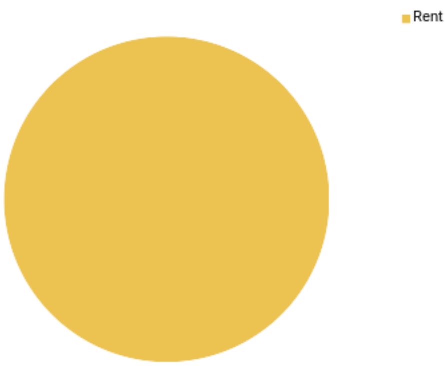
2734 Griffin St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$6,000.00	$3,115.63	$2,884.37	10.88%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$59,820.00	$118,250.00	29.27%	10.88%

Property Information

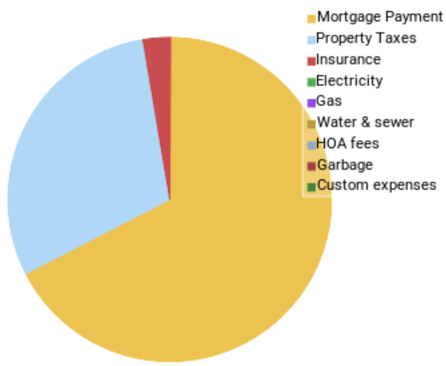
Purchase Price:	$550,000.00
Purchase Closing Costs:	$8,250.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$558,250.00**
After Repair Value	
Down Payment:	$110,000.00
Loan Amount:	$440,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	**$2,100.63**

Income



Rent	$6,000.00
Total	**$6,000.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Insurance	$83.00	Property Taxes	$932.00
Mortgage Payment	$2,100.63		
Total	**$3,115.63**		

Financial Projections

Total Initial Equity:	-$440,000.00		
Gross Rent Multiplier:	7.64		
Income-Expense Ratio (2% Rule):	1.07%		
Typical Cap Rate:	10.88%	Debt Coverage Ratio:	2.37
ARV based on Cap Rate:	$550,000.00		

50% Rule Cash Flow Estimates

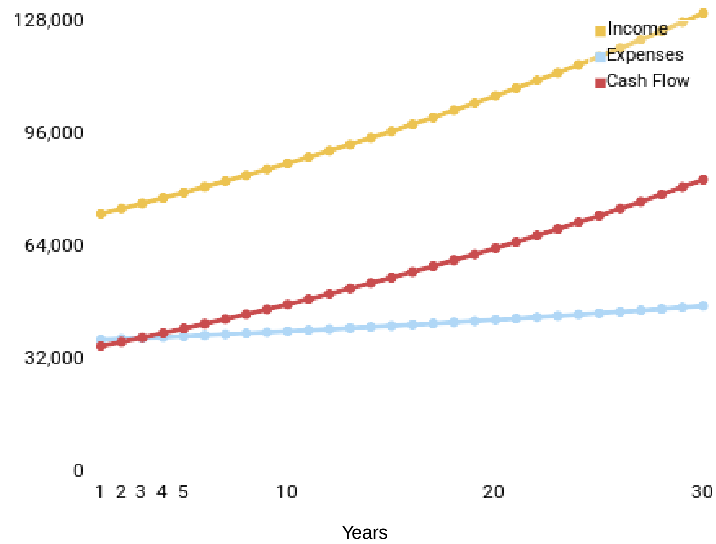
Total Monthly Income:	$6,000.00
x50% for Expenses:	$3,000.00
Monthly Payment/Interest Payment:	$2,100.63
Total Monthly Cash Flow using 50% Rule:	**$899.37**

Analysis Over Time

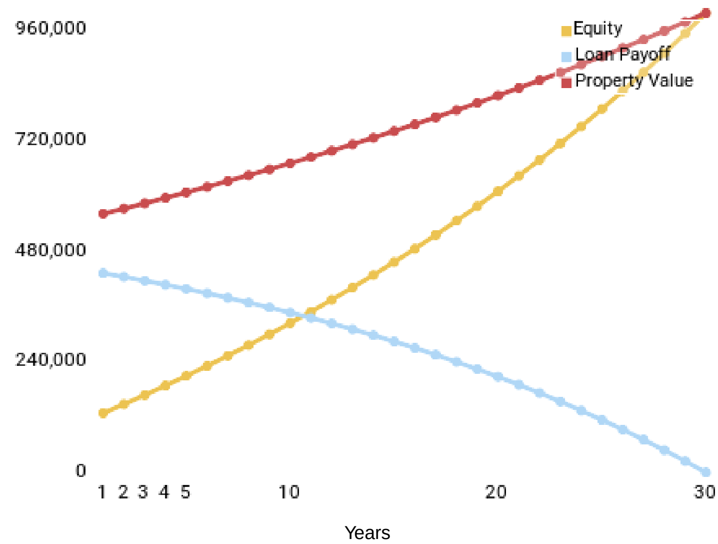
Annual Growth Assumptions	**2% Expenses**	**2% Income**	**2% Property Value**

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$73,440	$74,909	$79,494	$87,768	$96,903	$106,988	$130,418
Total Annual Expenses	$37,631	$37,880	$38,655	$40,055	$41,600	$43,306	$47,270
Total Annual Cashflow	$35,809	$37,029	$40,839	$47,713	$55,302	$63,682	$83,148
Cash on Cash ROI	30.28%	31.31%	34.54%	40.35%	46.77%	53.85%	70.32%
Property Value	$561,000	$572,220	$607,244	$670,447	$740,228	$817,271	$996,249
Equity	$128,749	$148,033	$209,275	$323,798	$456,239	$609,792	$996,249
Loan Balance	$432,251	$424,187	$397,969	$346,649	$283,988	$207,479	$0
Total Profit if Sold	$46,307	$102,621	$282,520	$621,585	$1,015,058	$1,469,929	$2,597,091
Compound Annual Growth Rate	39%	37%	28%	20%	16%	14%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1940