

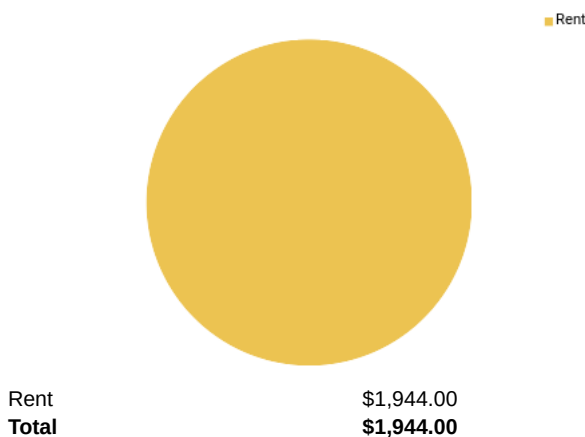
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,944.00	\$1,694.39	\$249.61	8.56%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,554.56	\$8,339.00	35.92%	8.56%

Property Information

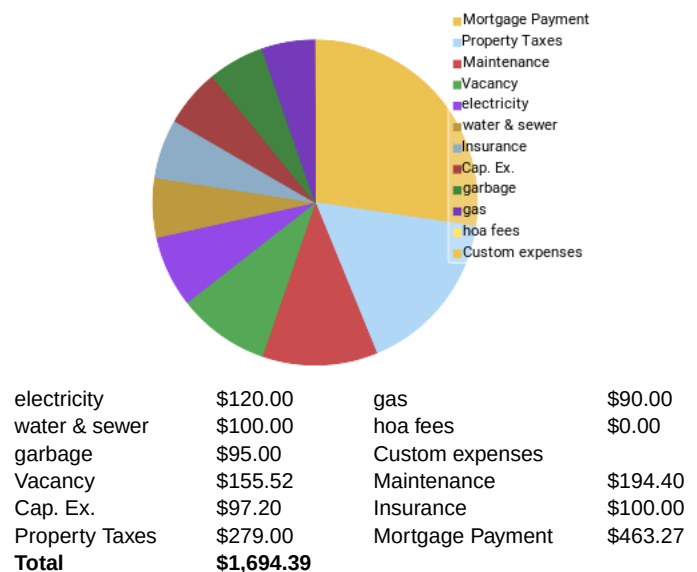
Purchase Price:	\$99,900.00
Purchase Closing Costs:	\$3,344.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$103,244.00
After Repair Value	

Down Payment:	\$4,995.00
Loan Amount:	\$94,905.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.185%
Monthly P&I:	\$463.27

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$94,905.00	
Gross Rent Multiplier:		4.28	
Income-Expense Ratio (2% Rule):		1.88%	
Typical Cap Rate:		8.56%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$99,900.00	1.54

50% Rule Cash Flow Estimates

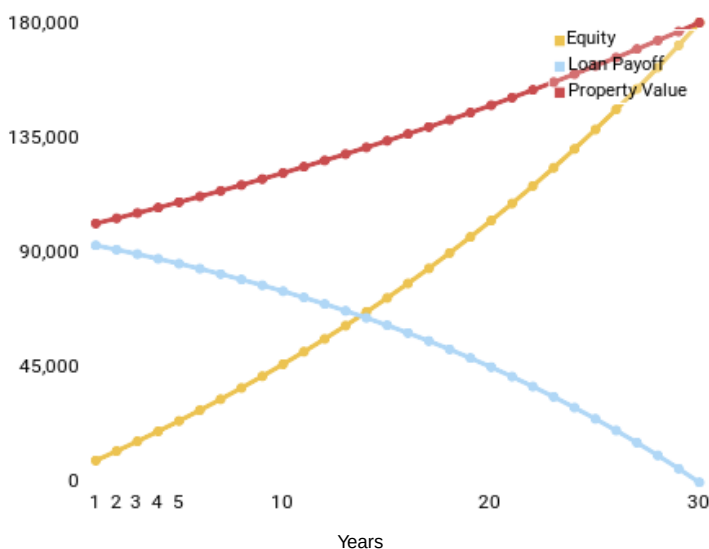
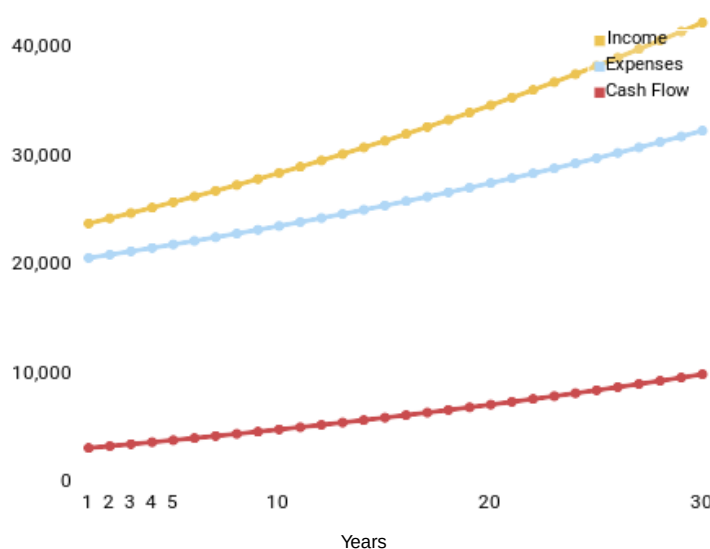
Total Monthly Income:	\$1,944.00
x50% for Expenses:	\$972.00
Monthly Payment/Interest Payment:	\$463.27
Total Monthly Cash Flow using 50% Rule:	\$508.73

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	\$23,795	\$24,270	\$25,756	\$28,437	\$31,396	\$34,664	\$42,255
Total Annual Expenses	\$20,628	\$20,930	\$21,870	\$23,568	\$25,442	\$27,512	\$32,319
Total Annual Cashflow	\$3,166	\$3,341	\$3,886	\$4,869	\$5,954	\$7,152	\$9,936
Cash on Cash ROI	37.97%	40.06%	46.60%	58.38%	71.40%	85.77%	119.15%
Property Value	\$101,898	\$103,936	\$110,298	\$121,778	\$134,452	\$148,446	\$180,955
Equity	\$8,611	\$12,337	\$24,205	\$46,543	\$72,600	\$103,084	\$180,955
Loan Balance	\$93,287	\$91,599	\$86,093	\$75,234	\$61,853	\$45,362	\$0
Total Profit if Sold	\$3,439	\$10,505	\$33,478	\$78,155	\$131,768	\$195,570	\$359,821
Compound Annual Growth Rate	41%	50%	38%	26%	21%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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