



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,300.00	\$1,699.41	\$1,600.59	8.02%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,876.00	\$82,429.00	23.30%	11.03%

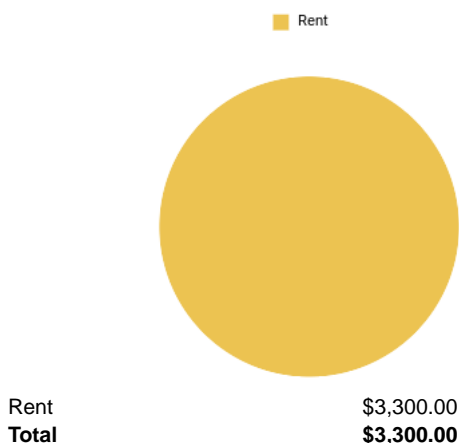
Property Information

Purchase Price:	\$280,000.00
Purchase Closing Costs:	\$9,429.00
Estimated Repair Costs:	\$17,000.00
Total Cost of Project:	\$306,429.00
After Repair Value	\$385,000.00

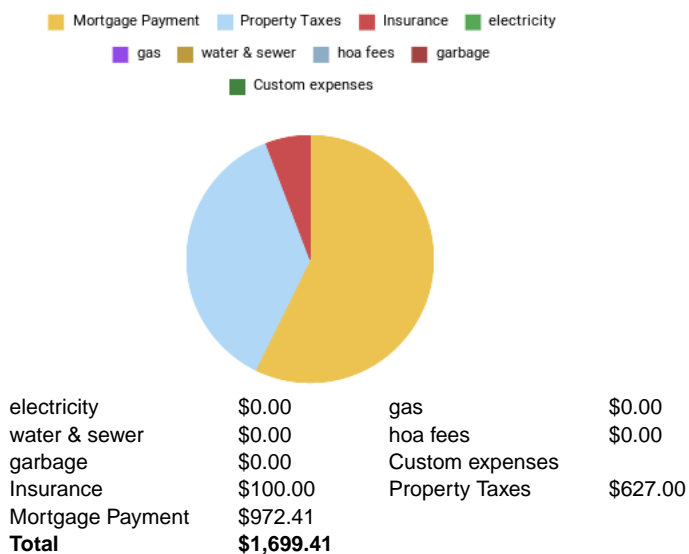
Down Payment:	\$56,000.00
Loan Amount:	\$224,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.230%
Monthly P&I:	\$972.41



Income



Expenses



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Financial Projections

Total Initial Equity:	\$161,000.00		
Gross Rent Multiplier:	7.07		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	11.03%	Debt Coverage Ratio:	2.65
ARV based on Cap Rate:	\$280,000.00		

50% Rule Cash Flow Estimates

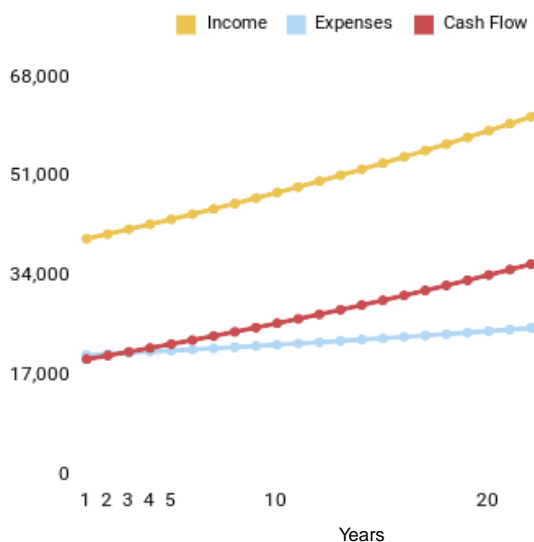
Total Monthly Income:	\$3,300.00
x50% for Expenses:	\$1,650.00
Monthly Payment/Interest Payment:	\$972.41
Total Monthly Cash Flow using 50% Rule:	\$677.59

Analysis Over Time

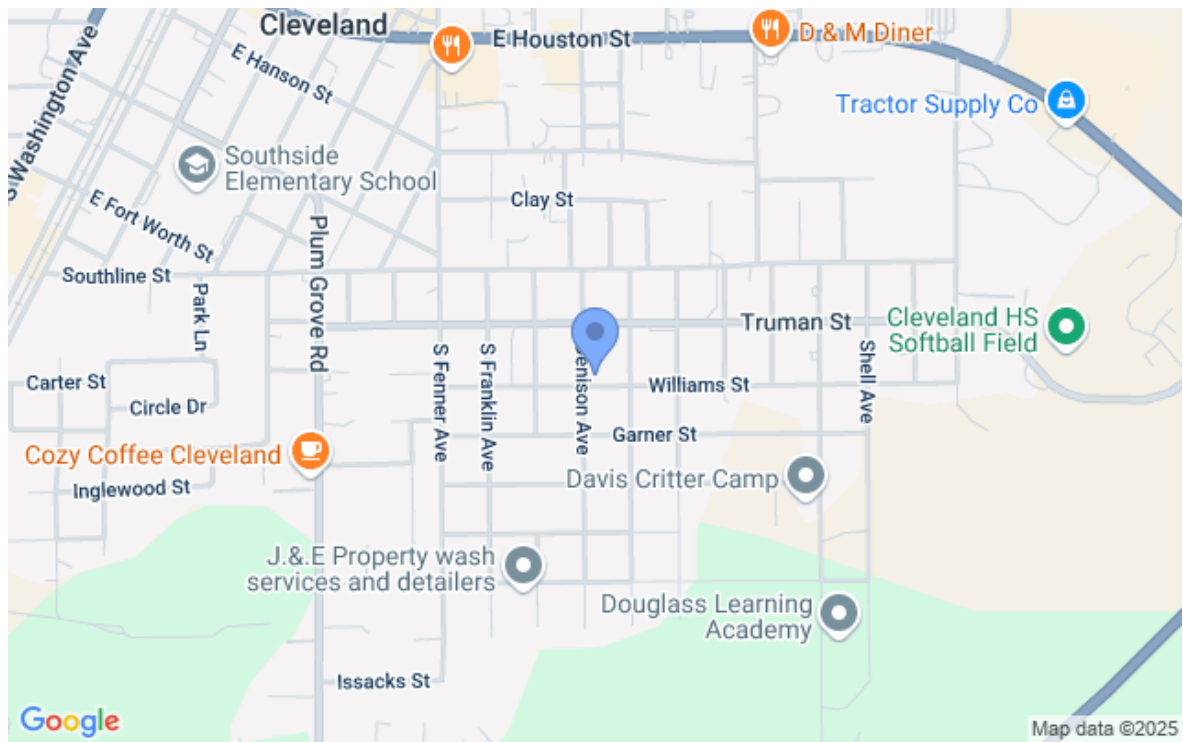
Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$40,392	\$41,200	\$43,722	\$48,272	\$53,296	\$58,844	\$71,730
Total Annual Expenses	\$20,567	\$20,745	\$21,301	\$22,303	\$23,410	\$24,632	\$27,471
Total Annual Cashflow	\$19,825	\$20,455	\$22,421	\$25,969	\$29,886	\$34,211	\$44,259
Cash on Cash ROI	24.05%	24.81%	27.20%	31.50%	36.26%	41.50%	53.69%
Property Value	\$392,700	\$400,554	\$425,071	\$469,313	\$518,159	\$572,090	\$697,374
Equity	\$173,200	\$185,701	\$225,095	\$297,565	\$379,580	\$472,485	\$697,374
Loan Balance	\$219,500	\$214,853	\$199,976	\$171,748	\$138,579	\$99,605	\$0
Total Profit if Sold	\$110,596	\$143,551	\$248,215	\$443,293	\$666,749	\$921,888	\$1,542,511
Annualized Total Return	134%	66%	32%	20%	16%	13%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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