



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,100.00	\$1,159.92	-\$59.92	5.73%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,446.00	\$5,850.00	-12.29%	5.73%

Property Information

Purchase Price:	\$130,000.00
Purchase Closing Costs:	\$2,600.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$132,600.00
After Repair Value	

Property Description

Brick house on Delmae Drive Was a 3 bedroom, now 2 bedroom with large master suite, 1 bath Beautiful refinished hardwood floors in Den, bedrooms, hall and Dining room Tile in bathroom , kitchen and laundry room New metal roof and inside was just painted Investors could rent for \$1200 per month Please call show contact info with questions or to v...

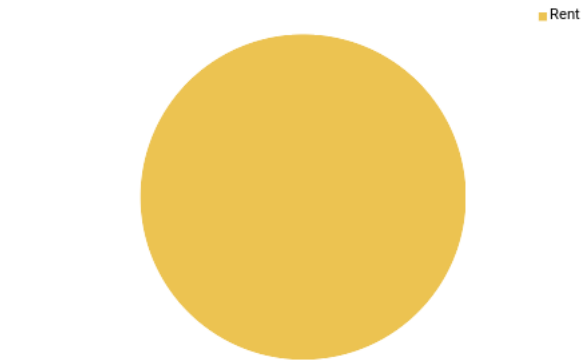


Down Payment:	\$3,250.00
Loan Amount:	\$126,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$680.42

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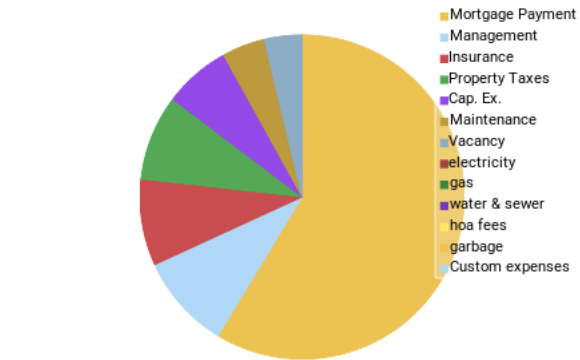
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Income



Rent	\$1,100.00
Total	\$1,100.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$44.00	Maintenance	\$49.50
Cap. Ex.	\$77.00	Management	\$110.00
Insurance	\$100.00	Property Taxes	\$99.00
Mortgage Payment	\$680.42		
Total	\$1,159.92		

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Financial Projections

Total Initial Equity:	-\$126,750.00		
Gross Rent Multiplier:	9.85		
Income-Expense Ratio (2% Rule):	0.83%		
Typical Cap Rate:	5.73%	Debt Coverage Ratio:	0.91
ARV based on Cap Rate:	\$130,000.00		

50% Rule Cash Flow Estimates

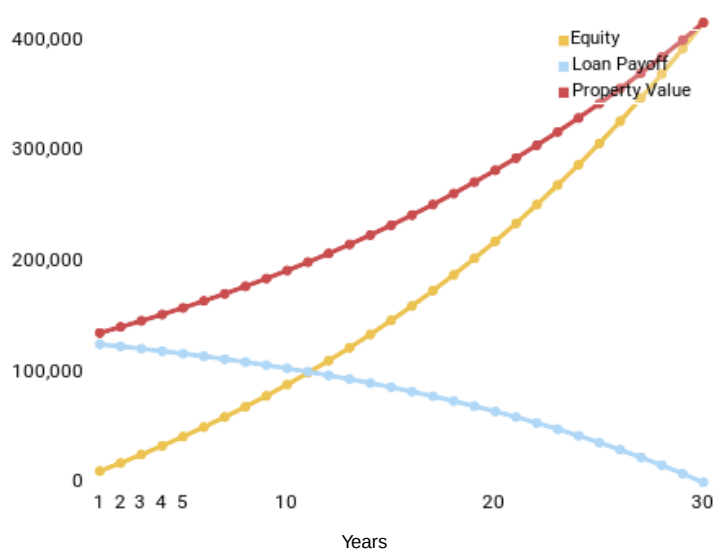
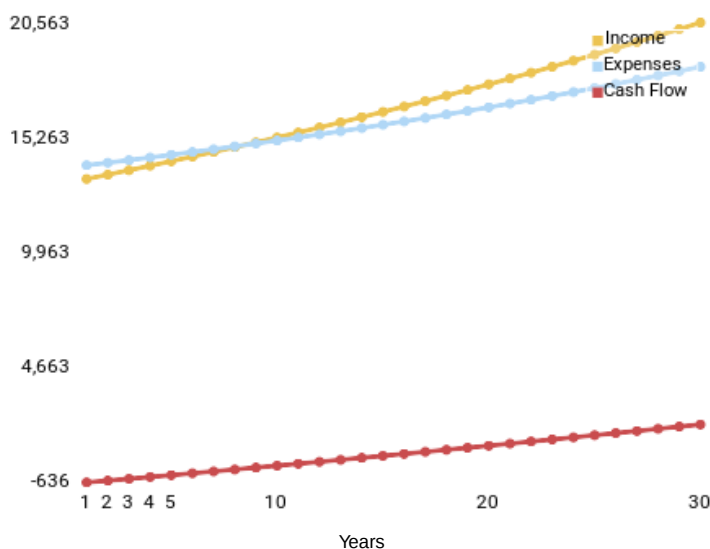
Total Monthly Income:	\$1,100.00
x50% for Expenses:	\$550.00
Monthly Payment/Interest Payment:	\$680.42
Total Monthly Cash Flow using 50% Rule:	-\$130.42

Analysis Over Time

Annual Growth Assumptions	2%			1.5%	4%			
	Expenses			Income	Property Value			
	Year 1	Year 2		Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$13,398	\$13,599		\$14,220	\$15,319	\$16,503	\$17,778	\$20,633
Total Annual Expenses	\$14,034	\$14,152		\$14,518	\$15,179	\$15,909	\$16,715	\$18,588
Total Annual Cashflow	-\$636	-\$553		-\$298	\$140	\$594	\$1,063	\$2,045
Cash on Cash ROI	-10.87%	-9.45%		-5.09%	2.39%	10.15%	18.18%	34.96%
Property Value	\$135,135	\$140,473		\$157,785	\$191,509	\$232,440	\$282,120	\$415,603
Equity	\$10,255	\$17,559		\$41,392	\$88,408	\$146,397	\$217,969	\$415,603
Loan Balance	\$124,880	\$122,914		\$116,393	\$103,101	\$86,043	\$64,151	\$0
Total Profit if Sold	\$3,769	\$10,520		\$33,204	\$80,037	\$140,082	\$216,025	\$429,647
Compound Annual Growth Rate	64%	67%		46%	31%	24%	20%	15%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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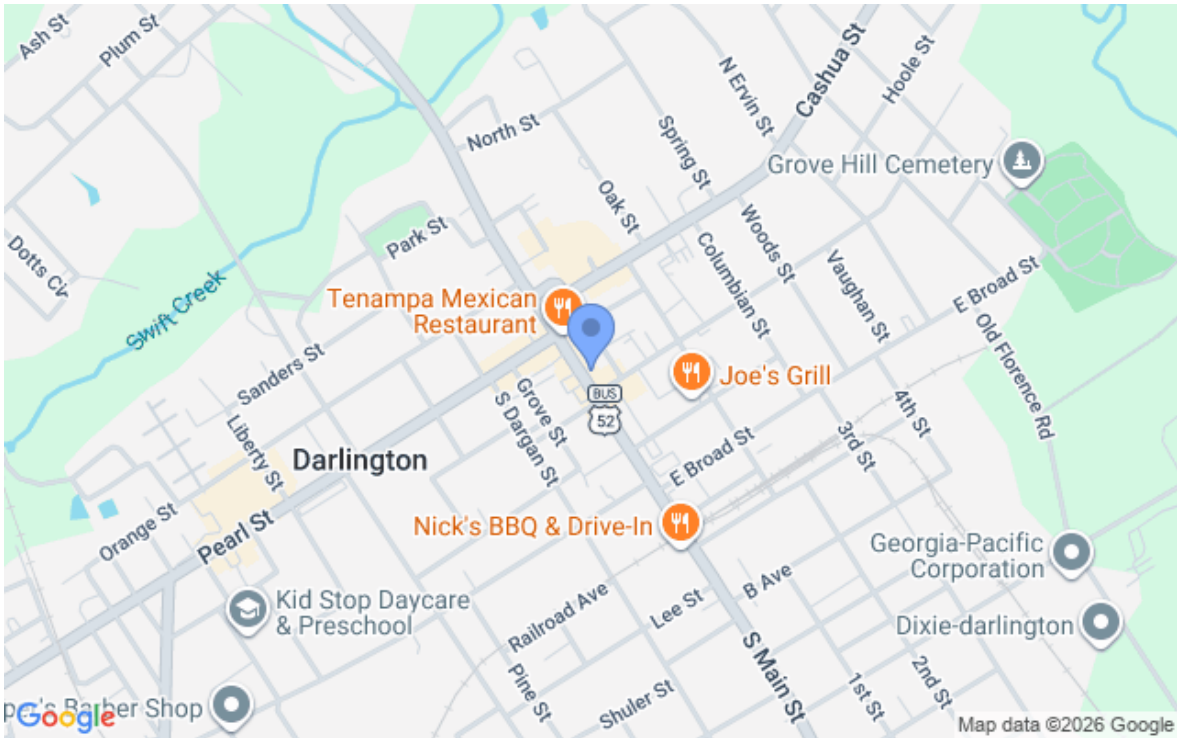
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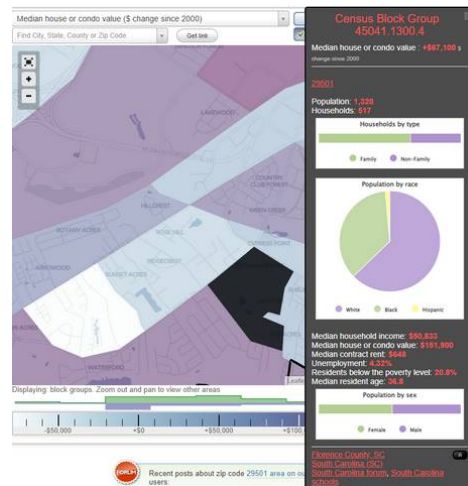
House Size (sq. ft)

1094.0

Year Built

1957





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