22790 Allies Pl

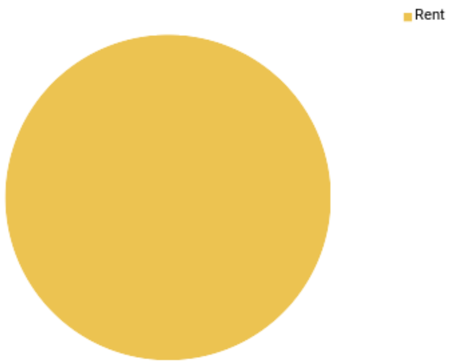
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$8,300.00	$8,355.73	-$55.73	5.39%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$60,960.00	$405,500.00	-0.16%	5.39%

Property Information

Purchase Price:	$1,130,000.00
Purchase Closing Costs:	$10,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$1,140,000.00**
After Repair Value	

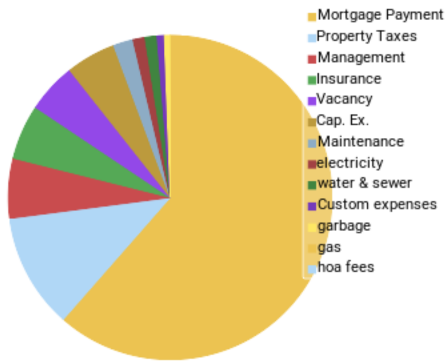
Down Payment:	$395,500.00
Loan Amount:	$734,500.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.500%
Monthly P&I:	**$5,135.73**

Income



Rent	$8,300.00
Total	**$8,300.00**

Expenses



electricity	$100.00	gas	$0.00
water & sewer	$100.00	hoa fees	$0.00
garbage	$50.00	Custom expenses	$60.00
Vacancy	$415.00	Maintenance	$166.00
Cap. Ex.	$415.00	Management	$498.00
Insurance	$458.00	Property Taxes	$958.00
Mortgage Payment	$5,135.73		
Total	**$8,355.73**		

Financial Projections

Total Initial Equity:	-$734,500.00		
Gross Rent Multiplier:	11.35		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	5.39%	Debt Coverage Ratio:	0.99
ARV based on Cap Rate:	$1,130,000.00		

50% Rule Cash Flow Estimates

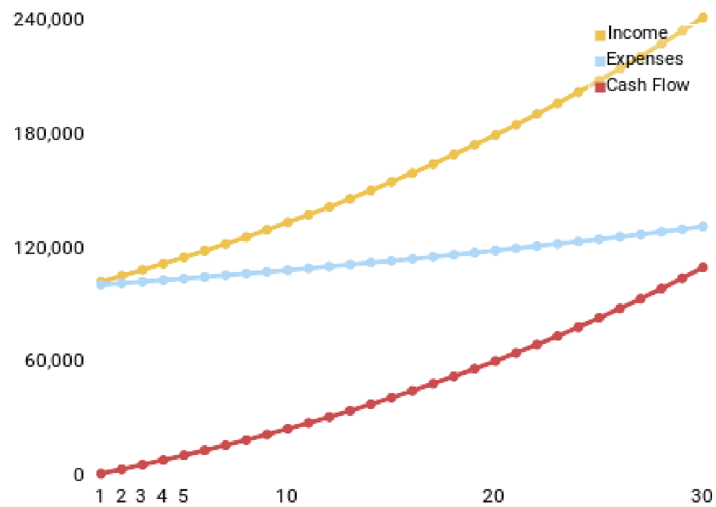
Total Monthly Income:	$8,300.00
x50% for Expenses:	$4,150.00
Monthly Payment/Interest Payment:	$5,135.73
Total Monthly Cash Flow using 50% Rule:	**-$985.73**

Analysis Over Time

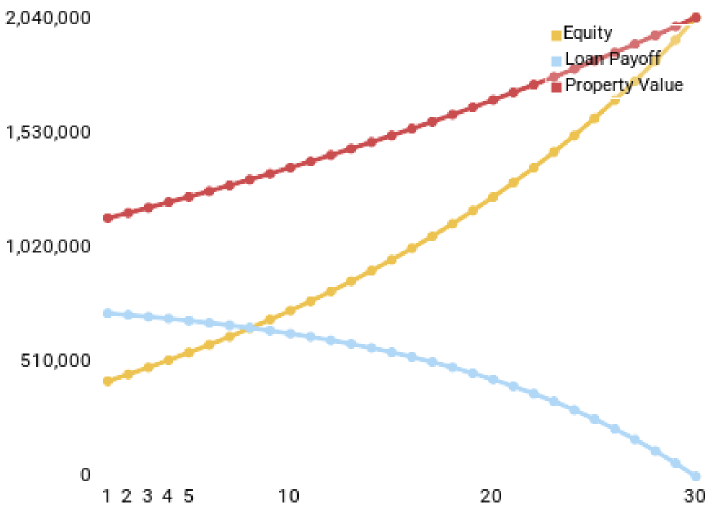
Annual Growth Assumptions	2% Expenses	3% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$102,588	$105,666	$115,464	$133,854	$155,174	$179,889	$241,755
Total Annual Expenses	$101,042	$101,830	$104,290	$108,731	$113,633	$119,046	$131,620
Total Annual Cashflow	$1,546	$3,836	$11,173	$25,123	$41,540	$60,843	$110,136
Cash on Cash ROI	0.38%	0.95%	2.76%	6.20%	10.24%	15.00%	27.16%
Property Value	$1,152,600	$1,175,652	$1,247,611	$1,377,464	$1,520,831	$1,679,121	$2,046,839
Equity	$424,871	$455,219	$552,646	$739,955	$966,822	$1,246,462	$2,046,839
Loan Balance	$727,729	$720,433	$694,965	$637,509	$554,009	$432,658	$0
Total Profit if Sold	$20,917	$55,102	$178,550	$462,664	$863,334	$1,407,338	$3,074,241
Compound Annual Growth Rate	5%	7%	8%	8%	8%	8%	7%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 1966