

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,917.00	\$2,038.65	\$878.35	7.82%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$21,121.80	\$60,000.00	17.57%	7.82%

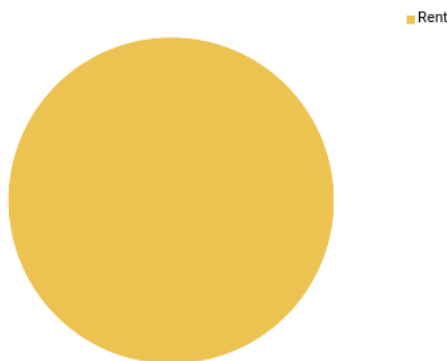
## Property Information

Purchase Price:	\$270,000.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$276,000.00</b>
After Repair Value	

Down Payment:	\$54,000.00
Loan Amount:	\$216,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.750%
<b>Monthly P&amp;I:</b>	<b>\$881.80</b>

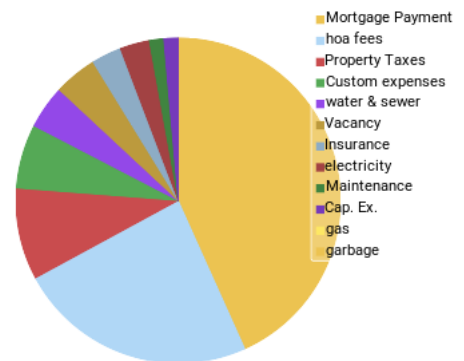


## Income



Rent	\$2,917.00
<b>Total</b>	<b>\$2,917.00</b>

## Expenses



electricity	\$60.00	gas	\$0.00
water & sewer	\$88.00	hoa fees	\$486.00
garbage	\$0.00	Custom expenses	\$130.00
Vacancy	\$87.51	Maintenance	\$29.17
Cap. Ex.	\$29.17	Insurance	\$61.00
Property Taxes	\$186.00	Mortgage Payment	\$881.80
<b>Total</b>	<b>\$2,038.65</b>		

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## Financial Projections

Total Initial Equity:	-	\$216,000.00		
Gross Rent Multiplier:		7.71		
Income-Expense Ratio (2% Rule):		1.06%		
Typical Cap Rate:		7.82%	Debt Coverage Ratio:	2.00
ARV based on Cap Rate:		\$270,000.00		

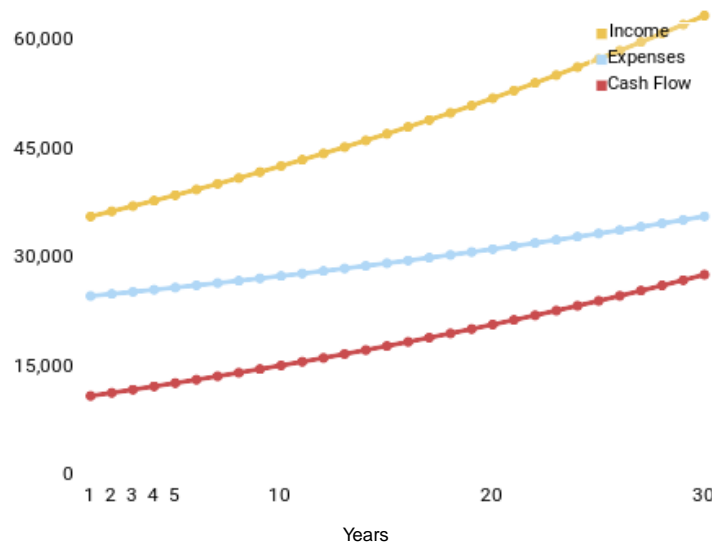
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,917.00
x50% for Expenses:	\$1,458.50
Monthly Payment/Interest Payment:	\$881.80
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$576.70</b>

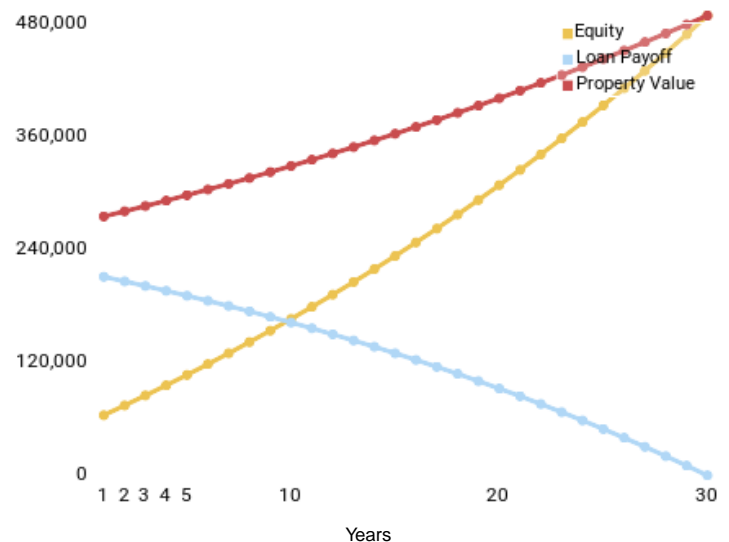
## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$35,704	\$36,418	\$38,647	\$42,670	\$47,111	\$52,014	\$63,405
Total Annual Expenses	\$24,741	\$25,025	\$25,909	\$27,504	\$29,265	\$31,210	\$35,727
Total Annual Cashflow	\$10,963	\$11,394	\$12,739	\$15,166	\$17,846	\$20,804	\$27,678
Cash on Cash ROI	18.27%	18.99%	21.23%	25.28%	29.74%	34.67%	46.13%
Property Value	\$275,400	\$280,908	\$298,102	\$329,128	\$363,384	\$401,206	\$489,068
Equity	\$64,101	\$74,440	\$106,951	\$166,484	\$233,444	\$308,785	\$489,068
Loan Balance	\$211,299	\$206,468	\$191,151	\$162,644	\$129,940	\$92,421	\$0
Total Profit if Sold	\$15,063	\$36,796	\$106,160	\$236,572	\$387,294	\$560,621	\$985,628
Compound Annual Growth Rate	25%	27%	23%	17%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

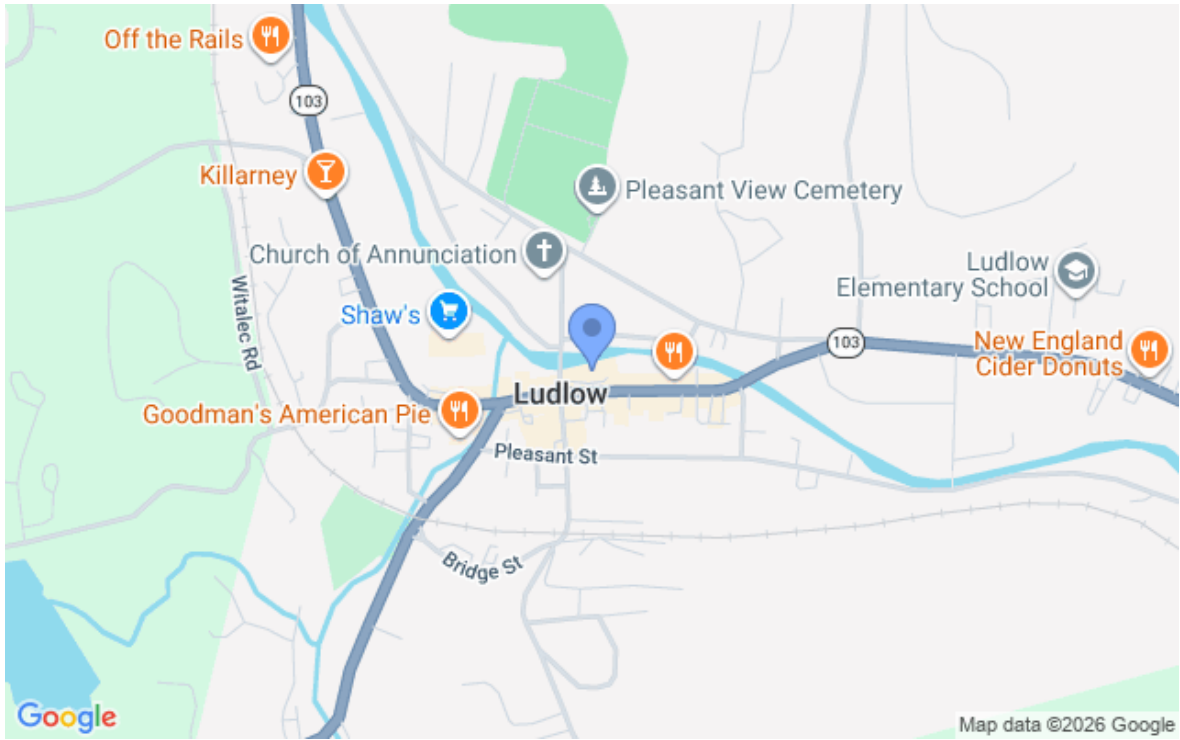


Loan Balance, Value and Equity (in \$)



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