

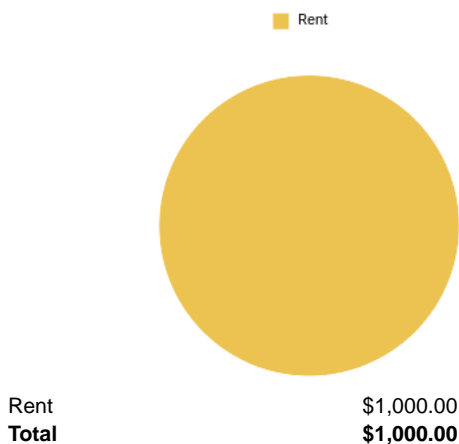
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,000.00	\$574.74	\$425.26	12.75%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,564.00	\$11,000.00	46.39%	18.39%

Property Information

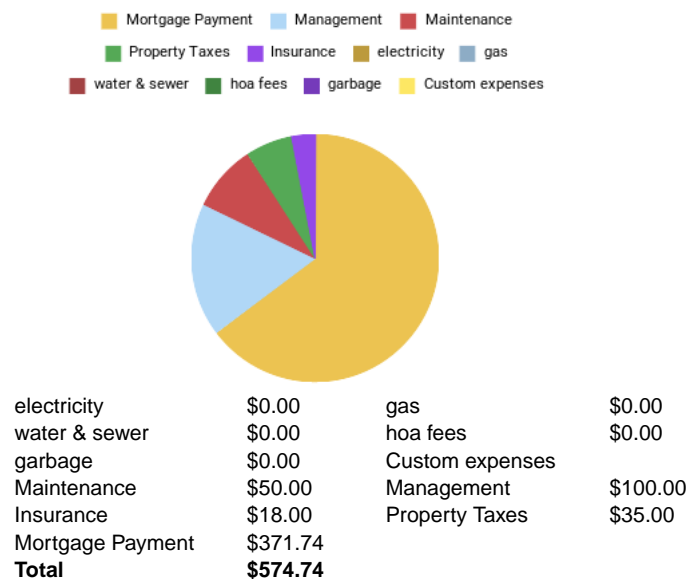
Purchase Price:	\$52,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$63,000.00
After Repair Value	\$75,000.00

Down Payment:	\$0.00
Loan Amount:	\$52,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	15 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$371.74

Income



Expenses



Financial Projections

Total Initial Equity:	\$23,000.00		
Gross Rent Multiplier:	4.33		
Income-Expense Ratio (2% Rule):	1.59%		
Typical Cap Rate:	18.39%	Debt Coverage Ratio:	2.14
ARV based on Cap Rate:	\$52,000.00		

50% Rule Cash Flow Estimates

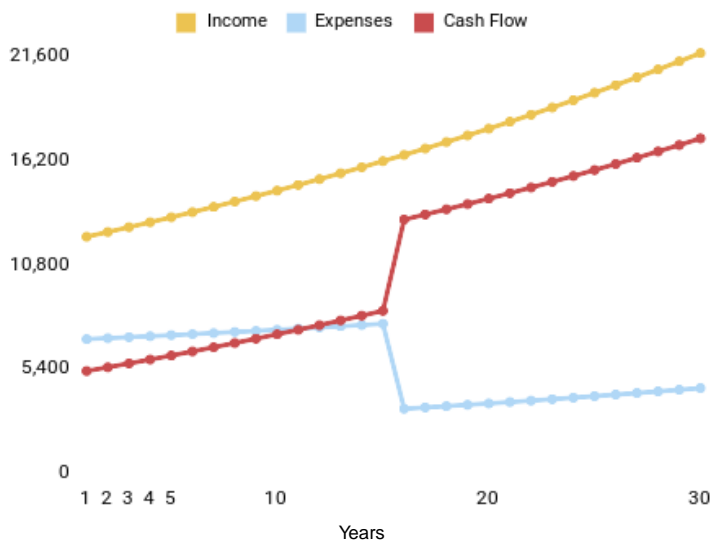
Total Monthly Income:	\$1,000.00
x50% for Expenses:	\$500.00
Monthly Payment/Interest Payment:	\$371.74
Total Monthly Cash Flow using 50% Rule:	\$128.26

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	\$12,240	\$12,485	\$13,249	\$14,628	\$16,150	\$17,831	\$21,736
Total Annual Expenses	\$6,946	\$6,995	\$7,150	\$7,430	\$7,739	\$3,620	\$4,412
Total Annual Cashflow	\$5,294	\$5,490	\$6,099	\$7,198	\$8,411	\$14,212	\$17,324
Cash on Cash ROI	48.13%	49.90%	55.44%	65.43%	76.46%	129.20%	157.49%
Property Value	\$76,500	\$78,030	\$82,806	\$91,425	\$100,940	\$111,446	\$135,852
Equity	\$27,184	\$31,493	\$45,213	\$70,990	\$100,940	\$111,446	\$135,852
Loan Balance	\$49,316	\$46,537	\$37,593	\$20,434	\$0	\$0	\$0
Total Profit if Sold	\$21,478	\$31,277	\$62,676	\$122,199	\$191,729	\$270,561	\$453,692
Annualized Total Return	195%	96%	46%	28%	21%	18%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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