

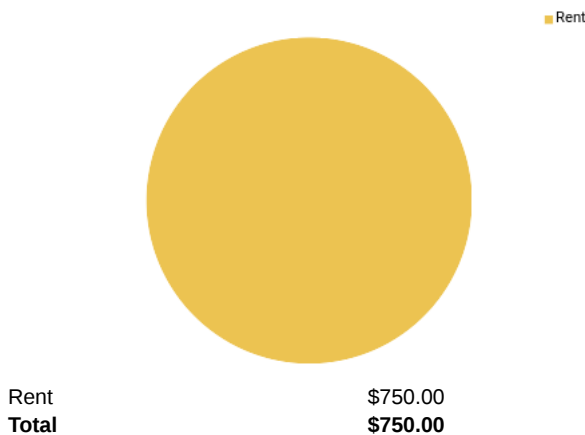
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$750.00	\$446.54	\$303.46	6.92%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,228.00	\$21,000.00	17.34%	10.38%

Property Information

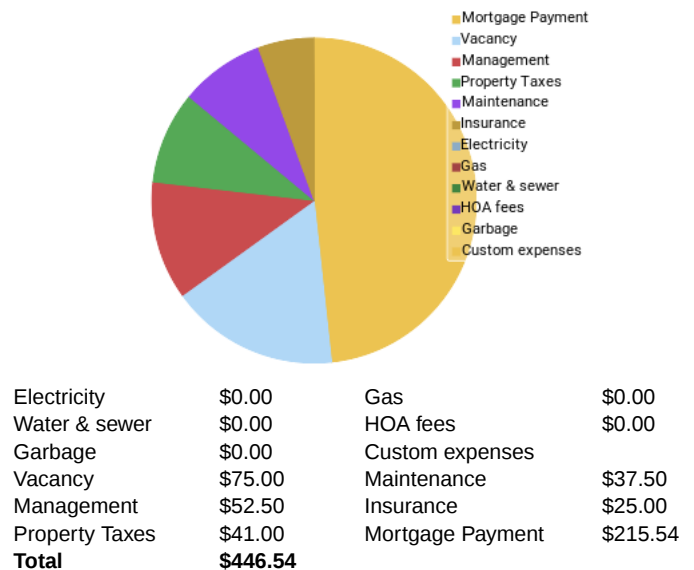
Purchase Price:	\$60,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$69,000.00
After Repair Value	\$90,000.00

Down Payment:	\$12,000.00
Loan Amount:	\$48,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$215.54

Income



Expenses



Financial Projections

Total Initial Equity:	\$42,000.00		
Gross Rent Multiplier:	6.67		
Income-Expense Ratio (2% Rule):	1.09%		
Typical Cap Rate:	10.38%	Debt Coverage Ratio:	2.41
ARV based on Cap Rate:	\$60,000.00		

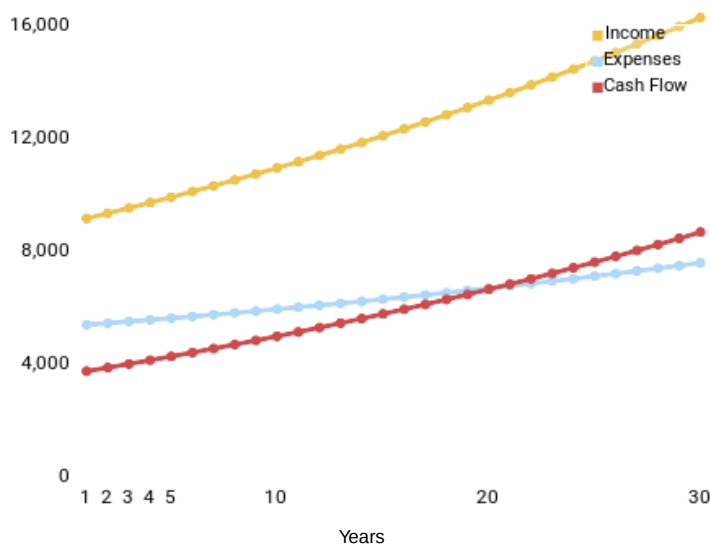
50% Rule Cash Flow Estimates

Total Monthly Income:	\$750.00
x50% for Expenses:	\$375.00
Monthly Payment/Interest Payment:	\$215.54
Total Monthly Cash Flow using 50% Rule:	\$159.46

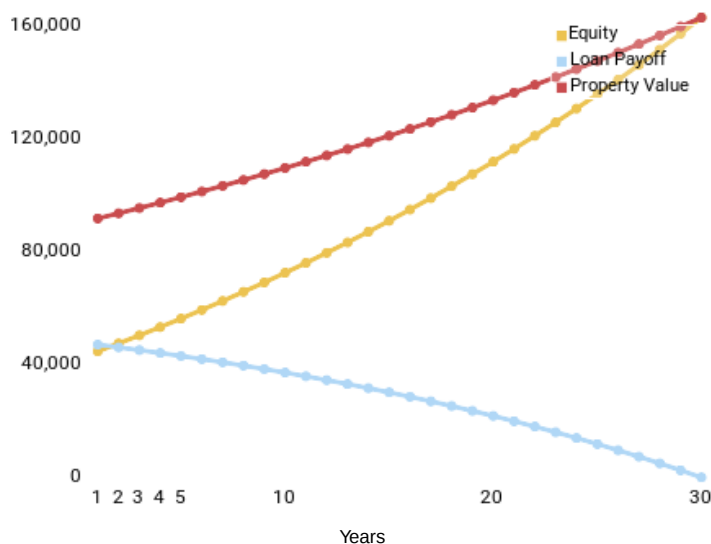
Analysis Over Time

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	\$9,180	\$9,364	\$9,937	\$10,971	\$12,113	\$13,374	\$16,302
Total Annual Expenses	\$5,414	\$5,470	\$5,647	\$5,966	\$6,317	\$6,706	\$7,608
Total Annual Cashflow	\$3,766	\$3,893	\$4,290	\$5,005	\$5,796	\$6,668	\$8,695
Cash on Cash ROI	17.93%	18.54%	20.43%	23.84%	27.60%	31.75%	41.40%
Property Value	\$91,800	\$93,636	\$99,367	\$109,709	\$121,128	\$133,735	\$163,023
Equity	\$44,721	\$47,511	\$56,313	\$72,545	\$90,978	\$111,938	\$163,023
Loan Balance	\$47,079	\$46,125	\$43,055	\$37,165	\$30,151	\$21,797	\$0
Total Profit if Sold	\$27,487	\$34,170	\$55,439	\$95,238	\$141,038	\$193,559	\$322,139
Compound Annual Growth Rate	131%	62%	29%	19%	15%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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