



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,422.00	\$299.30	\$1,122.70	6.91%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$13,472.40	\$197,000.00	6.84%	6.91%

### Property Information

Purchase Price:	\$195,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$197,000.00</b>
After Repair Value	

Down Payment:	\$195,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

### Income



Rent	\$1,422.00
<b>Total</b>	<b>\$1,422.00</b>

### Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$71.10	Maintenance	\$71.10
Cap. Ex.	\$71.10	Insurance	\$8.00
Property Taxes	\$78.00	Mortgage Payment	\$0.00
<b>Total</b>	<b>\$299.30</b>		

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## Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	11.43		
Income-Expense Ratio (2% Rule):	0.72%		
Typical Cap Rate:	6.91%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$195,000.00		

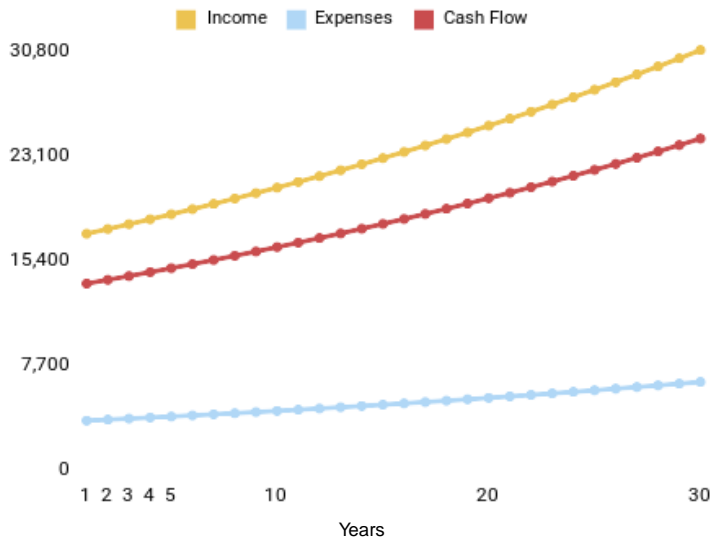
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,422.00
x50% for Expenses:	\$711.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$711.00</b>

## 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	\$17,405	\$17,753	\$18,840	\$20,801	\$22,966	\$25,356	\$30,909
Total Annual Expenses	\$3,663	\$3,737	\$3,965	\$4,378	\$4,834	\$5,337	\$6,506
Total Annual Cashflow	\$13,742	\$14,017	\$14,875	\$16,423	\$18,132	\$20,019	\$24,403
Cash on Cash ROI	6.98%	7.12%	7.55%	8.34%	9.20%	10.16%	12.39%
Property Value	\$198,900	\$202,878	\$215,296	\$237,704	\$262,444	\$289,760	\$353,216
Equity	\$198,900	\$202,878	\$215,296	\$237,704	\$262,444	\$289,760	\$353,216
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$15,642	\$33,637	\$89,809	\$191,173	\$303,088	\$426,651	\$713,696
Annualized Total Return	8%	8%	8%	7%	6%	6%	5%

### Income, Expenses and Cash Flow (in \$)

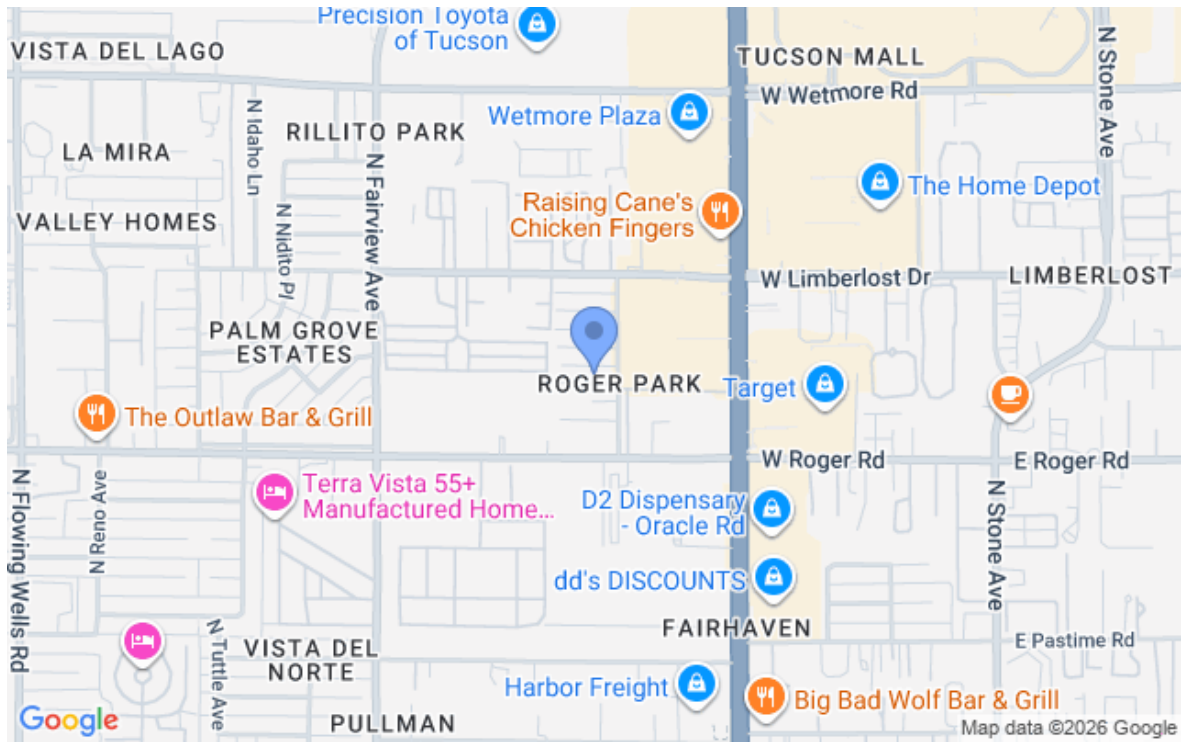


### Loan Balance, Value and Equity (in \$)



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