



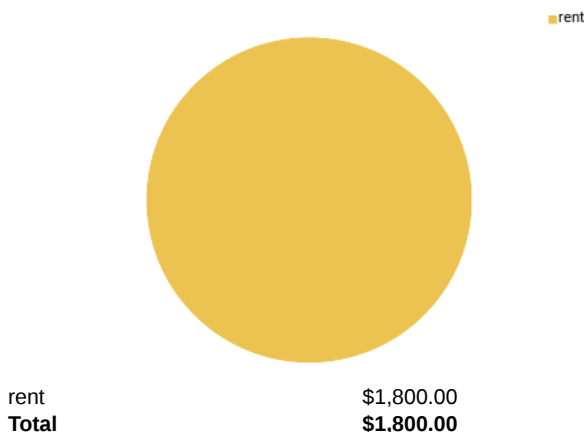
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,082.85	\$717.15	13.19%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,192.32	\$40,437.50	21.28%	15.52%

Property Information

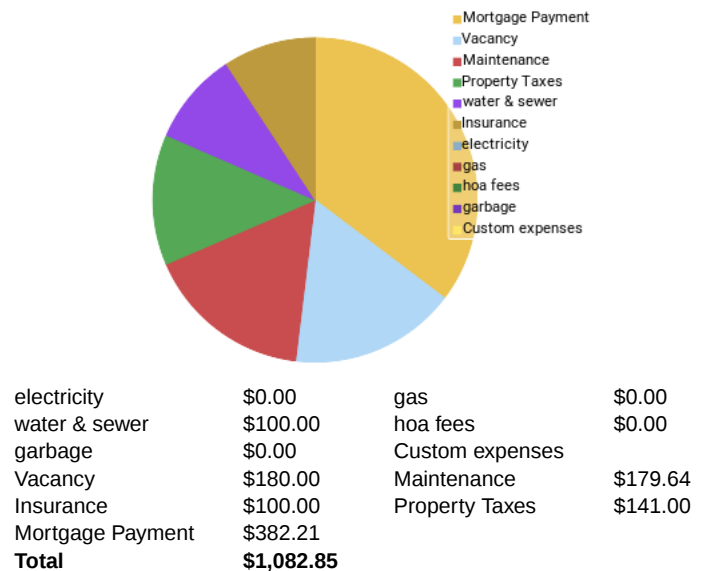
Purchase Price:	\$85,000.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$101,000.00
After Repair Value	\$100,000.00
Down Payment:	\$21,250.00
Loan Amount:	\$63,750.00
Loan Points:	5.0
Loan Fees:	\$3,187.50
Amortized Over:	30 years
Loan Interest Rate: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



Income



Expenses



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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

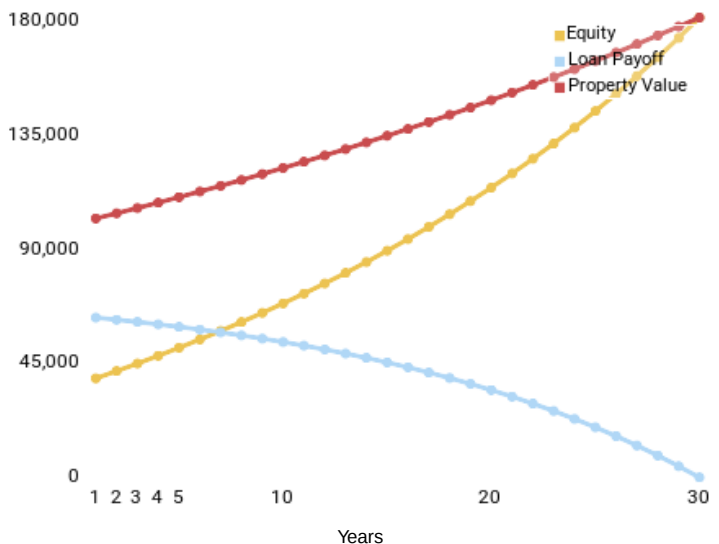
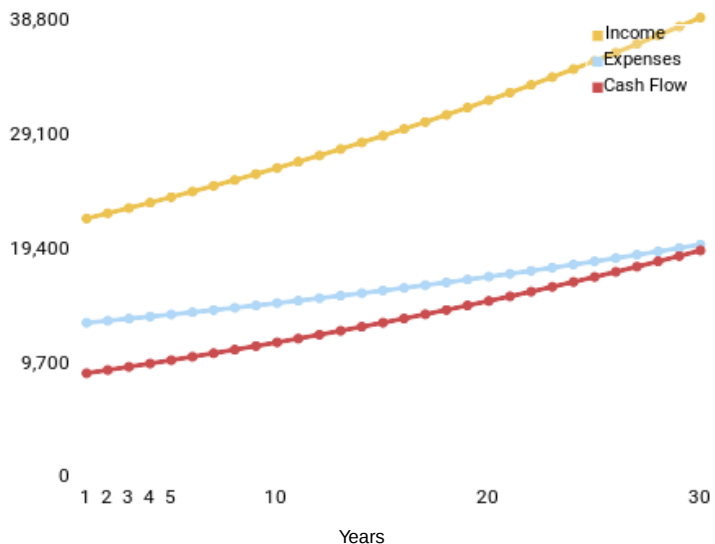
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$382.21
Total Monthly Cash Flow using 50% Rule:	\$517.79

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		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 \$)



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Year Built

1919

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