

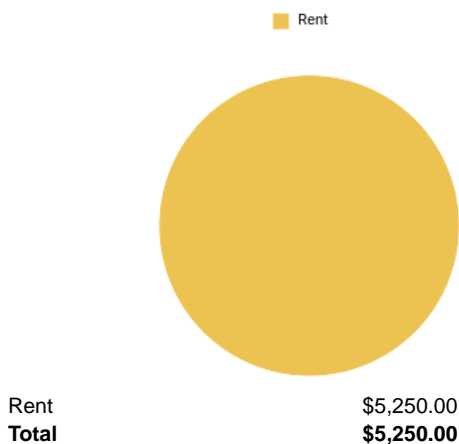
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$5,250.00	\$4,963.97	\$286.03	5.60%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$33,594.00	\$11,000.00	31.20%	5.60%

### Property Information

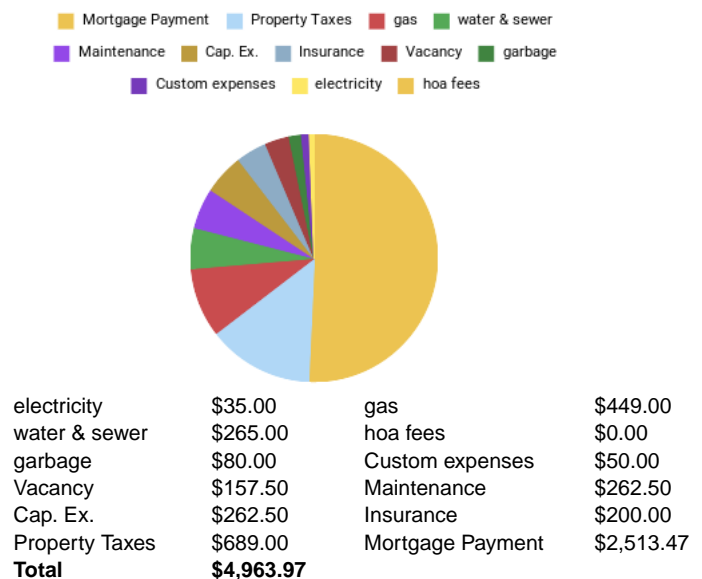
Purchase Price:	\$600,000.00
Purchase Closing Costs:	\$11,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$611,000.00</b>
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$600,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	2.950%
<b>Monthly P&amp;I:</b>	<b>\$2,513.47</b>

### Income



### Expenses



## Financial Projections

Total Initial Equity:	-\$600,000.00		
Gross Rent Multiplier:	9.52		
Income-Expense Ratio (2% Rule):	0.86%		
Typical Cap Rate:	5.60%	Debt Coverage Ratio:	1.11
ARV based on Cap Rate:	\$600,000.00		

## 50% Rule Cash Flow Estimates

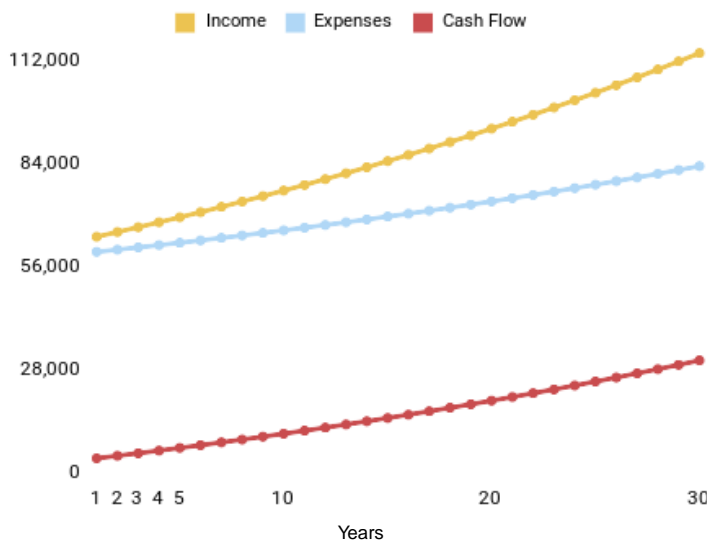
Total Monthly Income:	\$5,250.00
x50% for Expenses:	\$2,625.00
Monthly Payment/Interest Payment:	\$2,513.47
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$111.53</b>

## 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	\$64,260	\$65,545	\$69,557	\$76,797	\$84,790	\$93,615	\$114,116
Total Annual Expenses	\$60,156	\$60,756	\$62,628	\$66,007	\$69,738	\$73,857	\$83,427
Total Annual Cashflow	\$4,104	\$4,790	\$6,929	\$10,789	\$15,051	\$19,757	\$30,689
Cash on Cash ROI	37.31%	43.54%	62.99%	98.08%	136.83%	179.61%	278.99%
Property Value	\$612,000	\$624,240	\$662,448	\$731,397	\$807,521	\$891,568	\$1,086,817
Equity	\$24,632	\$49,881	\$129,498	\$276,138	\$442,286	\$630,646	\$1,086,817
Loan Balance	\$587,368	\$574,359	\$532,950	\$455,259	\$365,235	\$260,923	\$0
Total Profit if Sold	\$17,736	\$47,775	\$146,011	\$338,723	\$571,435	\$848,983	\$1,561,068
Annualized Total Return	161%	131%	70%	41%	30%	24%	18%

### Income, Expenses and Cash Flow (in \$)

### Loan Balance, Value and Equity (in \$)



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**Year Built**

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