



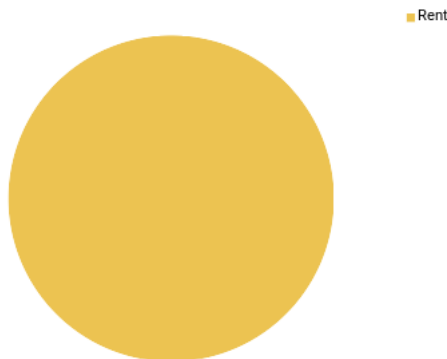
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,800.00	\$6,585.10	\$214.90	7.17%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$53,772.00	\$58,650.00	4.40%	7.18%

Property Information

Purchase Price:	\$749,000.00
Purchase Closing Costs:	\$11,200.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$770,200.00
After Repair Value	\$750,000.00

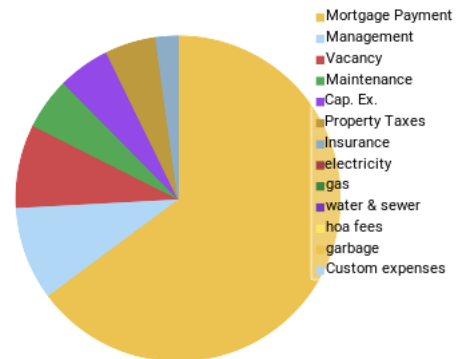
Down Payment:	\$37,450.00
Loan Amount:	\$711,550.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$4,266.10

Income



Rent	\$6,800.00
Total	\$6,800.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$544.00	Maintenance	\$340.00
Cap. Ex.	\$340.00	Management	\$612.00
Insurance	\$150.00	Property Taxes	\$333.00
Mortgage Payment	\$4,266.10		
Total	\$6,585.10		

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Financial Projections

Total Initial Equity:	\$38,450.00		
Gross Rent Multiplier:	9.18		
Income-Expense Ratio (2% Rule):	0.88%		
Typical Cap Rate:	7.18%	Debt Coverage Ratio:	1.05
ARV based on Cap Rate:	\$749,000.00		

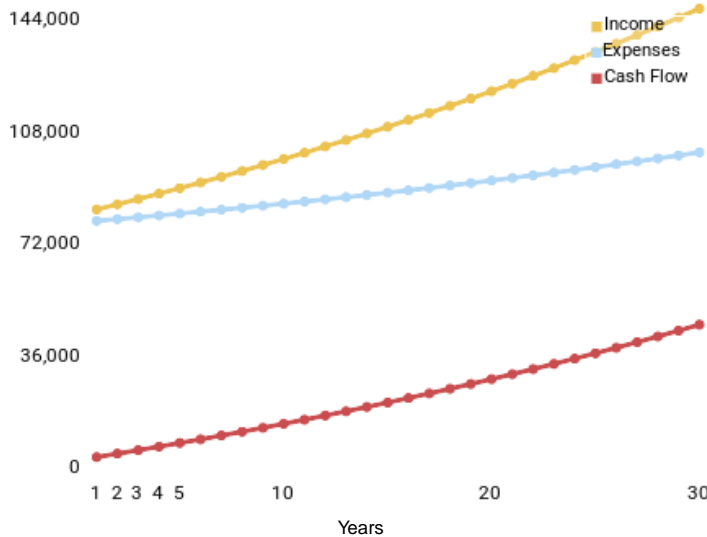
50% Rule Cash Flow Estimates

Total Monthly Income:	\$6,800.00
x50% for Expenses:	\$3,400.00
Monthly Payment/Interest Payment:	\$4,266.10
Total Monthly Cash Flow using 50% Rule:	-\$866.10

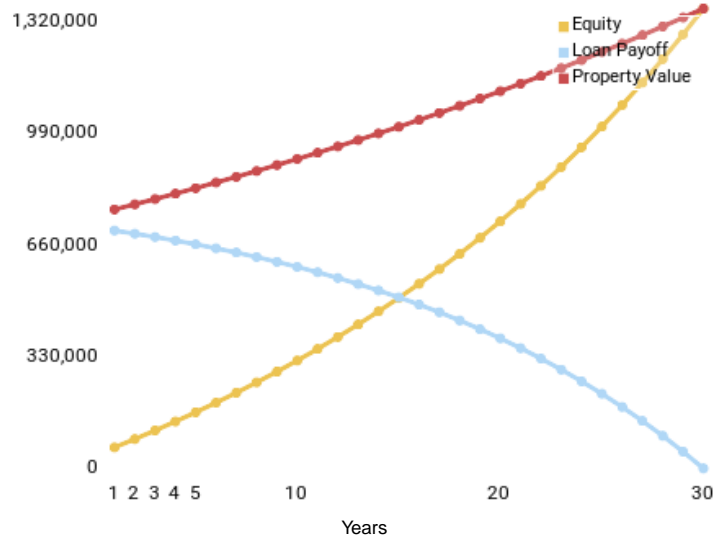
Analysis Over Time

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	\$83,232	\$84,897	\$90,093	\$99,470	\$109,823	\$121,253	\$147,807
Total Annual Expenses	\$79,578	\$80,145	\$81,918	\$85,115	\$88,646	\$92,544	\$101,600
Total Annual Cashflow	\$3,654	\$4,751	\$8,175	\$14,355	\$21,177	\$28,709	\$46,207
Cash on Cash ROI	6.23%	8.10%	13.94%	24.47%	36.11%	48.95%	78.78%
Property Value	\$765,000	\$780,300	\$828,061	\$914,246	\$1,009,401	\$1,114,461	\$1,358,521
Equity	\$62,188	\$86,765	\$165,932	\$318,780	\$503,853	\$730,198	\$1,358,521
Loan Balance	\$702,812	\$693,535	\$662,128	\$595,466	\$505,548	\$384,263	\$0
Total Profit if Sold	\$7,192	\$36,520	\$136,745	\$348,762	\$625,805	\$980,332	\$1,989,130
Compound Annual Growth Rate	12%	27%	27%	21%	18%	15%	13%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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