

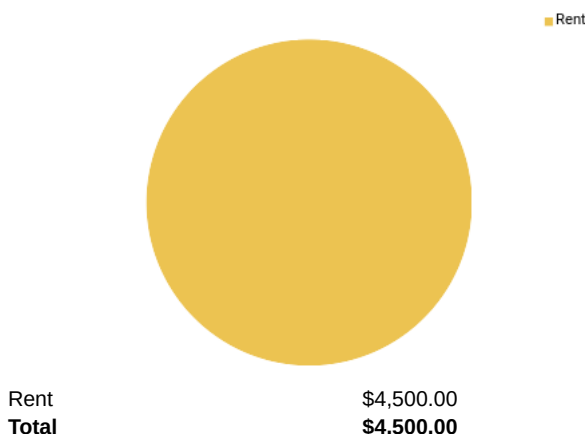
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,500.00	\$4,405.89	\$94.11	6.41%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$38,160.00	\$5,527.00	20.43%	6.41%

Property Information

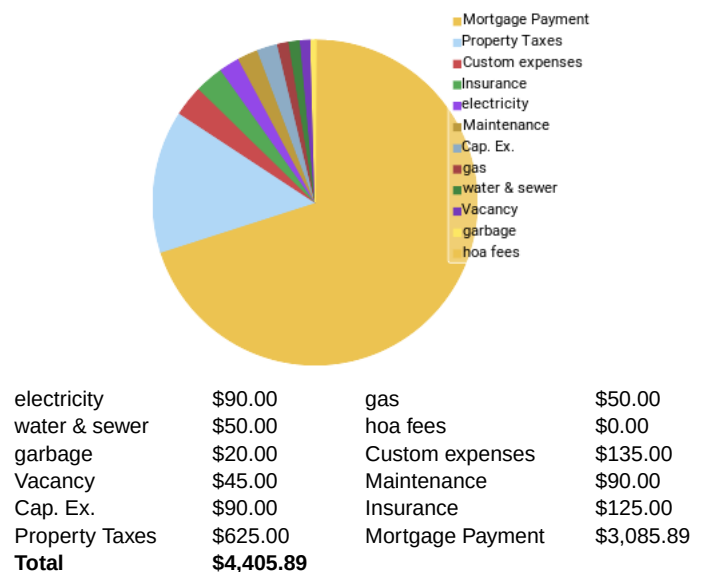
Purchase Price:	\$595,000.00
Purchase Closing Costs:	\$5,527.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$600,527.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$595,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.700%
Monthly P&I:	\$3,085.89

Income



Expenses



Financial Projections

Total Initial Equity:	-\$595,000.00		
Gross Rent Multiplier:	11.02		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	6.41%	Debt Coverage Ratio:	1.03
ARV based on Cap Rate:	\$595,000.00		

50% Rule Cash Flow Estimates

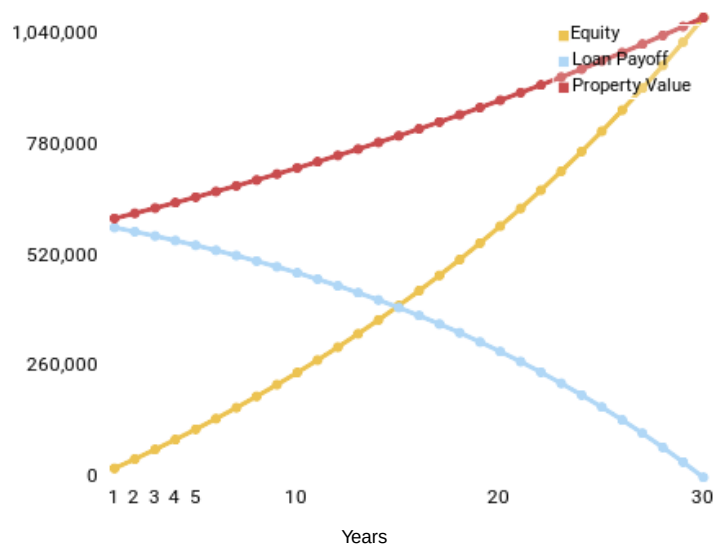
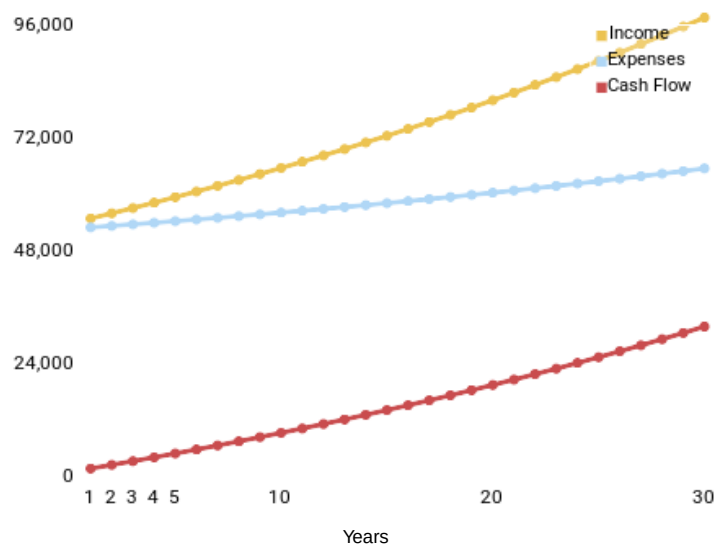
Total Monthly Income:	\$4,500.00
x50% for Expenses:	\$2,250.00
Monthly Payment/Interest Payment:	\$3,085.89
Total Monthly Cash Flow using 50% Rule:	-\$835.89

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	\$55,080	\$56,182	\$59,620	\$65,826	\$72,677	\$80,241	\$97,814
Total Annual Expenses	\$53,188	\$53,511	\$54,519	\$56,340	\$58,349	\$60,568	\$65,723
Total Annual Cashflow	\$1,892	\$2,671	\$5,101	\$9,486	\$14,328	\$19,673	\$32,091
Cash on Cash ROI	34.24%	48.33%	92.29%	171.63%	259.23%	355.94%	580.62%
Property Value	\$606,900	\$619,038	\$656,928	\$725,302	\$800,792	\$884,139	\$1,077,760
Equity	\$21,164	\$43,010	\$112,914	\$245,750	\$402,742	\$589,135	\$1,077,760
Loan Balance	\$585,736	\$576,028	\$544,014	\$479,551	\$398,049	\$295,004	\$0
Total Profit if Sold	\$17,529	\$42,046	\$124,791	\$296,114	\$514,869	\$788,724	\$1,540,350
Compound Annual Growth Rate	317%	193%	88%	49%	35%	28%	21%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

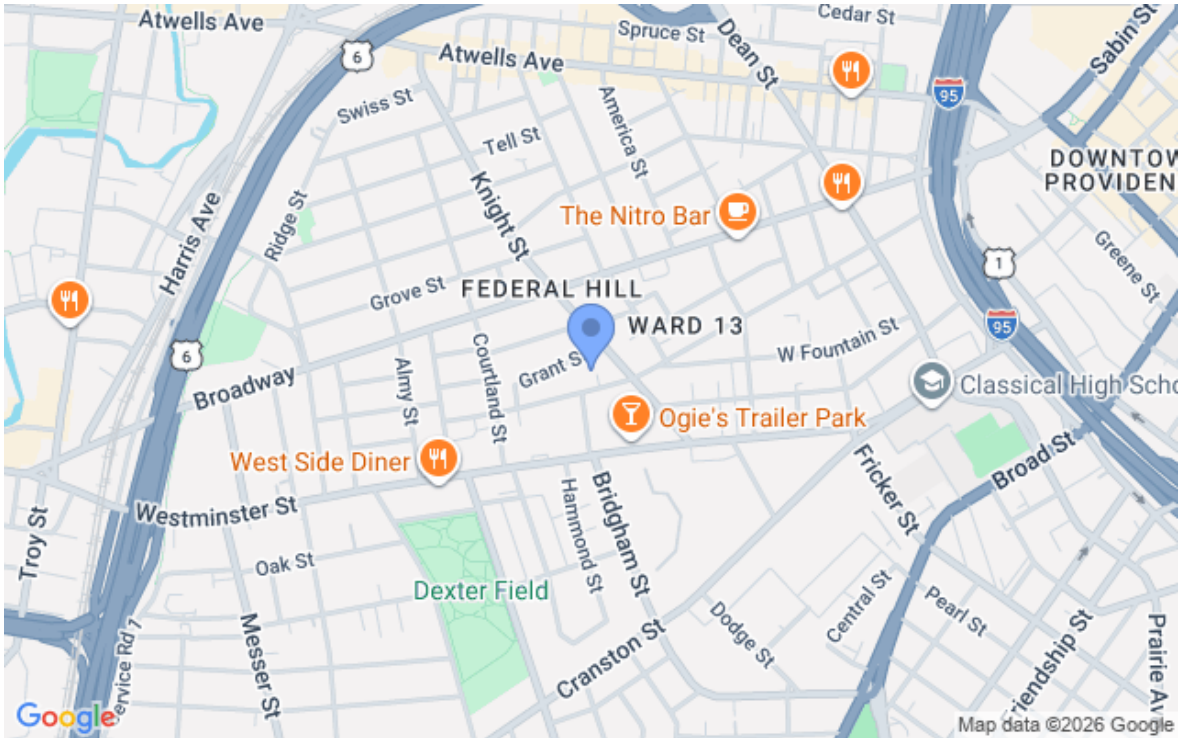


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House Size (sq. ft)
Year Built

2000.0
1920



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