



1914 Mcculloh St

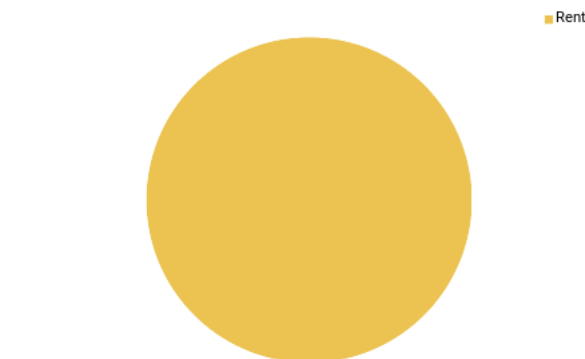
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,950.00	\$2,295.42	\$654.58	8.45%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$15,966.00	\$49,140.00	15.98%	8.45%

Property Information

Purchase Price:	\$189,000.00
Purchase Closing Costs:	\$1,890.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$190,890.00
After Repair Value	

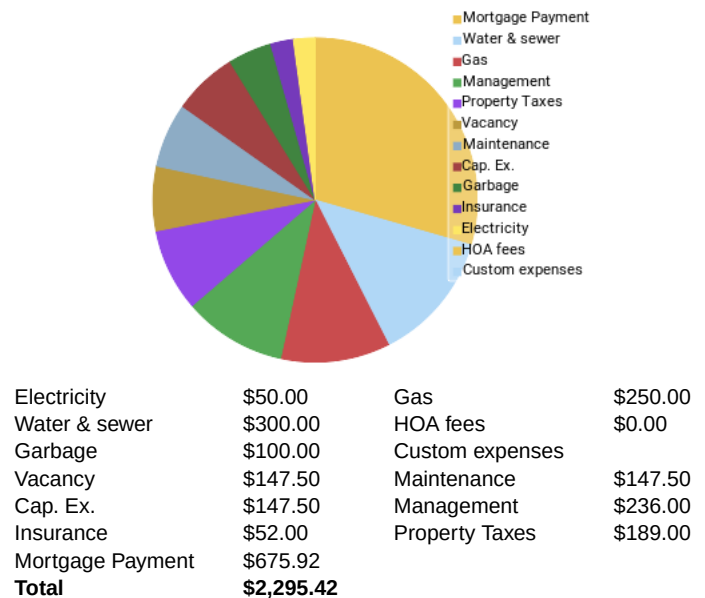
Down Payment:	\$47,250.00
Loan Amount:	\$141,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.990%
Monthly P&I:	\$675.92

Income



Rent	\$2,950.00
Total	\$2,950.00

Expenses



Electricity	\$50.00	Gas	\$250.00
Water & sewer	\$300.00	HOA fees	\$0.00
Garbage	\$100.00	Custom expenses	\$147.50
Vacancy	\$147.50	Maintenance	\$147.50
Cap. Ex.	\$147.50	Management	\$236.00
Insurance	\$52.00	Property Taxes	\$189.00
Mortgage Payment	\$675.92		
Total	\$2,295.42		

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Financial Projections

Total Initial Equity:	-\$141,750.00		
Gross Rent Multiplier:	5.34		
Income-Expense Ratio (2% Rule):	1.55%		
Typical Cap Rate:	8.45%	Debt Coverage Ratio:	1.97
ARV based on Cap Rate:	\$189,000.00		

50% Rule Cash Flow Estimates

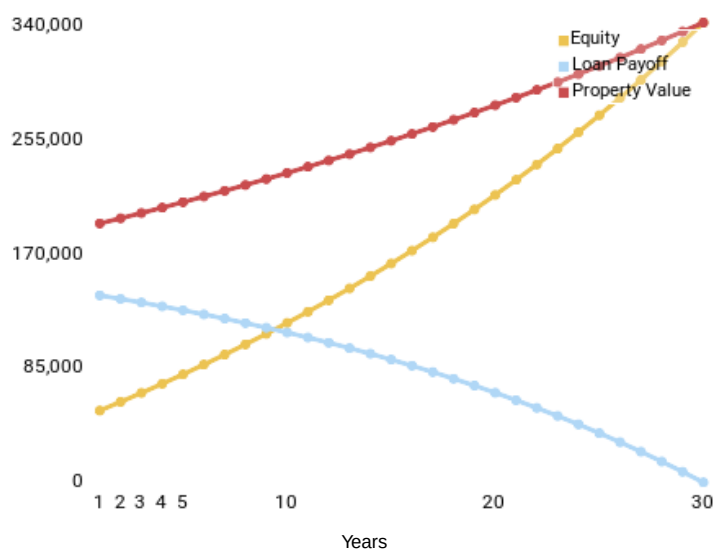
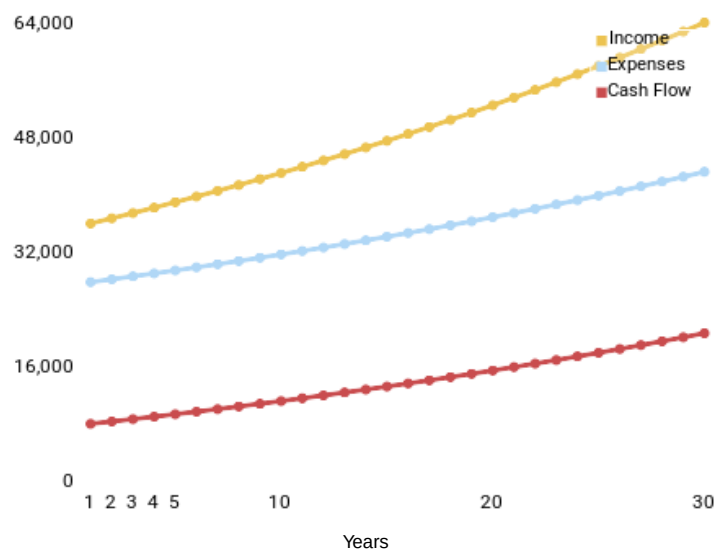
Total Monthly Income:	\$2,950.00
x50% for Expenses:	\$1,475.00
Monthly Payment/Interest Payment:	\$675.92
Total Monthly Cash Flow using 50% Rule:	\$799.08

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	\$36,108	\$36,830	\$39,084	\$43,152	\$47,644	\$52,603	\$64,122
Total Annual Expenses	\$27,934	\$28,330	\$29,568	\$31,801	\$34,267	\$36,989	\$43,313
Total Annual Cashflow	\$8,174	\$8,500	\$9,517	\$11,351	\$13,377	\$15,614	\$20,809
Cash on Cash ROI	16.63%	17.30%	19.37%	23.10%	27.22%	31.77%	42.35%
Property Value	\$192,780	\$196,636	\$208,671	\$230,390	\$254,369	\$280,844	\$342,347
Equity	\$53,531	\$59,988	\$80,483	\$118,751	\$162,928	\$214,052	\$342,347
Loan Balance	\$139,249	\$136,647	\$128,189	\$111,638	\$91,441	\$66,792	\$0
Total Profit if Sold	\$12,565	\$27,523	\$75,537	\$166,821	\$273,752	\$398,382	\$710,541
Compound Annual Growth Rate	26%	25%	20%	16%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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