2057 Knight Ct

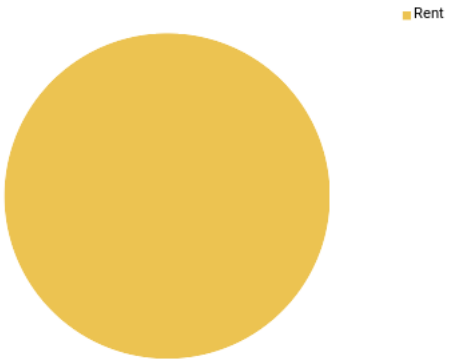
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,500.00	$4,208.96	-$2,708.96	5.71%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$14,448.00	$100,152.00	-32.46%	5.71%

Property Information

Purchase Price:	$253,000.00
Purchase Closing Costs:	$3,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$256,000.00**
After Repair Value	
Down Payment:	$50,600.00
Loan Amount:	$202,400.00
Loan Points:	23.0
Loan Fees:	$46,552.00
Amortized Over:	5 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$3,912.96**

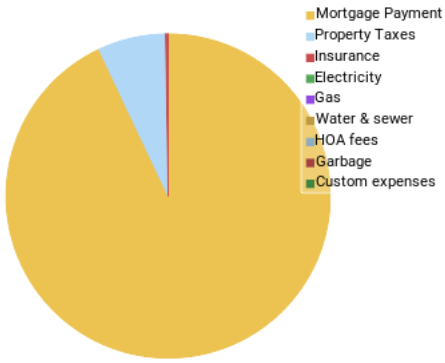


Income



Rent	$1,500.00
Total	**$1,500.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Insurance	$11.00	Property Taxes	$285.00
Mortgage Payment	$3,912.96		
Total	**$4,208.96**		

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Financial Projections

Total Initial Equity:	-$202,400.00		
Gross Rent Multiplier:	14.06		
Income-Expense Ratio (2% Rule):	0.59%		
Typical Cap Rate:	5.71%	Debt Coverage Ratio:	0.31
ARV based on Cap Rate:	$253,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,500.00
x50% for Expenses:	$750.00
Monthly Payment/Interest Payment:	$3,912.96
Total Monthly Cash Flow using 50% Rule:	**-$3,162.96**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

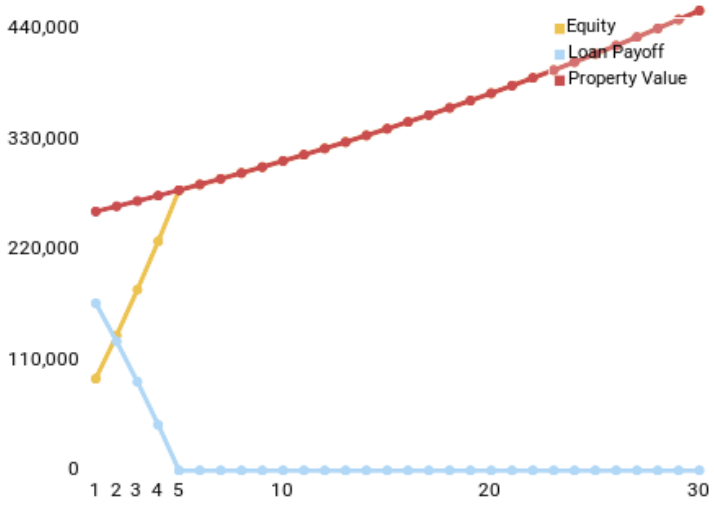
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$18,360	$18,727	$19,873	$21,942	$24,226	$26,747	$32,605
Total Annual Expenses	$50,579	$50,651	$50,877	$4,330	$4,781	$5,278	$6,434
Total Annual Cashflow	-$32,219	-$31,924	-$31,004	$17,612	$19,445	$21,469	$26,171
Cash on Cash ROI	-32.17%	-31.88%	-30.96%	17.59%	19.42%	21.44%	26.13%
Property Value	$258,060	$263,221	$279,332	$308,406	$340,505	$375,945	$458,274
Equity	$91,445	$134,598	$279,332	$308,406	$340,505	$375,945	$458,274
Loan Balance	$166,615	$128,623	$0	$0	$0	$0	$0
Total Profit if Sold	-$40,926	-$29,696	$21,095	$134,842	$260,428	$399,085	$721,195
Compound Annual Growth Rate	-41%	-16%	4%	9%	9%	8%	7%

Income, Expenses and Cash Flow (in $)



Years

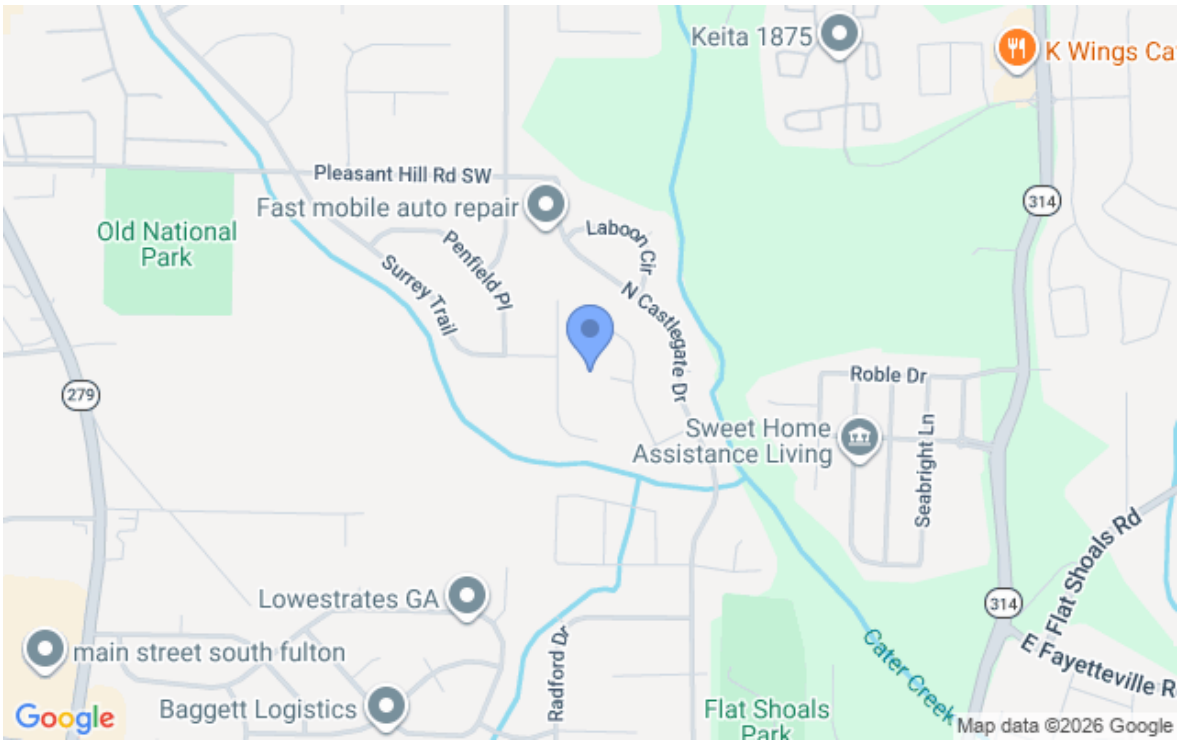
Loan Balance, Value and Equity (in $)



Years

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Year Built	1988



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