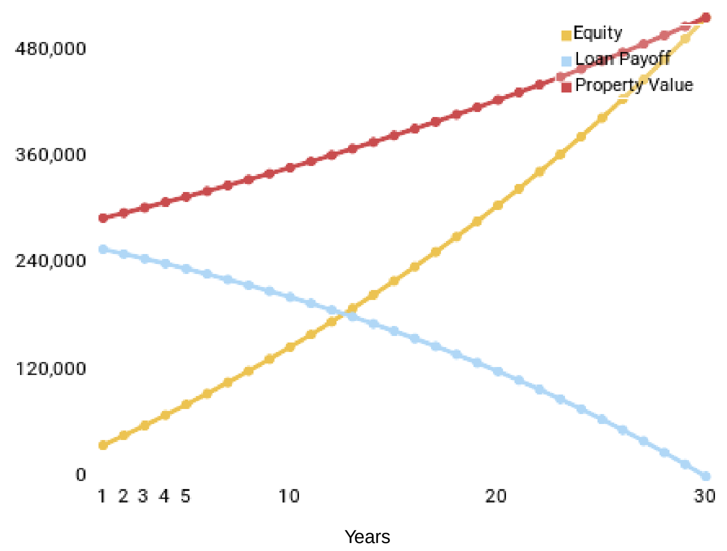
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

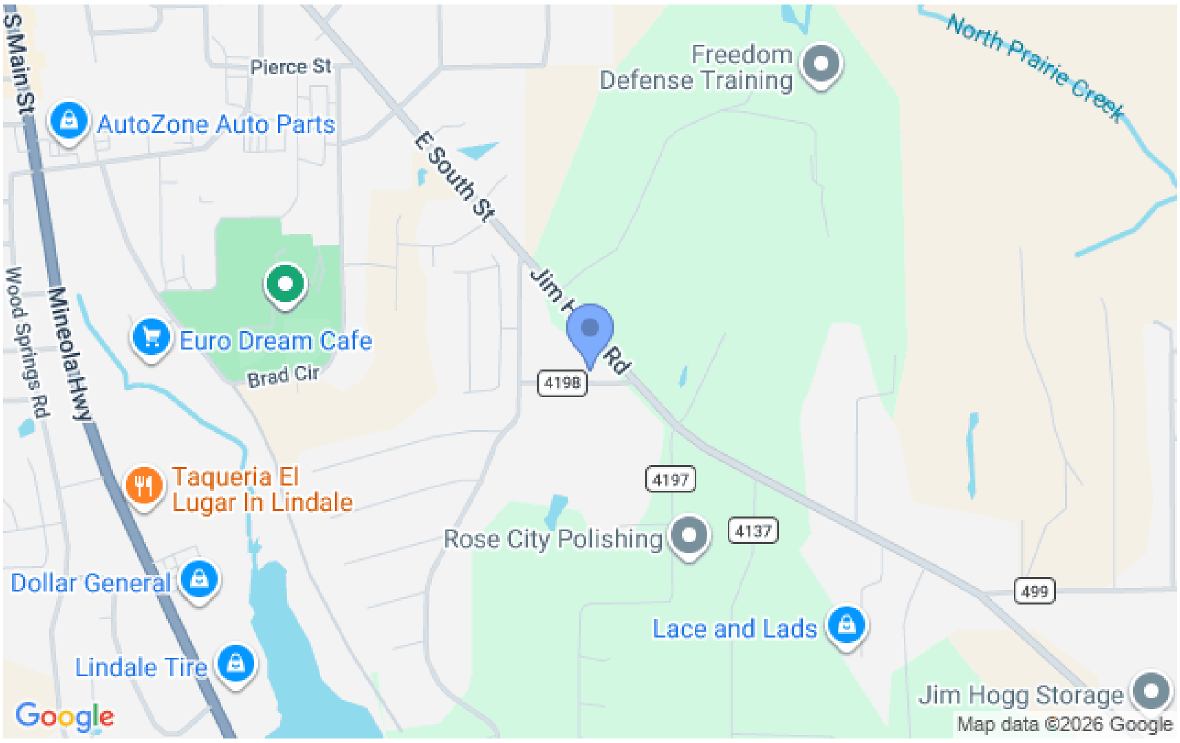
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$32,558	$33,210	$35,242	$38,910	$42,960	$47,431	$57,819
Total Annual Expenses	$25,665	$25,898	$26,624	$27,933	$29,380	$30,976	$34,685
Total Annual Cashflow	$6,893	$7,312	$8,619	$10,977	$13,581	$16,455	$23,134
Cash on Cash ROI	27.30%	28.96%	34.13%	43.47%	53.78%	65.17%	91.62%
Property Value	$290,700	$296,514	$314,663	$347,413	$383,572	$423,495	$516,238
Equity	$35,150	$46,142	$80,957	$145,678	$219,911	$305,178	$516,238
Loan Balance	$255,550	$250,372	$233,706	$201,736	$163,661	$118,317	$0
Total Profit if Sold	$16,793	$35,097	$94,444	$209,238	$346,064	$507,745	$918,999
Compound Annual Growth Rate	67%	55%	37%	25%	20%	16%	13%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)





Pierce St
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AutoZone Auto Parts
Freedom
Defense Training
North Prairie Creek
E South St
Jim H
Rd
Euro Dream Cafe
Brad Cir
4198
Wood Springs Rd
Mineola Hwy
4197
Taqueria El
Lugar In Lindale
Rose City Polishing
4137
Dollar General
499
Lace and Lads
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