

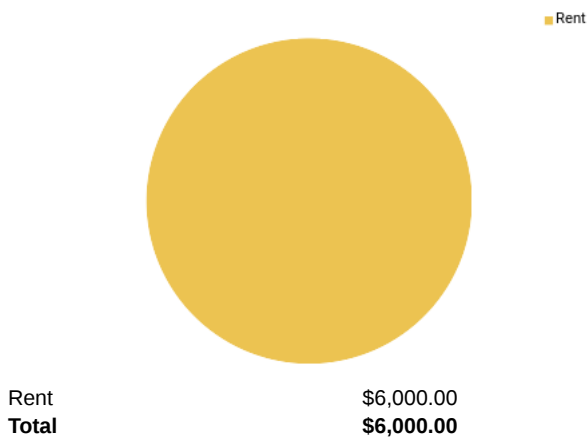
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$6,000.00	\$3,115.63	\$2,884.37	10.88%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$59,820.00	\$118,250.00	29.27%	10.88%

Property Information

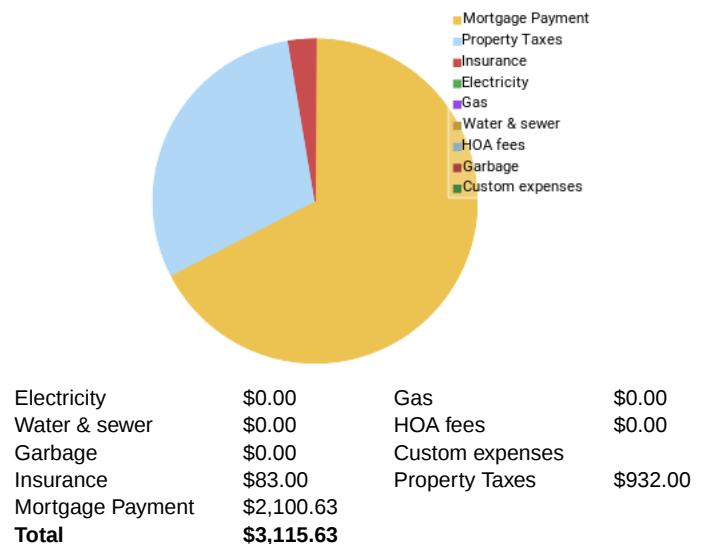
Purchase Price:	\$550,000.00
Purchase Closing Costs:	\$8,250.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$558,250.00
After Repair Value	

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



Expenses



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:
ARV based on Cap Rate:		\$550,000.00	2.37

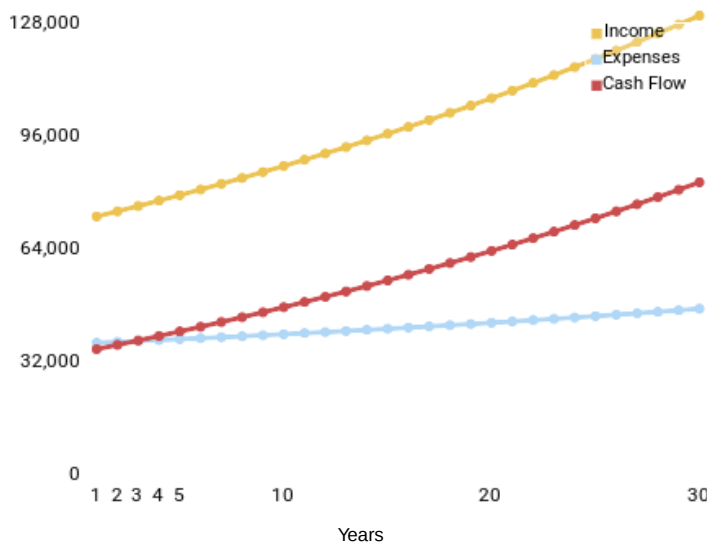
50% Rule Cash Flow Estimates

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

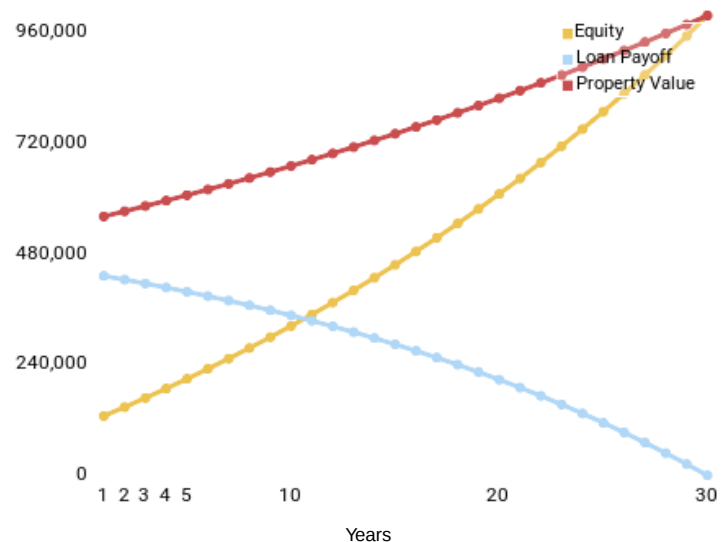
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		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 \$)

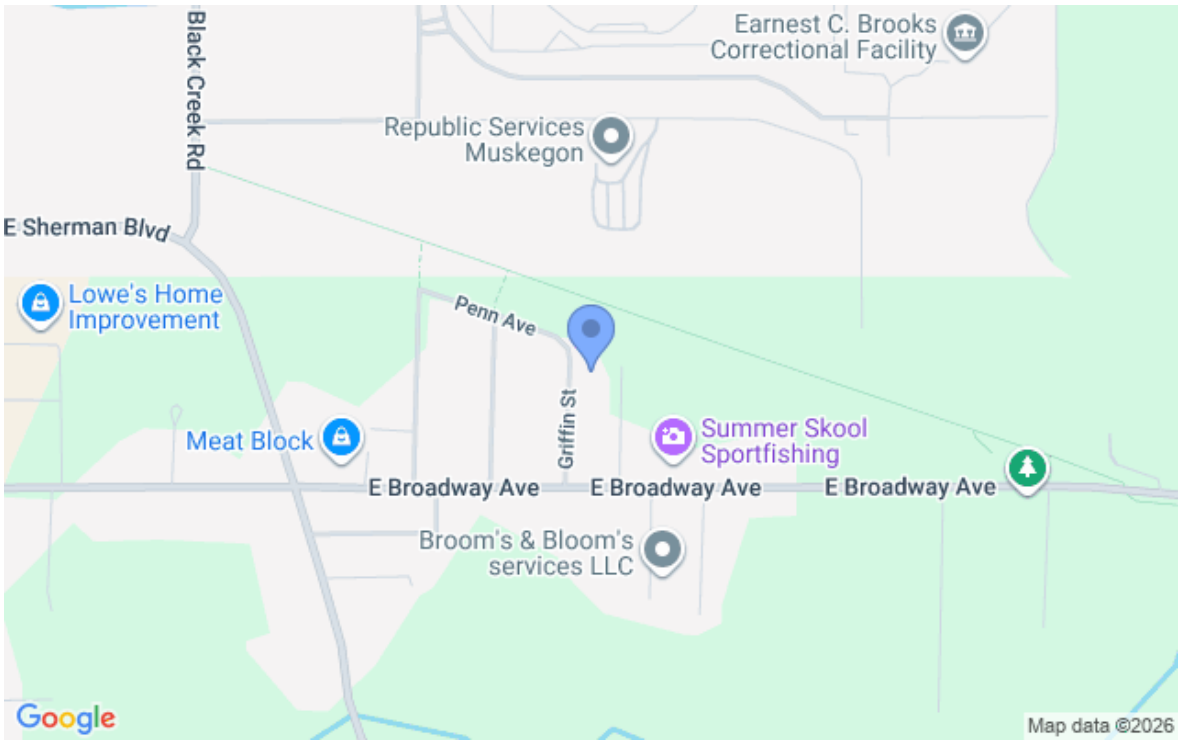


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Year Built

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