

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,600.00	\$972.57	\$627.43	14.24%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,804.00	\$4,946.50	152.21%	14.24%

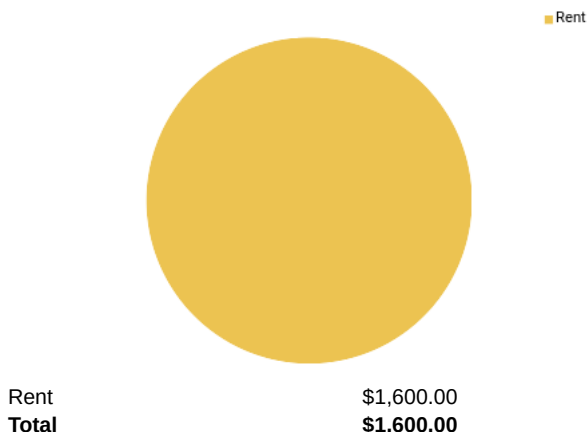
Property Information

Purchase Price:	\$89,900.00
Purchase Closing Costs:	\$1,800.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$91,700.00
After Repair Value	

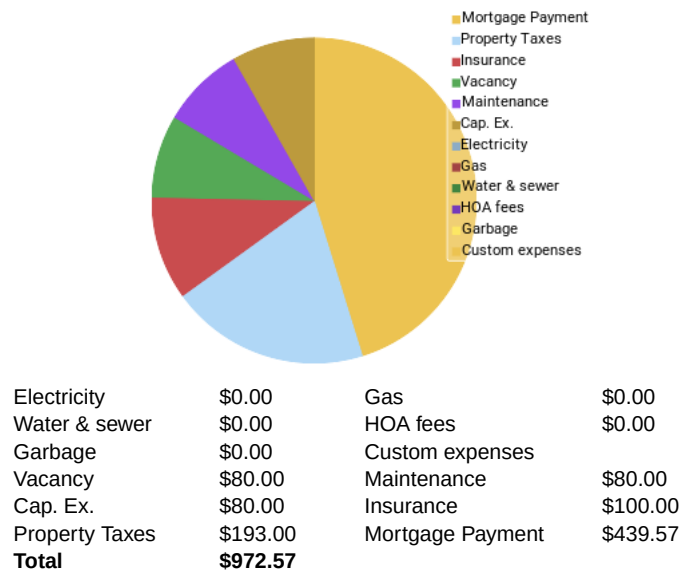
Down Payment:	\$3,146.50
Loan Amount:	\$86,753.50
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$439.57



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$86,753.50	
Gross Rent Multiplier:		4.68	
Income-Expense Ratio (2% Rule):		1.74%	
Typical Cap Rate:		14.24%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$89,900.00	2.43

50% Rule Cash Flow Estimates

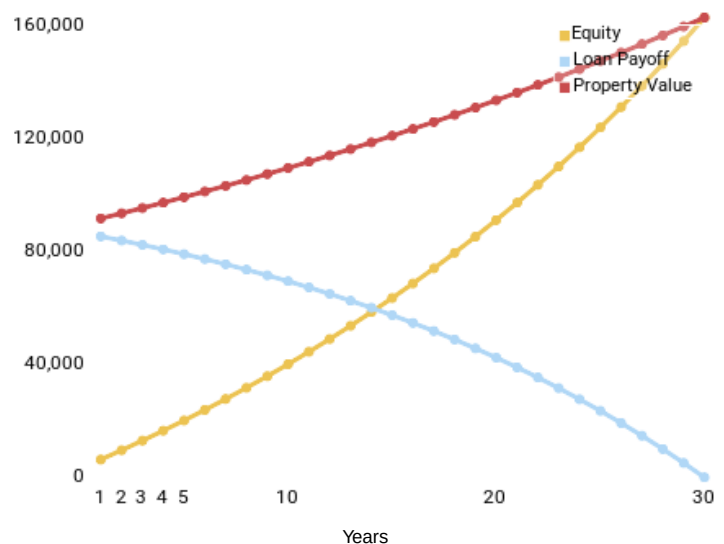
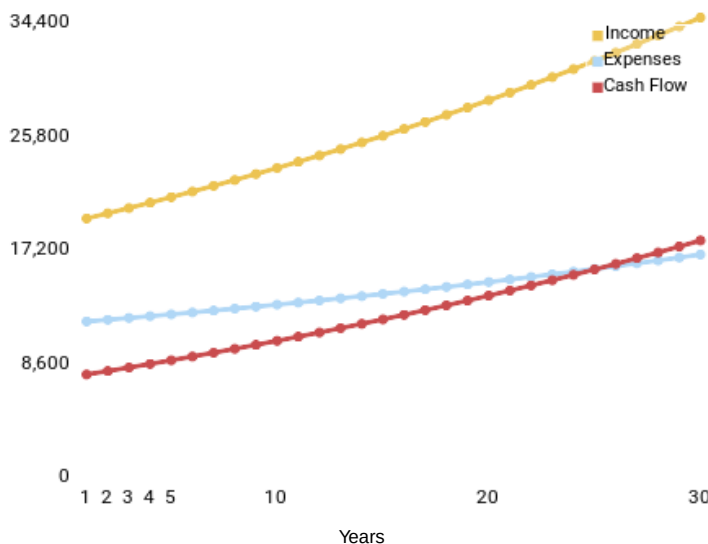
Total Monthly Income:	\$1,600.00
x50% for Expenses:	\$800.00
Monthly Payment/Interest Payment:	\$439.57
Total Monthly Cash Flow using 50% Rule:	\$360.43

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	\$19,584	\$19,976	\$21,198	\$23,405	\$25,841	\$28,530	\$34,778
Total Annual Expenses	\$11,799	\$11,929	\$12,337	\$13,071	\$13,883	\$14,779	\$16,860
Total Annual Cashflow	\$7,785	\$8,046	\$8,862	\$10,333	\$11,958	\$13,751	\$17,918
Cash on Cash ROI	157.39%	162.67%	179.15%	208.90%	241.74%	278.00%	362.23%
Property Value	\$91,698	\$93,532	\$99,257	\$109,588	\$120,994	\$133,587	\$162,841
Equity	\$6,344	\$9,642	\$20,174	\$40,107	\$63,533	\$91,173	\$162,841
Loan Balance	\$85,354	\$83,890	\$79,083	\$69,480	\$57,460	\$42,414	\$0
Total Profit if Sold	\$9,183	\$20,527	\$56,819	\$125,417	\$205,318	\$298,056	\$529,473
Compound Annual Growth Rate	186%	127%	66%	39%	28%	23%	17%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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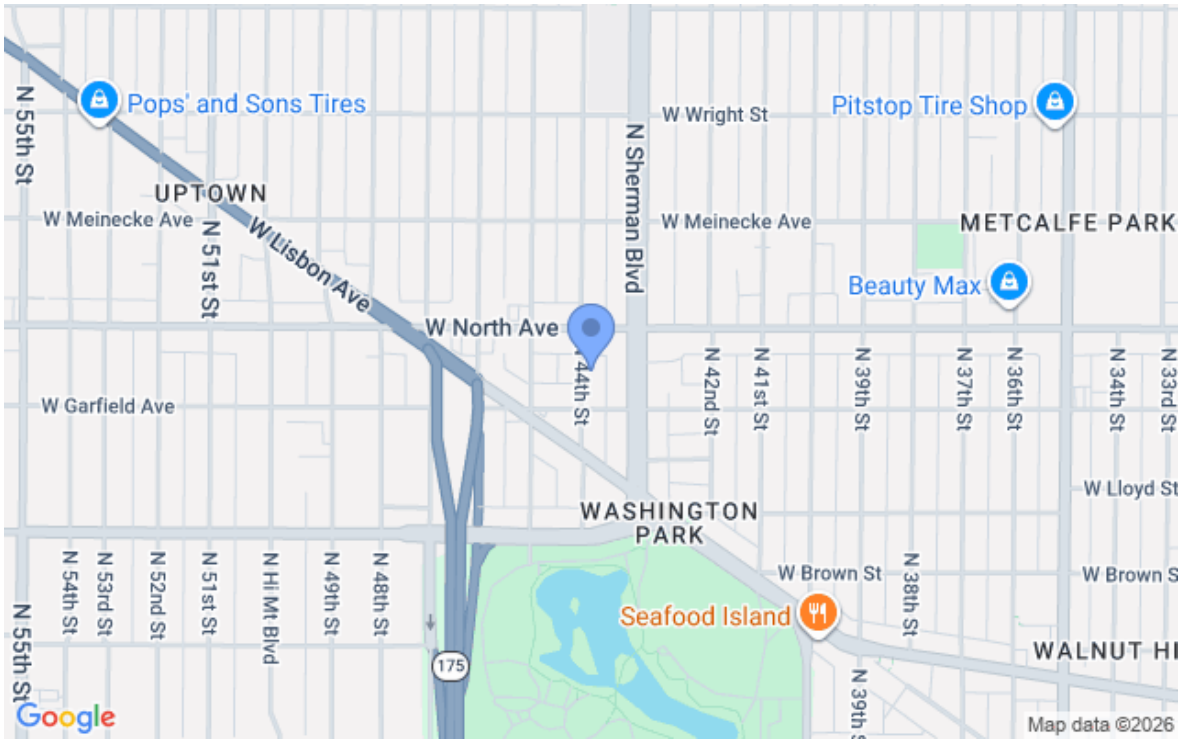
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House Size (sq. ft)

2649.0

Year Built

1915



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