

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,750.00	\$2,489.36	\$260.64	4.71%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$22,110.00	\$107,552.00	2.91%	4.71%

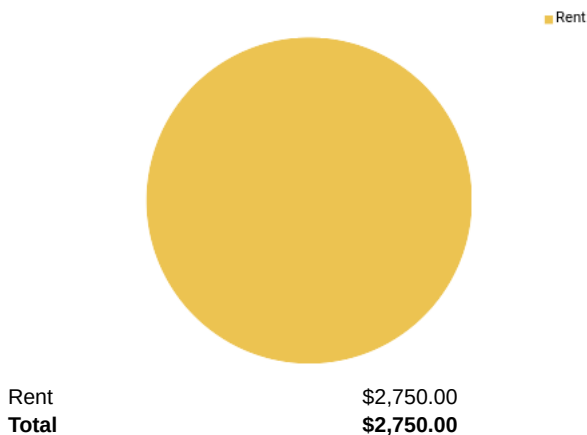
Property Information

Purchase Price:	\$469,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$479,000.00
After Repair Value	

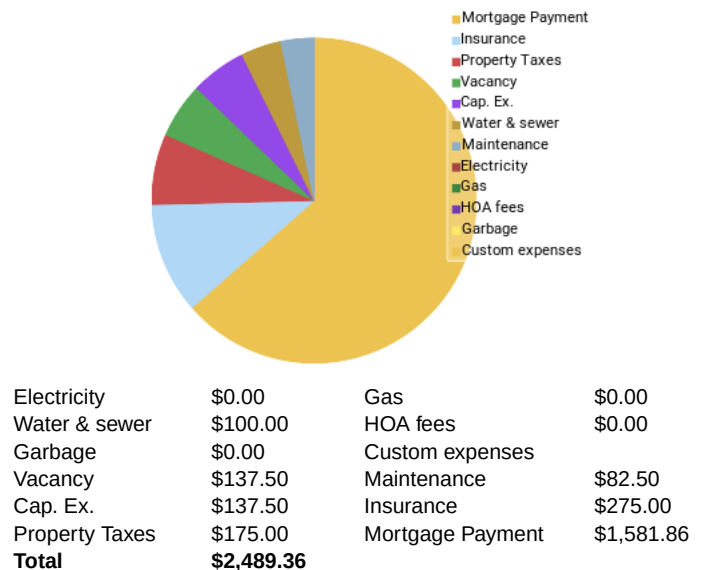
Down Payment:	\$93,800.00
Loan Amount:	\$375,200.00
Loan Points:	1.0
Loan Fees:	\$3,752.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,581.86



Income



Expenses



Financial Projections

Total Initial Equity:	-\$375,200.00		
Gross Rent Multiplier:	14.21		
Income-Expense Ratio (2% Rule):	0.57%		
Typical Cap Rate:	4.71%	Debt Coverage Ratio:	1.16
ARV based on Cap Rate:	\$469,000.00		

50% Rule Cash Flow Estimates

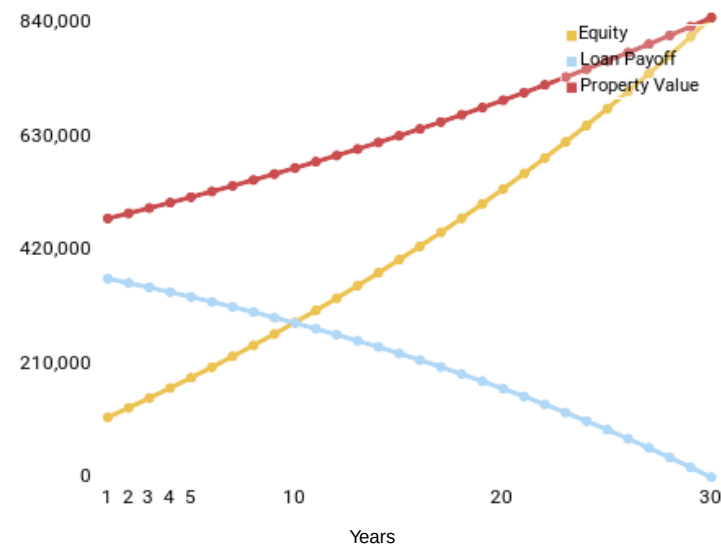
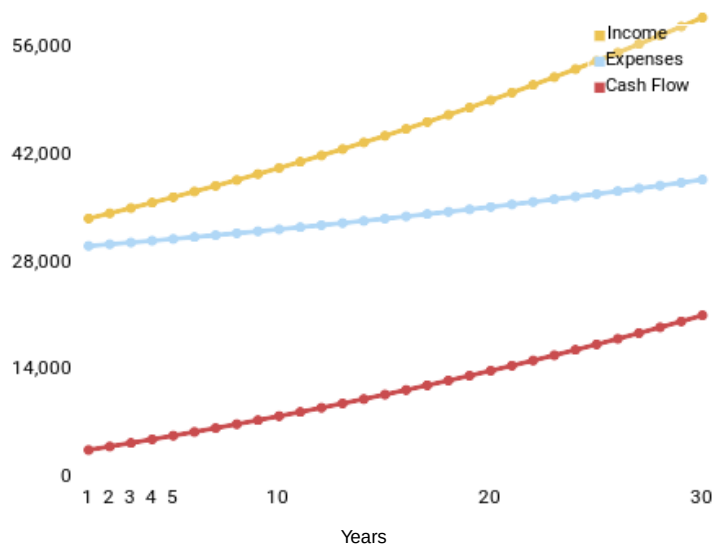
Total Monthly Income:	\$2,750.00
x50% for Expenses:	\$1,375.00
Monthly Payment/Interest Payment:	\$1,581.86
Total Monthly Cash Flow using 50% Rule:	-\$206.86

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	\$33,660	\$34,333	\$36,435	\$40,227	\$44,414	\$49,036	\$59,775
Total Annual Expenses	\$30,090	\$30,312	\$31,006	\$32,257	\$33,639	\$35,164	\$38,708
Total Annual Cashflow	\$3,570	\$4,021	\$5,429	\$7,970	\$10,775	\$13,872	\$21,067
Cash on Cash ROI	3.32%	3.74%	5.05%	7.41%	10.02%	12.90%	19.59%
Property Value	\$478,380	\$487,948	\$517,814	\$571,708	\$631,212	\$696,909	\$849,529
Equity	\$111,013	\$128,653	\$184,237	\$286,482	\$402,151	\$533,089	\$849,529
Loan Balance	\$367,367	\$359,295	\$333,577	\$285,226	\$229,062	\$163,820	\$0
Total Profit if Sold	\$7,031	\$28,692	\$99,136	\$236,047	\$399,869	\$593,850	\$1,087,407
Compound Annual Growth Rate	7%	13%	14%	12%	11%	10%	8%

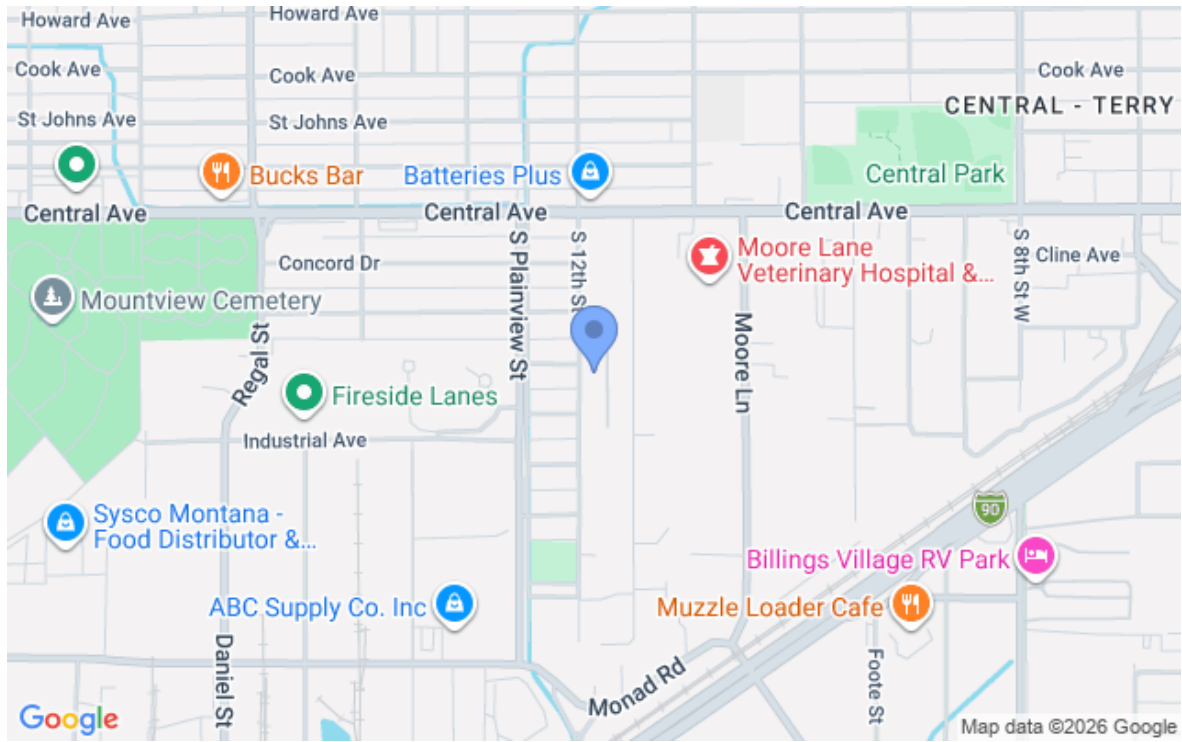
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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