

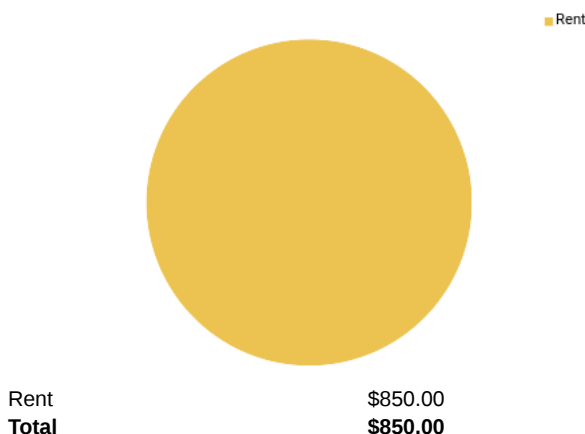
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$850.00	\$612.58	\$237.42	3.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$4,890.00	\$27,875.00	10.22%	13.04%

Property Information

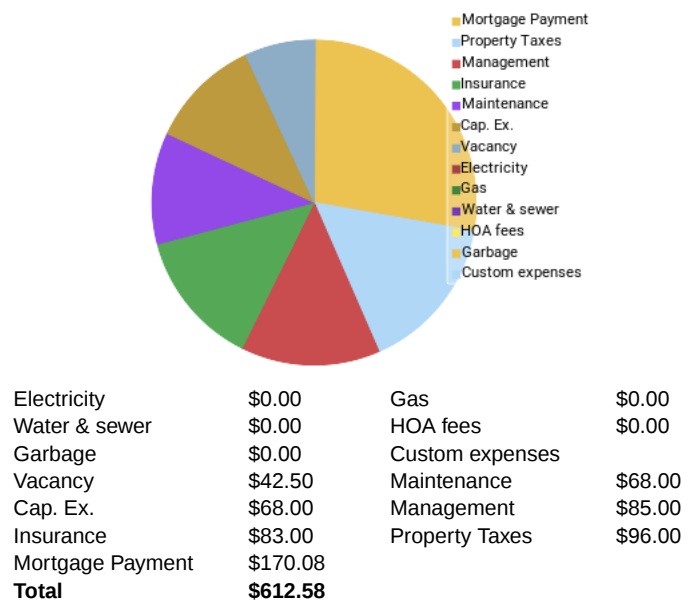
Purchase Price:	\$37,500.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$25,000.00
Total Cost of Project:	\$63,500.00
After Repair Value	\$129,600.00

Down Payment:	\$1,875.00
Loan Amount:	\$35,625.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$170.08

Income



Expenses



Financial Projections

Total Initial Equity:	\$93,975.00		
Gross Rent Multiplier:	3.68		
Income-Expense Ratio (2% Rule):	1.34%		
Typical Cap Rate:	13.04%	Debt Coverage Ratio:	2.40
ARV based on Cap Rate:	\$37,500.00		

50% Rule Cash Flow Estimates

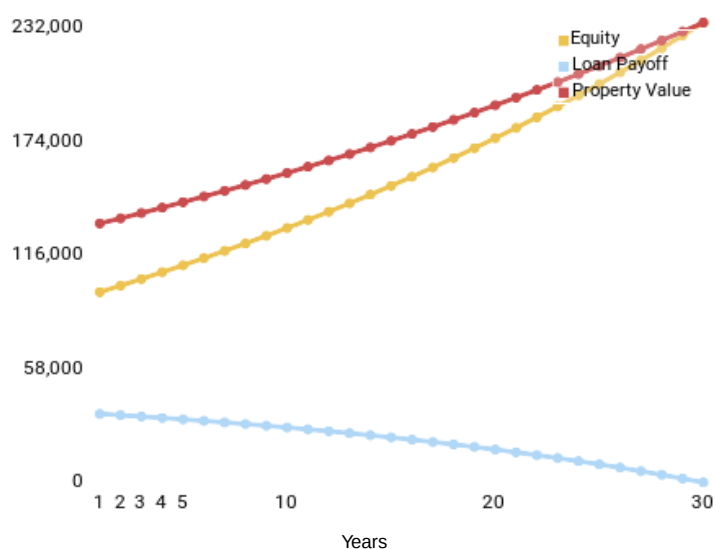
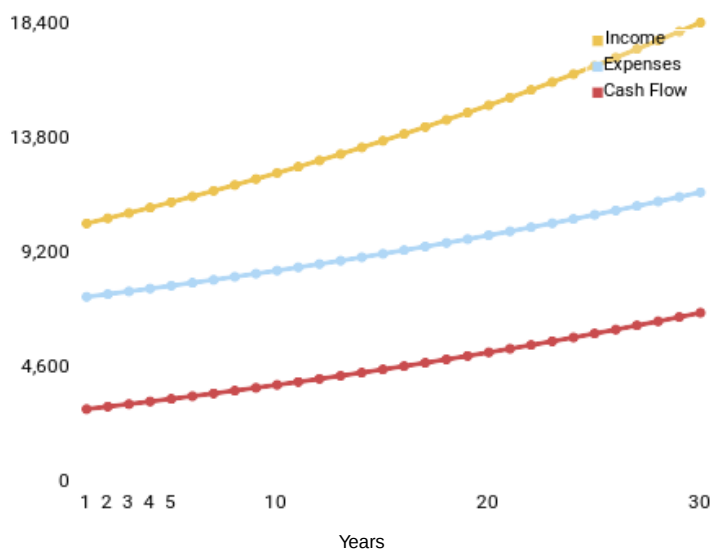
Total Monthly Income:	\$850.00
x50% for Expenses:	\$425.00
Monthly Payment/Interest Payment:	\$170.08
Total Monthly Cash Flow using 50% Rule:	\$254.92

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	\$10,404	\$10,612	\$11,262	\$12,434	\$13,728	\$15,157	\$18,476
Total Annual Expenses	\$7,457	\$7,565	\$7,904	\$8,514	\$9,188	\$9,931	\$11,659
Total Annual Cashflow	\$2,947	\$3,047	\$3,358	\$3,920	\$4,540	\$5,225	\$6,817
Cash on Cash ROI	10.57%	10.93%	12.05%	14.06%	16.29%	18.75%	24.45%
Property Value	\$132,192	\$134,836	\$143,089	\$157,982	\$174,425	\$192,579	\$234,752
Equity	\$97,194	\$100,491	\$110,867	\$129,915	\$151,431	\$175,780	\$234,752
Loan Balance	\$34,998	\$34,345	\$32,222	\$28,067	\$22,993	\$16,799	\$0
Total Profit if Sold	\$72,266	\$78,610	\$98,744	\$136,245	\$179,198	\$228,276	\$347,994
Compound Annual Growth Rate	259%	95%	35%	19%	14%	12%	9%

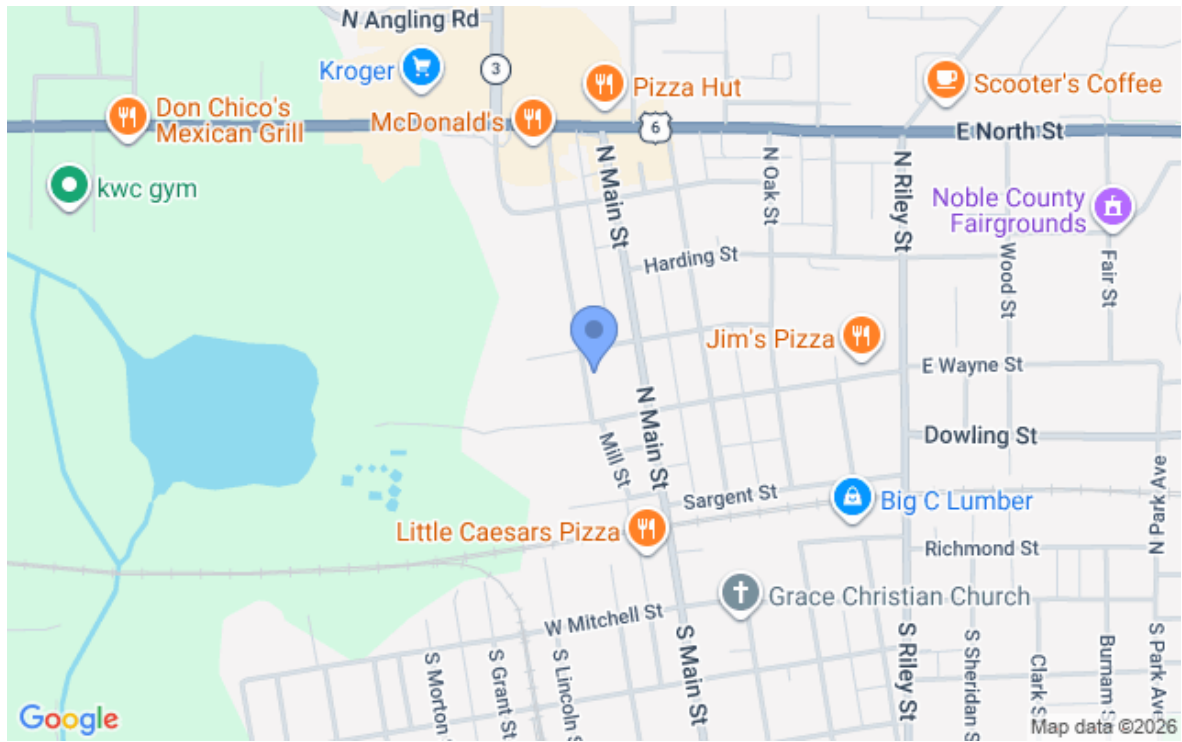
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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