



3632 S Alaska St Unit A

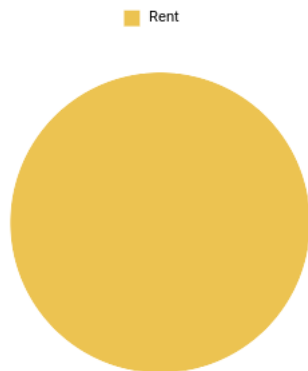
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,790.00	\$2,684.31	\$105.69	4.57%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,222.00	\$76,500.00	1.66%	4.57%

Property Information

Purchase Price:	\$464,000.00
Purchase Closing Costs:	\$6,900.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$470,900.00
After Repair Value	

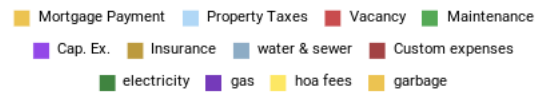
Down Payment:	\$69,600.00
Loan Amount:	\$394,400.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,662.81

Income



Rent	\$2,790.00
Total	\$2,790.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$100.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$50.00
Vacancy	\$139.50	Maintenance	\$139.50
Cap. Ex.	\$139.50	Insurance	\$125.00
Property Taxes	\$328.00	Mortgage Payment	\$1,662.81
Total	\$2,684.31		

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Financial Projections

Total Initial Equity:	-\$394,400.00		
Gross Rent Multiplier:	13.86		
Income-Expense Ratio (2% Rule):	0.59%		
Typical Cap Rate:	4.57%	Debt Coverage Ratio:	1.06
ARV based on Cap Rate:	\$464,000.00		

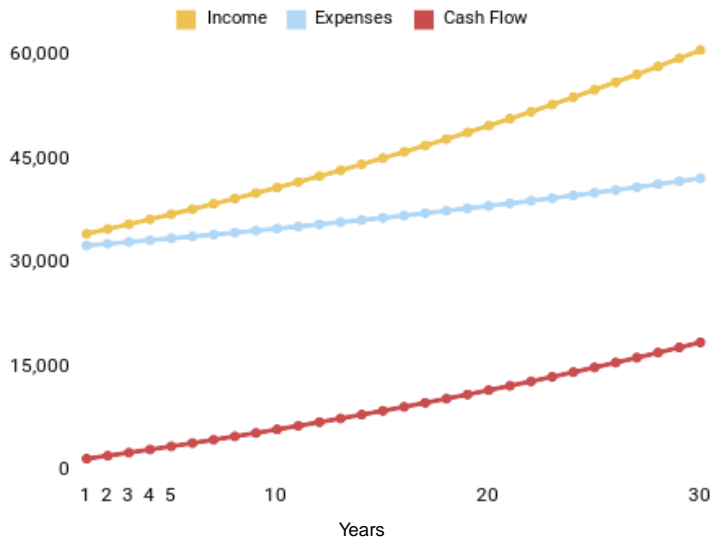
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,790.00
x50% for Expenses:	\$1,395.00
Monthly Payment/Interest Payment:	\$1,662.81
Total Monthly Cash Flow using 50% Rule:	-\$267.81

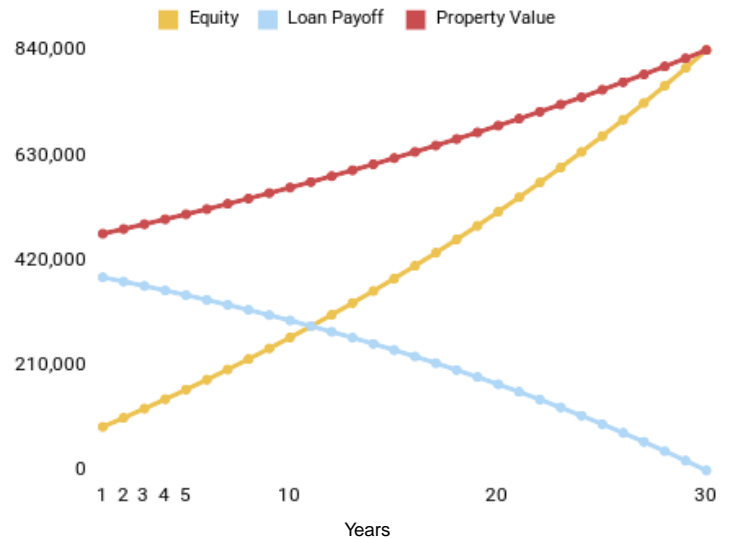
Analysis Over Time

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	\$34,150	\$34,833	\$36,965	\$40,812	\$45,060	\$49,750	\$60,644
Total Annual Expenses	\$32,457	\$32,707	\$33,487	\$34,896	\$36,451	\$38,168	\$42,157
Total Annual Cashflow	\$1,693	\$2,126	\$3,477	\$5,916	\$8,608	\$11,581	\$18,487
Cash on Cash ROI	2.21%	2.78%	4.55%	7.73%	11.25%	15.14%	24.17%
Property Value	\$473,280	\$482,746	\$512,293	\$565,613	\$624,483	\$689,480	\$840,472
Equity	\$87,114	\$105,065	\$161,647	\$265,791	\$383,699	\$517,276	\$840,472
Loan Balance	\$386,166	\$377,681	\$350,647	\$299,822	\$240,783	\$172,203	\$0
Total Profit if Sold	\$12,307	\$32,383	\$98,027	\$226,777	\$382,235	\$567,654	\$1,043,516
Annualized Total Return	16%	19%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

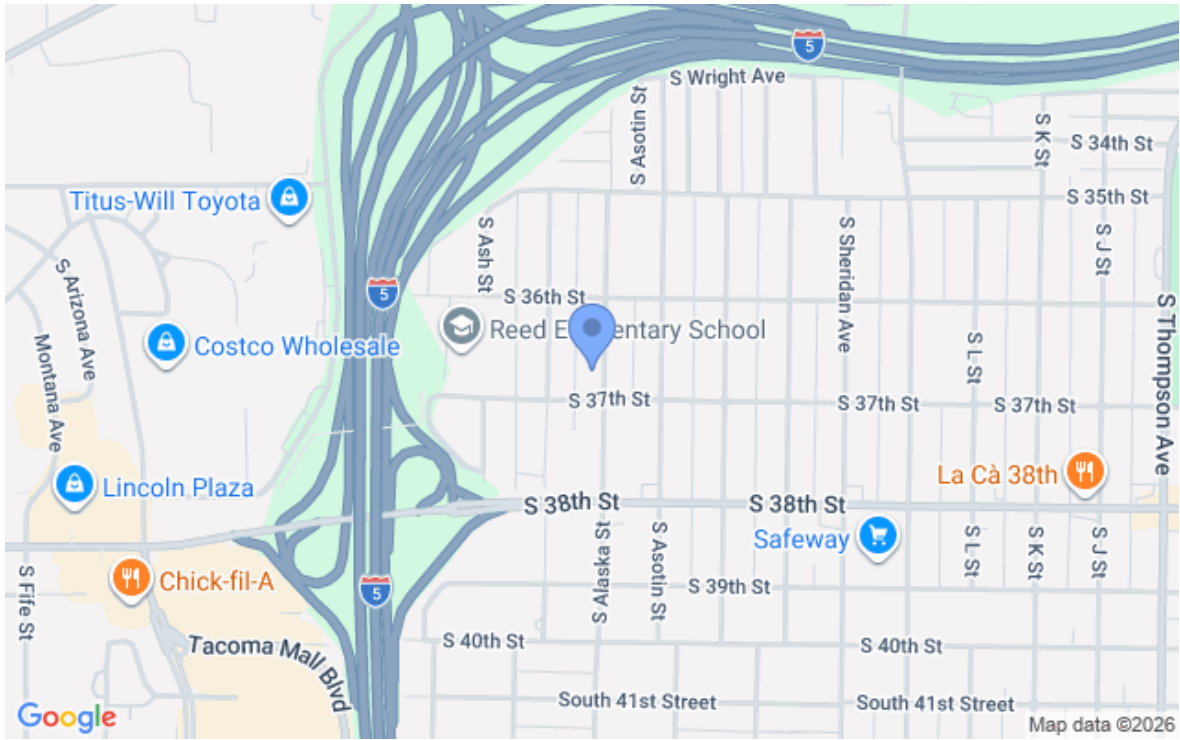


Loan Balance, Value and Equity (in \$)



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