

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,000.00	\$1,525.18	\$474.82	7.84%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$11,760.00	\$41,300.00	13.80%	7.84%

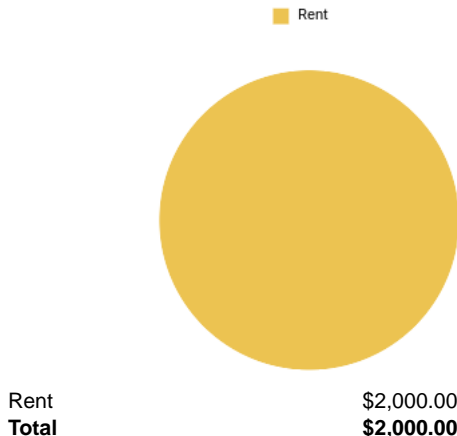
### Property Information

Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$3,800.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$153,800.00</b>
After Repair Value	

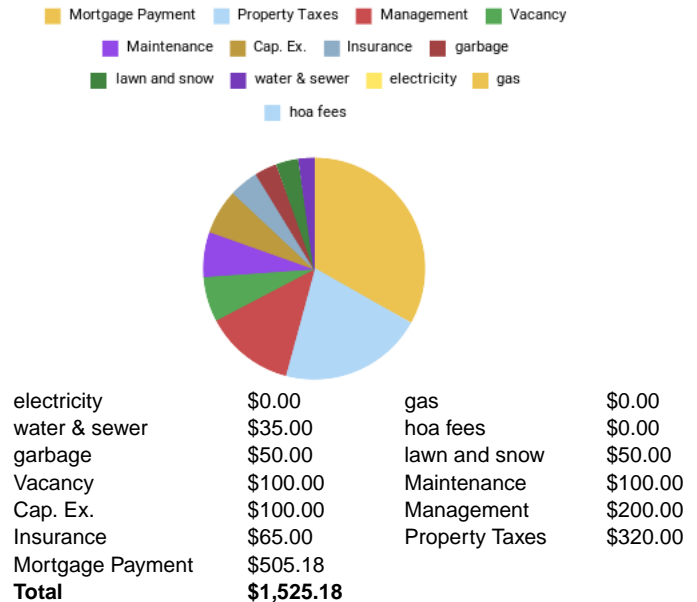
Down Payment:	\$37,500.00
Loan Amount:	\$112,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
<b>Monthly P&amp;I:</b>	<b>\$505.18</b>



### Income



### Expenses



## Financial Projections

Total Initial Equity:	-\$112,500.00		
Gross Rent Multiplier:	6.25		
Income-Expense Ratio (2% Rule):	1.30%		
Typical Cap Rate:	7.84%	Debt Coverage Ratio:	1.94
ARV based on Cap Rate:	\$150,000.00		

## 50% Rule Cash Flow Estimates

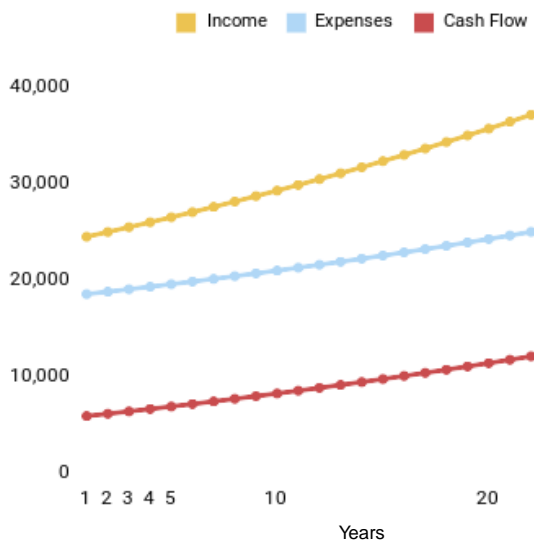
Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$505.18
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$494.82</b>

## 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	\$24,480	\$24,970	\$26,498	\$29,256	\$32,301	\$35,663	\$43,473
Total Annual Expenses	\$18,547	\$18,797	\$19,576	\$20,983	\$22,536	\$24,250	\$28,233
Total Annual Cashflow	\$5,933	\$6,173	\$6,922	\$8,273	\$9,765	\$11,413	\$15,240
Cash on Cash ROI	14.37%	14.95%	16.76%	20.03%	23.64%	27.63%	36.90%
Property Value	\$153,000	\$156,060	\$165,612	\$182,849	\$201,880	\$222,892	\$271,704
Equity	\$42,659	\$47,955	\$64,703	\$95,744	\$131,215	\$171,805	\$271,704
Loan Balance	\$110,341	\$108,105	\$100,909	\$87,105	\$70,665	\$51,087	\$0
Total Profit if Sold	\$7,292	\$18,761	\$55,516	\$125,167	\$206,421	\$300,715	\$535,163
Annualized Total Return	18%	21%	19%	15%	13%	11%	9%

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

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



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