

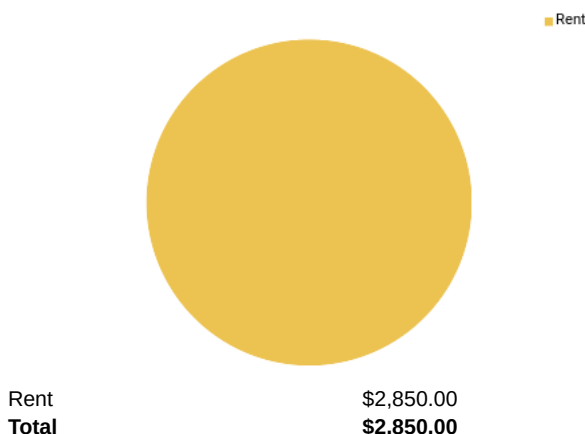
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,850.00	\$1,821.82	\$1,028.18	8.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,250.00	\$76,950.00	16.03%	8.61%

Property Information

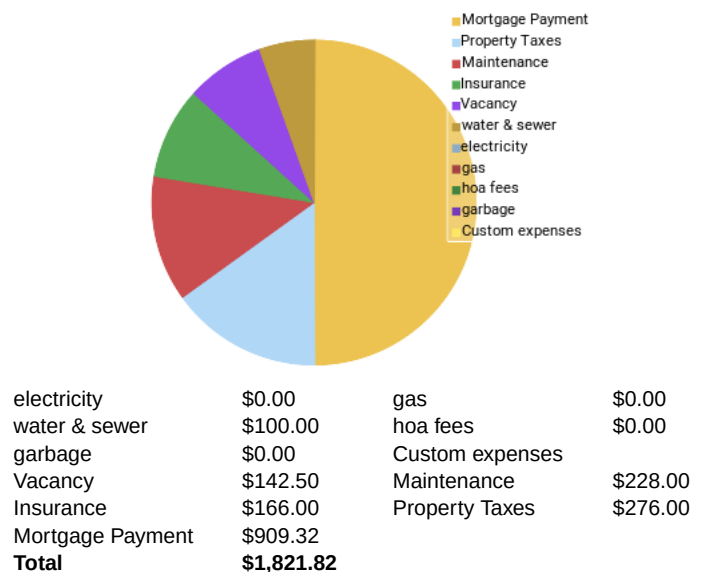
Purchase Price:	\$270,000.00
Purchase Closing Costs:	\$5,400.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$275,400.00
After Repair Value	

Down Payment:	\$67,500.00
Loan Amount:	\$202,500.00
Loan Points:	2.0
Loan Fees:	\$4,050.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$909.32

Income



Expenses



Financial Projections

Total Initial Equity:	-\$202,500.00		
Gross Rent Multiplier:	7.89		
Income-Expense Ratio (2% Rule):	1.03%		
Typical Cap Rate:	8.61%	Debt Coverage Ratio:	2.13
ARV based on Cap Rate:	\$270,000.00		

50% Rule Cash Flow Estimates

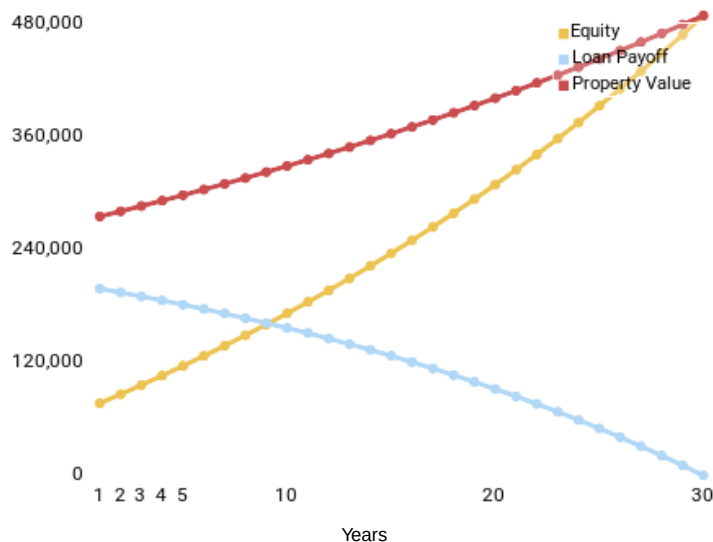
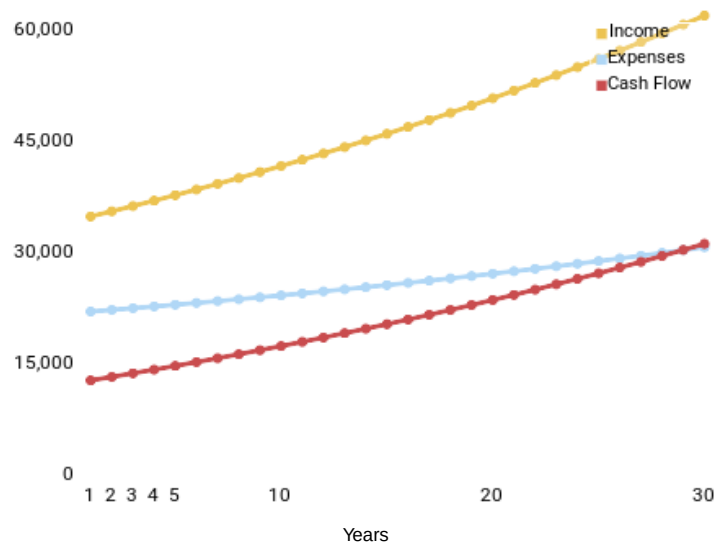
Total Monthly Income:	\$2,850.00
x50% for Expenses:	\$1,425.00
Monthly Payment/Interest Payment:	\$909.32
Total Monthly Cash Flow using 50% Rule:	\$515.68

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	\$34,884	\$35,582	\$37,760	\$41,690	\$46,029	\$50,819	\$61,949
Total Annual Expenses	\$22,081	\$22,304	\$23,001	\$24,260	\$25,649	\$27,183	\$30,746
Total Annual Cashflow	\$12,803	\$13,278	\$14,758	\$17,430	\$20,380	\$23,636	\$31,202
Cash on Cash ROI	16.64%	17.25%	19.18%	22.65%	26.48%	30.72%	40.55%
Property Value	\$275,400	\$280,908	\$298,102	\$329,128	\$363,384	\$401,206	\$489,068
Equity	\$76,786	\$86,319	\$116,465	\$172,339	\$236,187	\$309,250	\$489,068
Loan Balance	\$198,614	\$194,589	\$181,637	\$156,789	\$127,198	\$91,956	\$0
Total Profit if Sold	\$12,639	\$35,449	\$108,370	\$245,944	\$405,673	\$590,276	\$1,046,836
Compound Annual Growth Rate	16%	21%	19%	15%	13%	11%	9%

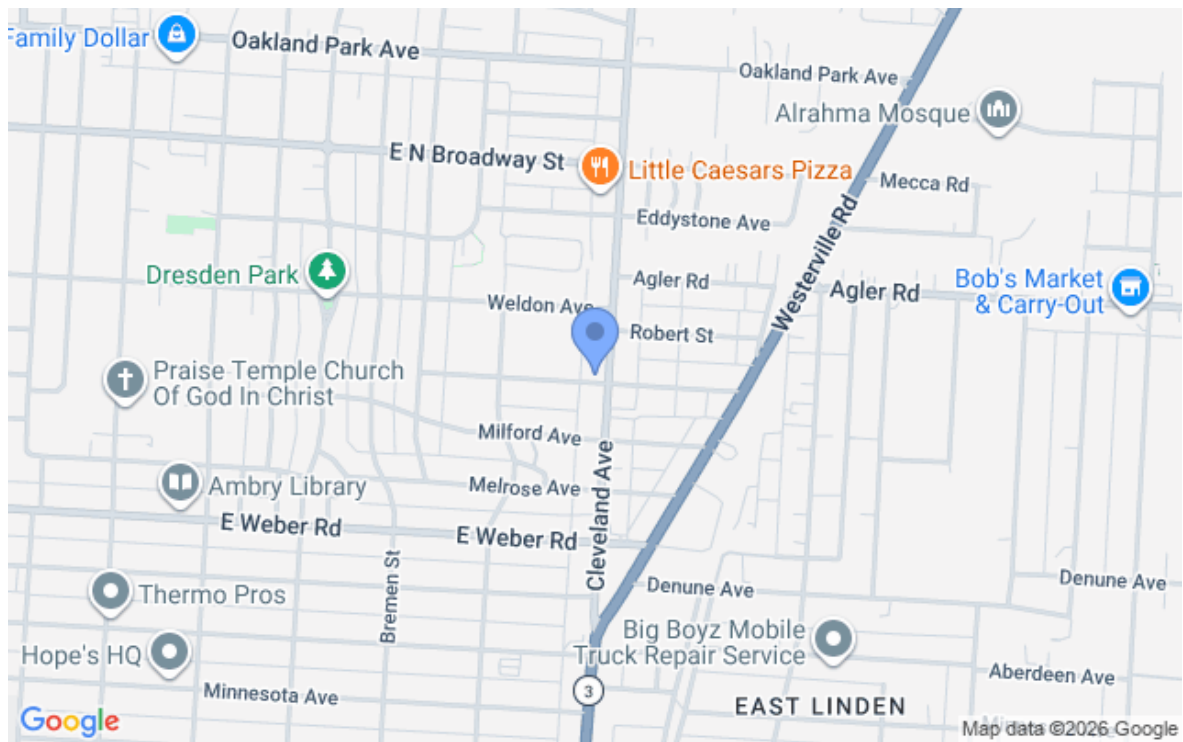
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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