



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,980.00	\$1,891.21	\$88.79	8.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,637.60	\$7,650.00	13.93%	8.61%

Property Information

Purchase Price:	\$170,000.00
Purchase Closing Costs:	\$2,550.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$172,550.00
After Repair Value	

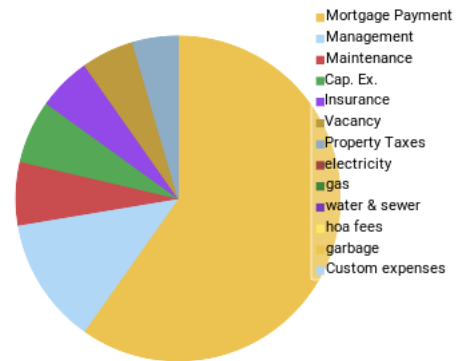
Down Payment:	\$0.00
Loan Amount:	\$170,000.00
Loan Points:	3.0
Loan Fees:	\$5,100.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,131.01

Income



Rent	\$1,980.00
Total	\$1,980.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$99.00	Maintenance	\$118.80
Cap. Ex.	\$118.80	Management	\$237.60
Insurance	\$100.00	Property Taxes	\$86.00
Mortgage Payment	\$1,131.01		
Total	\$1,891.21		

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Financial Projections

Total Initial Equity:	-\$170,000.00		
Gross Rent Multiplier:	7.15		
Income-Expense Ratio (2% Rule):	1.15%		
Typical Cap Rate:	8.61%	Debt Coverage Ratio:	1.08
ARV based on Cap Rate:	\$170,000.00		

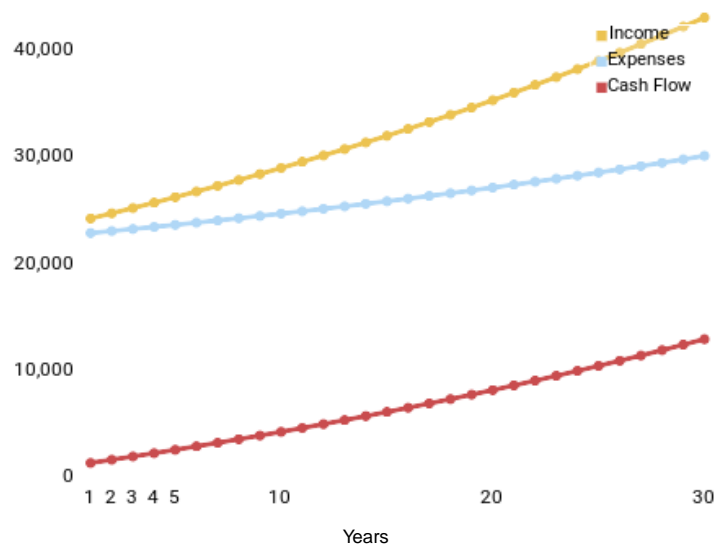
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,980.00
x50% for Expenses:	\$990.00
Monthly Payment/Interest Payment:	\$1,131.01
Total Monthly Cash Flow using 50% Rule:	-\$141.01

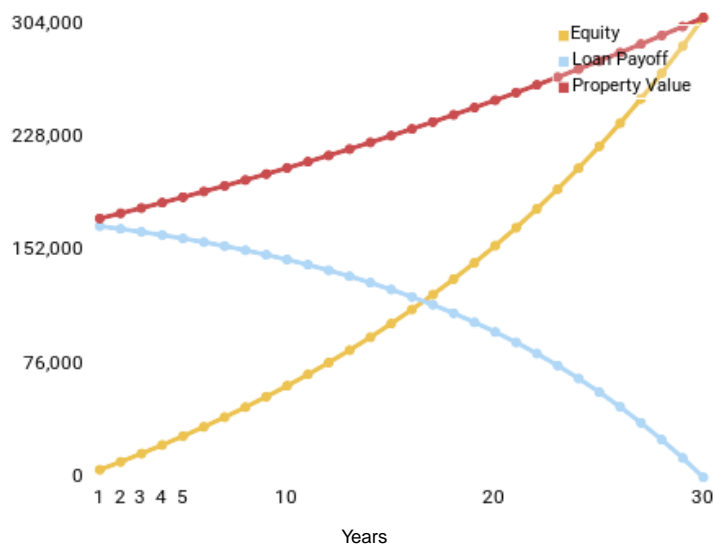
Analysis Over Time

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	\$24,235	\$24,720	\$26,233	\$28,963	\$31,978	\$35,306	\$43,038
Total Annual Expenses	\$22,877	\$23,063	\$23,644	\$24,692	\$25,850	\$27,128	\$30,096
Total Annual Cashflow	\$1,358	\$1,657	\$2,589	\$4,271	\$6,128	\$8,179	\$12,942
Cash on Cash ROI	17.75%	21.66%	33.84%	55.83%	80.11%	106.91%	169.17%
Property Value	\$173,400	\$176,868	\$187,694	\$207,229	\$228,798	\$252,611	\$307,931
Equity	\$5,127	\$10,447	\$27,670	\$61,348	\$102,966	\$155,201	\$307,931
Loan Balance	\$168,273	\$166,421	\$160,024	\$145,881	\$125,832	\$97,410	\$0
Total Profit if Sold	-\$1,165	\$5,812	\$29,857	\$81,459	\$149,930	\$238,876	\$498,812
Compound Annual Growth Rate	-15%	33%	37%	28%	22%	19%	15%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1925

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