

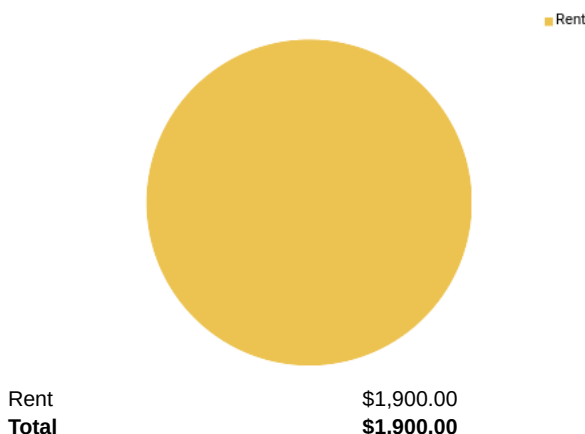
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$1,472.97	\$427.03	7.07%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,080.00	\$33,022.50	15.52%	7.07%

Property Information

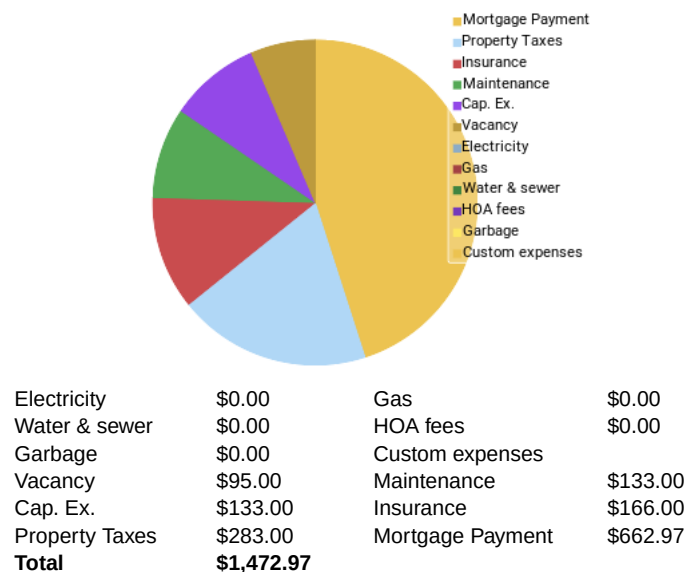
Purchase Price:	\$185,000.00
Purchase Closing Costs:	\$3,700.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$188,700.00
After Repair Value	

Down Payment:	\$27,750.00
Loan Amount:	\$157,250.00
Loan Points:	1.0
Loan Fees:	\$1,572.50
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$662.97

Income



Expenses



Financial Projections

Total Initial Equity:	-\$157,250.00		
Gross Rent Multiplier:	8.11		
Income-Expense Ratio (2% Rule):	1.01%		
Typical Cap Rate:	7.07%	Debt Coverage Ratio:	1.64
ARV based on Cap Rate:	\$185,000.00		

50% Rule Cash Flow Estimates

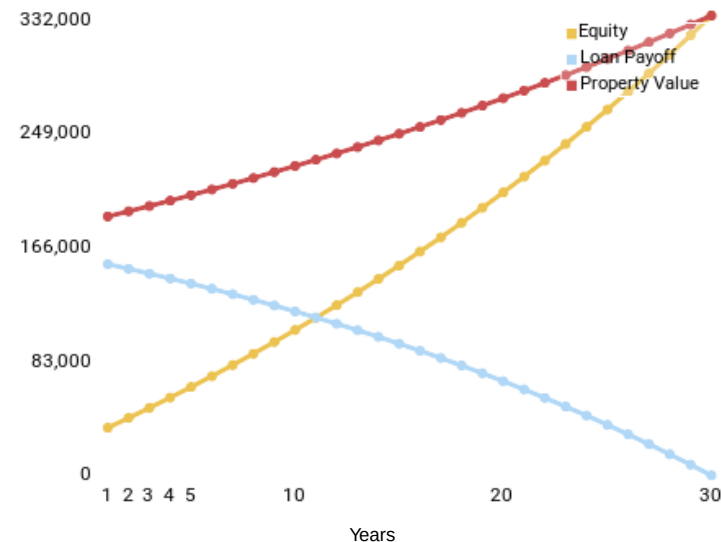
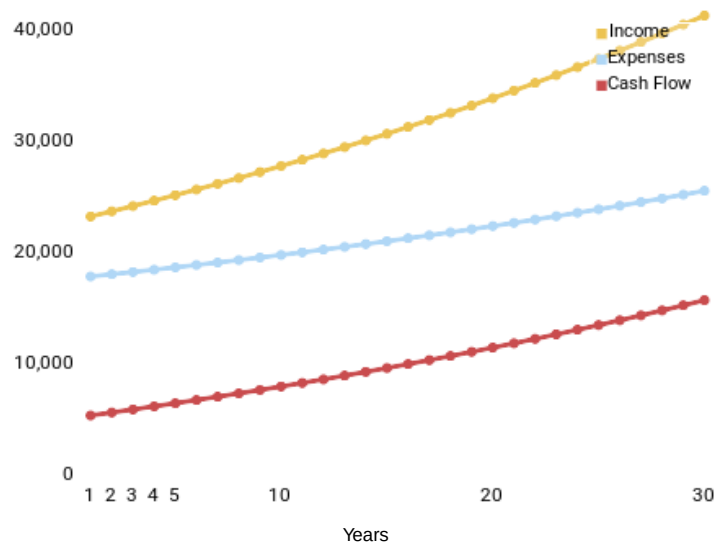
Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$662.97
Total Monthly Cash Flow using 50% Rule:	\$287.03

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	\$23,256	\$23,721	\$25,173	\$27,793	\$30,686	\$33,880	\$41,299
Total Annual Expenses	\$17,870	\$18,068	\$18,687	\$19,804	\$21,038	\$22,399	\$25,562
Total Annual Cashflow	\$5,386	\$5,653	\$6,486	\$7,989	\$9,648	\$11,481	\$15,737
Cash on Cash ROI	16.31%	17.12%	19.64%	24.19%	29.22%	34.77%	47.66%
Property Value	\$188,700	\$192,474	\$204,255	\$225,514	\$248,986	\$274,900	\$335,102
Equity	\$34,733	\$41,890	\$64,450	\$105,973	\$152,984	\$206,242	\$335,102
Loan Balance	\$153,967	\$150,584	\$139,805	\$119,541	\$96,002	\$68,659	\$0
Total Profit if Sold	\$7,096	\$19,906	\$61,079	\$139,480	\$231,348	\$338,272	\$604,652
Compound Annual Growth Rate	21%	27%	23%	18%	15%	13%	10%

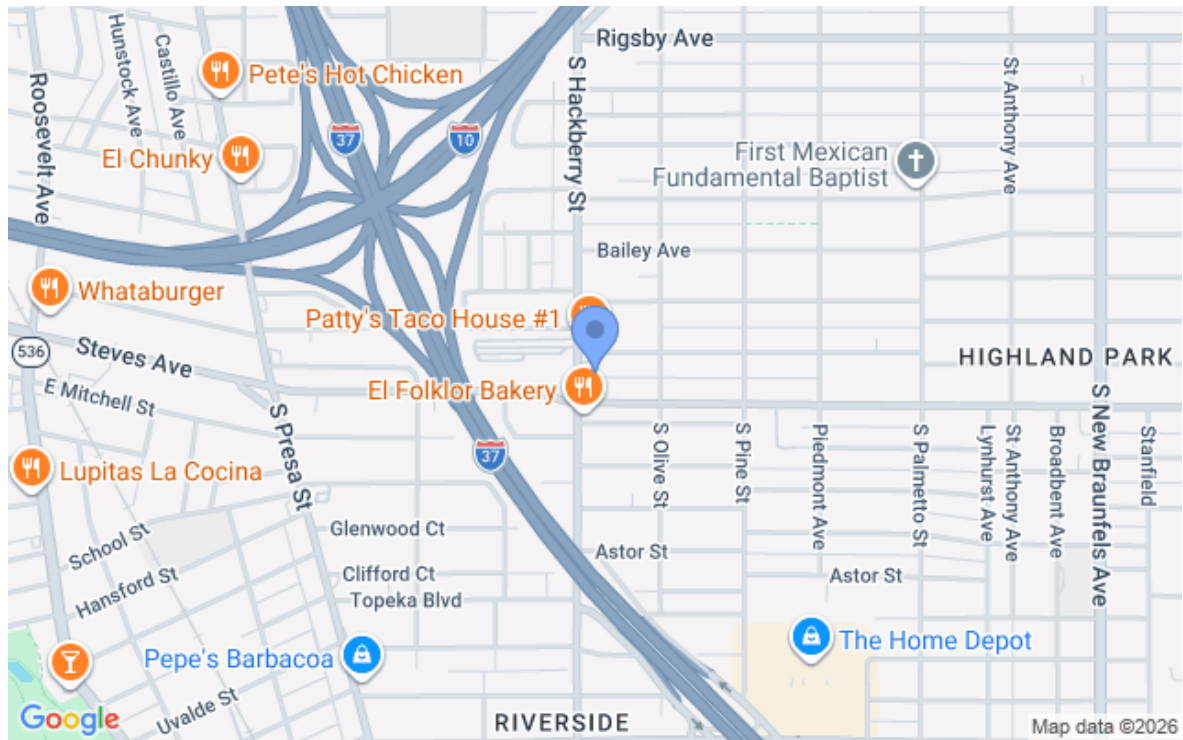
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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