



133 W 9th St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,450.00	\$1,598.50	\$2,851.50	9.72%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$34,218.00	\$330,000.00	10.37%	15.21%

Property Information

Purchase Price:	\$225,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$100,000.00
Total Cost of Project:	\$330,000.00
After Repair Value	\$352,000.00

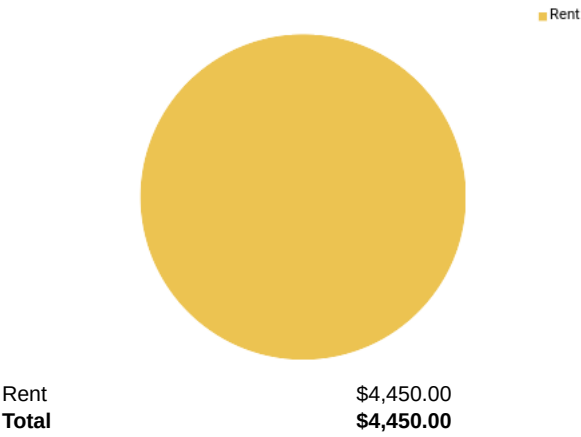
Property Description

2 HOMES on 1 Parcel Lot Size 10,512 Sqft 2 Unit Duplex 3 Unit Triplex 2 UNIT 133 & 135 W 9th St 2 bd 1ba 2bd 1ba Would rent out for \$800 per unit totaling in \$1,600 a month. Tenants will pay utilities. HUGE Furnace upstairs unit Downstairs needs furnace ductwork is done Could use 2 new water heaters Washer and Dryer hooked up in both units...

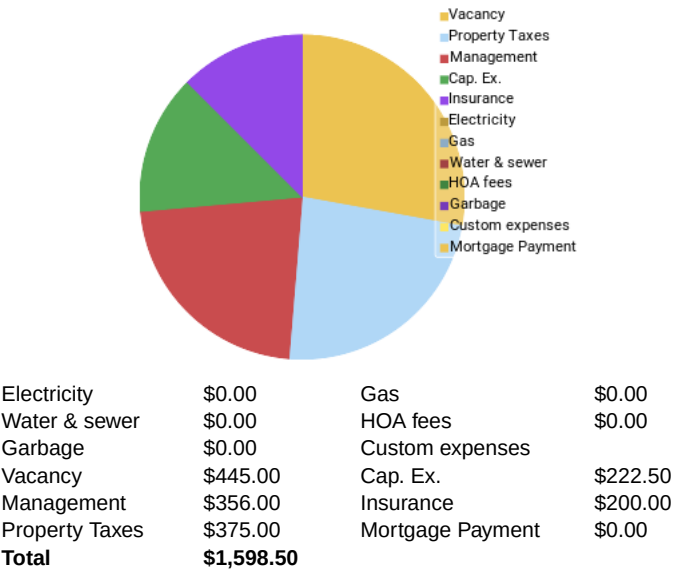


Down Payment:	\$225,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



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Financial Projections

Total Initial Equity:	\$352,000.00		
Gross Rent Multiplier:	4.21		
Income-Expense Ratio (2% Rule):	1.35%		
Typical Cap Rate:	15.21%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$225,000.00		

50% Rule Cash Flow Estimates

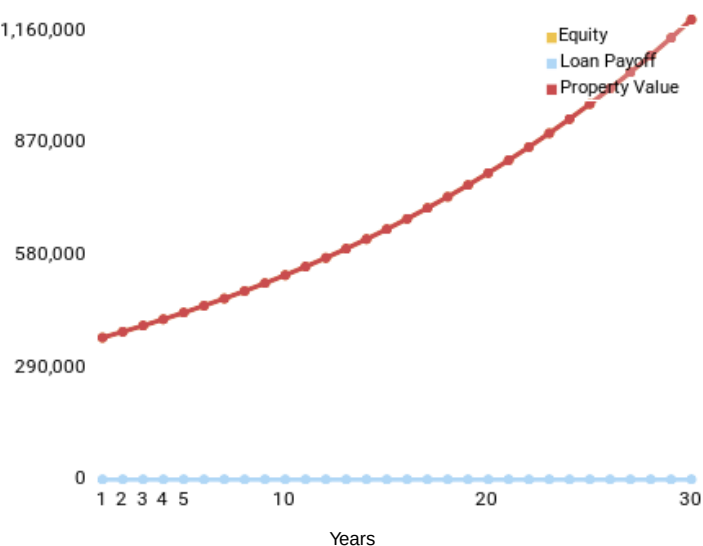
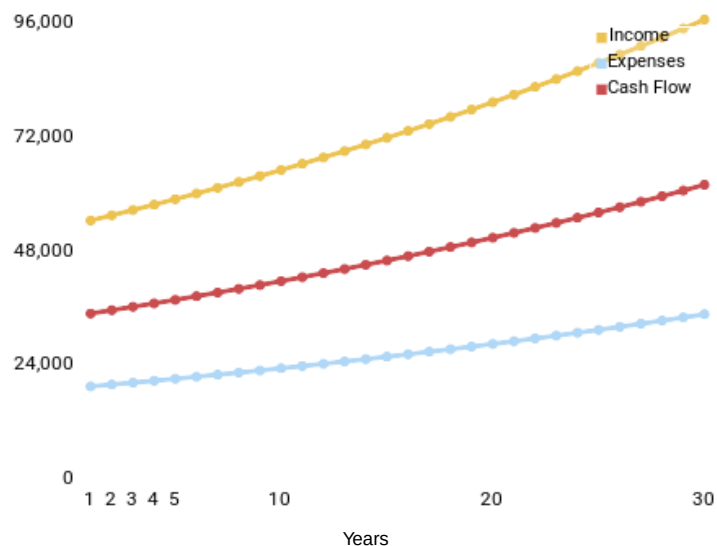
Total Monthly Income:	\$4,450.00
x50% for Expenses:	\$2,225.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$2,225.00

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	4.1% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$54,468	\$55,557	\$58,958	\$65,094	\$71,869	\$79,350	\$96,727
Total Annual Expenses	\$19,566	\$19,957	\$21,178	\$23,383	\$25,816	\$28,503	\$34,746
Total Annual Cashflow	\$34,902	\$35,600	\$37,779	\$41,712	\$46,053	\$50,846	\$61,981
Cash on Cash ROI	10.58%	10.79%	11.45%	12.64%	13.96%	15.41%	18.78%
Property Value	\$366,573	\$381,749	\$431,152	\$528,103	\$646,854	\$792,308	\$1,188,693
Equity	\$366,573	\$381,749	\$431,152	\$528,103	\$646,854	\$792,308	\$1,188,693
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$71,475	\$122,252	\$282,785	\$580,274	\$920,435	\$1,310,344	\$2,274,615
Compound Annual Growth Rate	22%	17%	13%	11%	9%	8%	7%

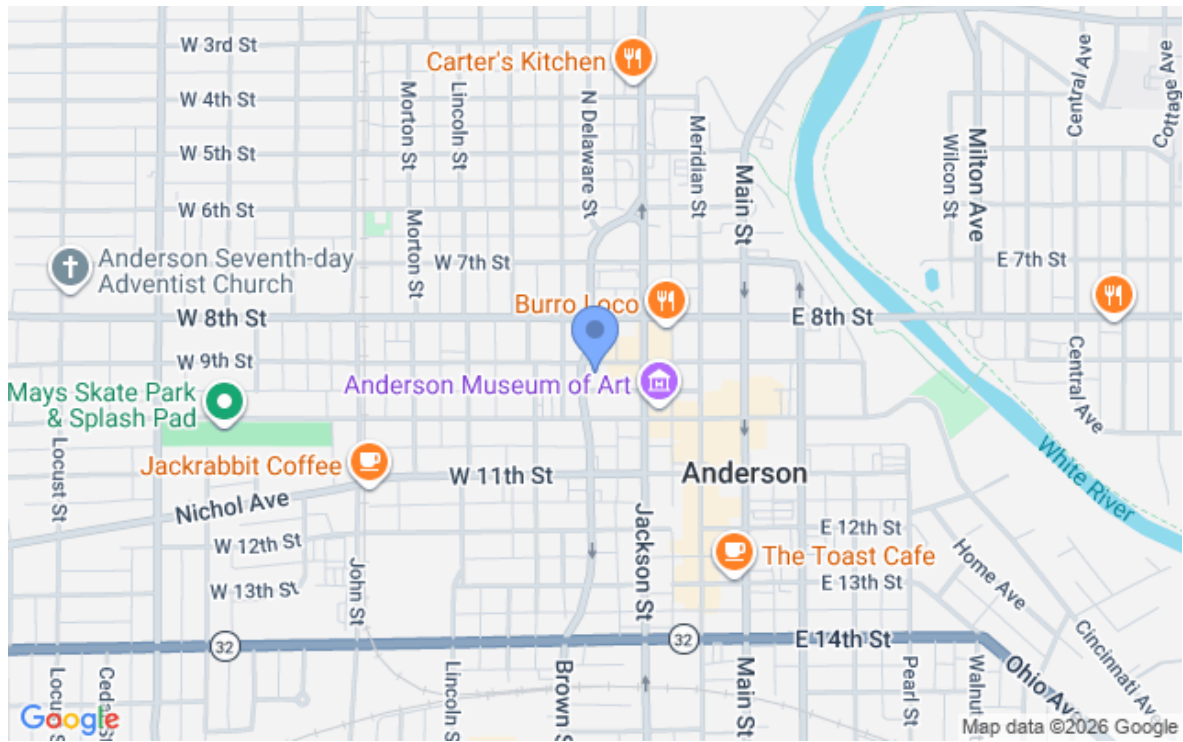
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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