

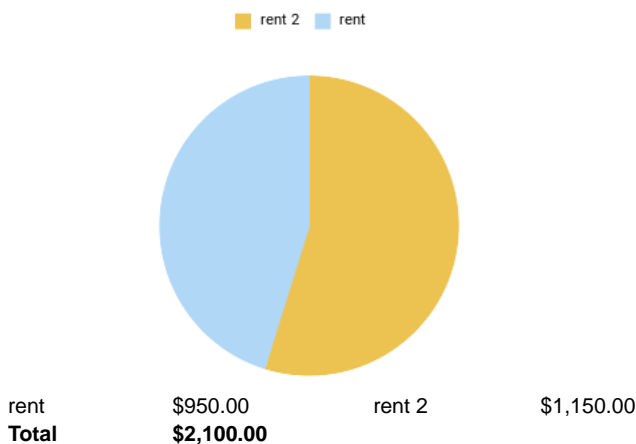
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$1,780.97	\$319.03	5.73%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,040.00	\$64,250.00	5.96%	5.73%

Property Information

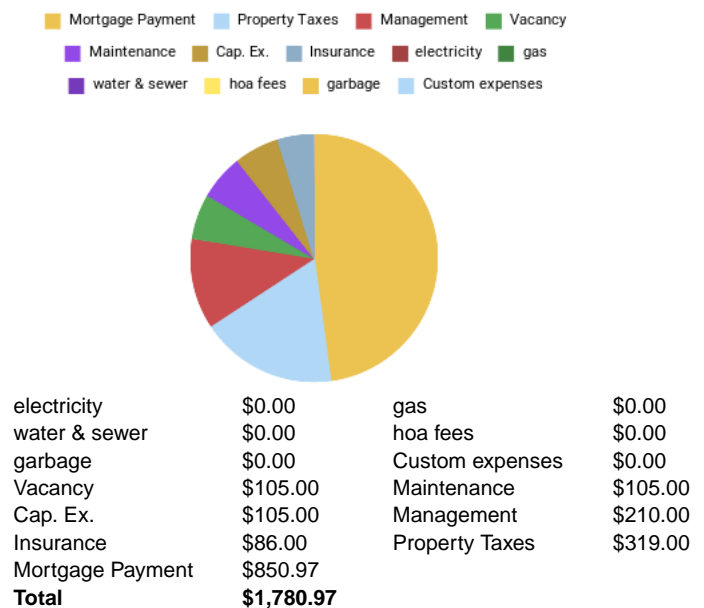
Purchase Price:	\$245,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$248,000.00
After Repair Value	

Down Payment:	\$61,250.00
Loan Amount:	\$183,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$850.97

Income



Expenses



Financial Projections

Total Initial Equity:	-\$183,750.00		
Gross Rent Multiplier:	9.72		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	5.73%	Debt Coverage Ratio:	1.37
ARV based on Cap Rate:	\$245,000.00		

50% Rule Cash Flow Estimates

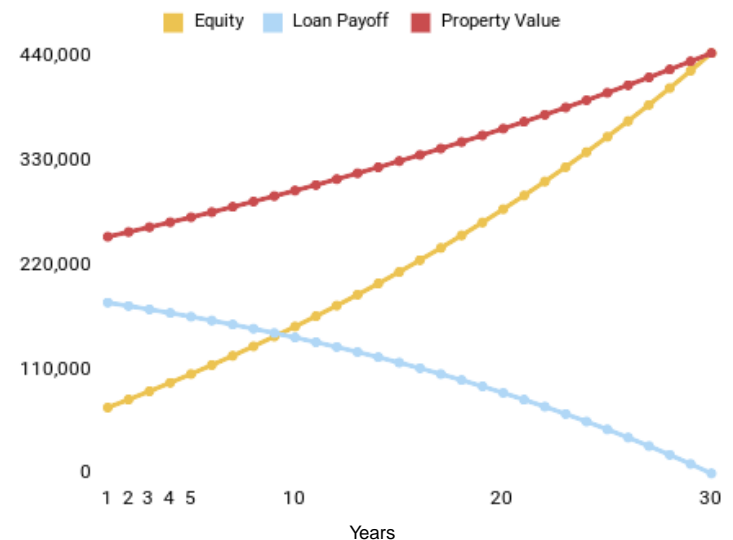
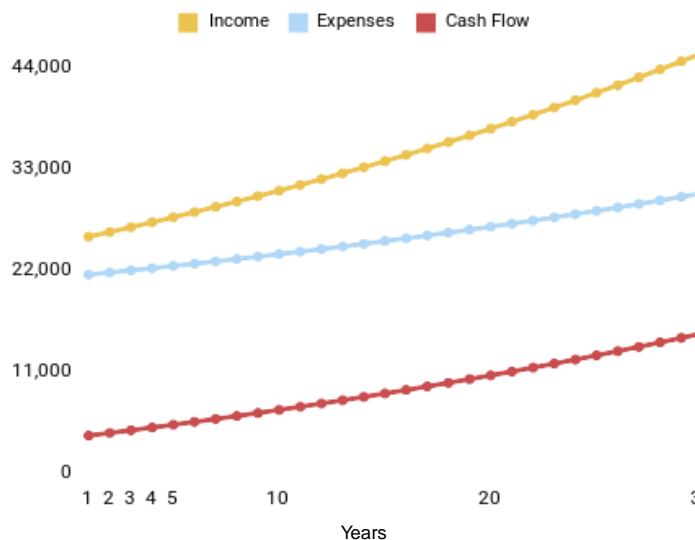
Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$850.97
Total Monthly Cash Flow using 50% Rule:	\$199.03

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$21,595	\$21,823	\$22,533	\$23,816	\$25,232	\$26,795	\$30,426
Total Annual Cashflow	\$4,109	\$4,396	\$5,290	\$6,903	\$8,684	\$10,651	\$15,220
Cash on Cash ROI	6.40%	6.84%	8.23%	10.74%	13.52%	16.58%	23.69%
Property Value	\$249,900	\$254,898	\$270,500	\$298,654	\$329,738	\$364,057	\$443,784
Equity	\$69,529	\$78,034	\$104,983	\$155,123	\$212,721	\$279,012	\$443,784
Loan Balance	\$180,371	\$176,864	\$165,517	\$143,530	\$117,017	\$85,045	\$0
Total Profit if Sold	\$9,388	\$22,289	\$64,200	\$145,565	\$242,951	\$358,486	\$654,150
Annualized Total Return	15%	16%	15%	13%	11%	10%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

1150.0

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