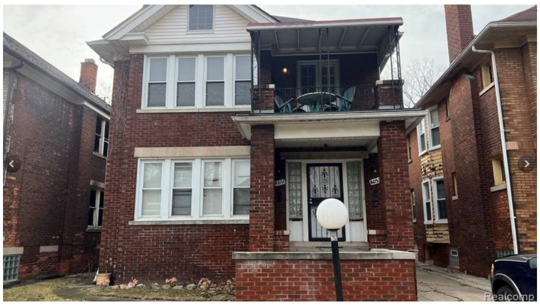
4051 Blaine St

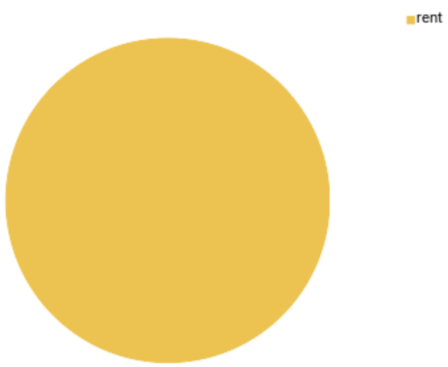
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,800.00	$1,082.85	$717.15	13.19%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$13,192.32	$40,437.50	21.28%	15.52%

Property Information

Purchase Price:	$85,000.00
Purchase Closing Costs:	$6,000.00
Estimated Repair Costs:	$10,000.00
Total Cost of Project:	**$101,000.00**
After Repair Value	$100,000.00
Down Payment:	$21,250.00
Loan Amount:	$63,750.00
Loan Points:	5.0
Loan Fees:	$3,187.50
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$382.21**

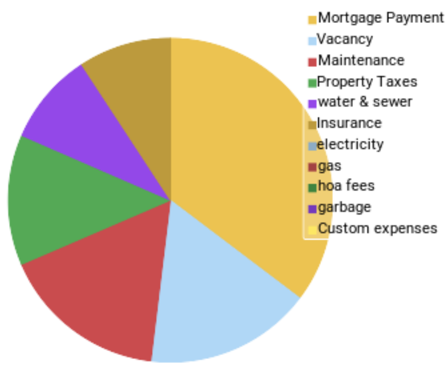


Income



rent	$1,800.00
Total	**$1,800.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$100.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$180.00	Maintenance	$179.64
Insurance	$100.00	Property Taxes	$141.00
Mortgage Payment	$382.21		
Total	**$1,082.85**		

Financial Projections

Total Initial Equity:	$36,250.00		
Gross Rent Multiplier:	3.94		
Income-Expense Ratio (2% Rule):	1.78%		
Typical Cap Rate:	15.52%	Debt Coverage Ratio:	2.88
ARV based on Cap Rate:	$85,000.00		

50% Rule Cash Flow Estimates

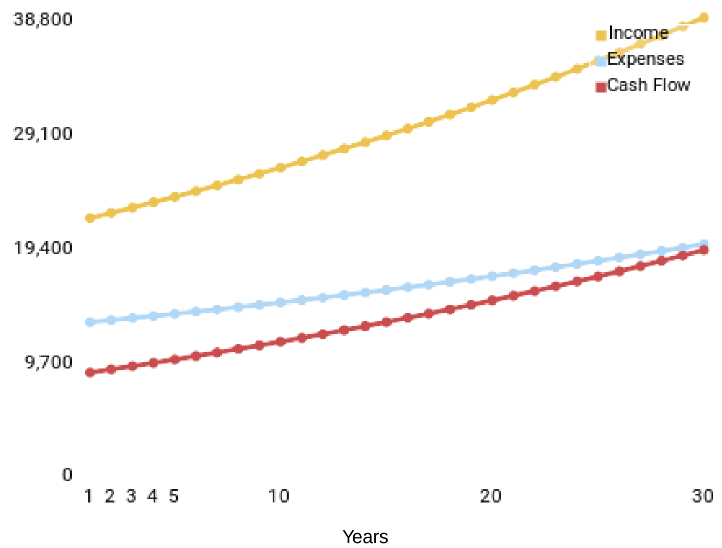
Total Monthly Income:	$1,800.00
x50% for Expenses:	$900.00
Monthly Payment/Interest Payment:	$382.21
Total Monthly Cash Flow using 50% Rule:	**$517.79**

Analysis Over Time

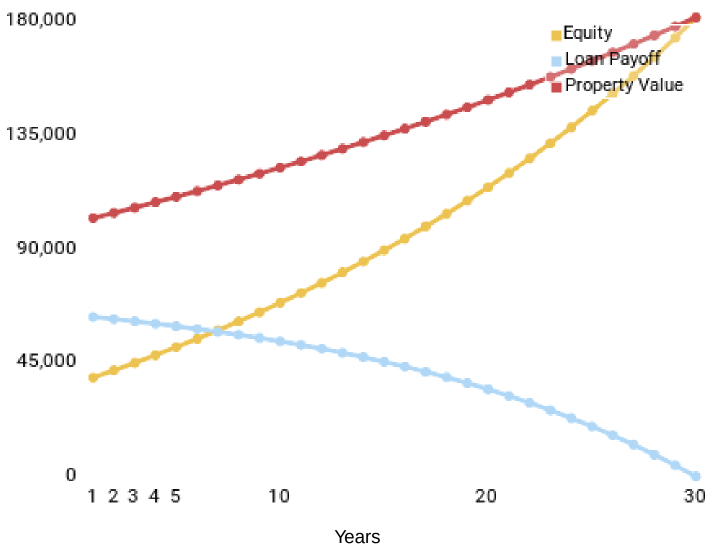
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$22,032	$22,473	$23,848	$26,330	$29,071	$32,096	$39,125
Total Annual Expenses	$13,162	$13,334	$13,869	$14,835	$15,902	$17,080	$19,816
Total Annual Cashflow	$8,870	$9,139	$9,979	$11,495	$13,169	$15,017	$19,310
Cash on Cash ROI	21.93%	22.60%	24.68%	28.43%	32.57%	37.14%	47.75%
Property Value	$102,000	$104,040	$110,408	$121,899	$134,587	$148,595	$181,136
Equity	$39,033	$41,904	$51,086	$68,550	$89,293	$114,167	$181,136
Loan Balance	$62,967	$62,136	$59,322	$53,350	$45,294	$34,427	$0
Total Profit if Sold	$7,465	$19,475	$57,742	$129,588	$212,760	$308,948	$548,993
Compound Annual Growth Rate	18%	22%	19%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1919