

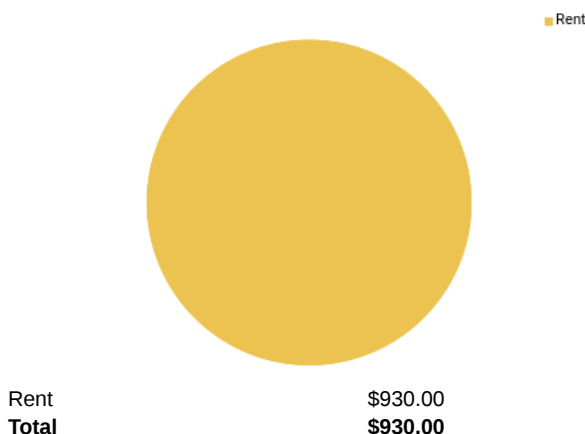
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$930.00	\$509.51	\$420.49	7.82%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,818.00	\$30,600.00	16.49%	12.03%

Property Information

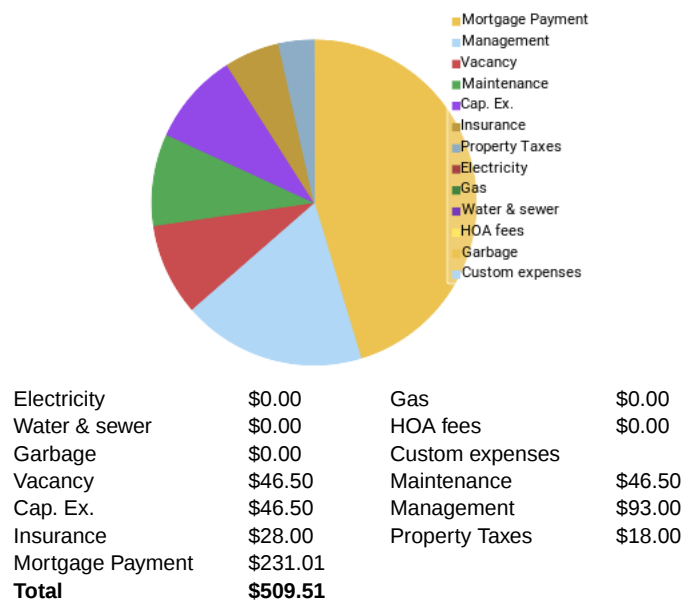
Purchase Price:	\$65,000.00
Purchase Closing Costs:	\$2,600.00
Estimated Repair Costs:	\$15,000.00
Total Cost of Project:	\$82,600.00
After Repair Value	\$100,000.00

Down Payment:	\$13,000.00
Loan Amount:	\$52,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.414%
Monthly P&I:	\$231.01

Income



Expenses



Financial Projections

Total Initial Equity:	\$48,000.00		
Gross Rent Multiplier:	5.82		
Income-Expense Ratio (2% Rule):	1.13%		
Typical Cap Rate:	12.03%	Debt Coverage Ratio:	2.82
ARV based on Cap Rate:	\$65,000.00		

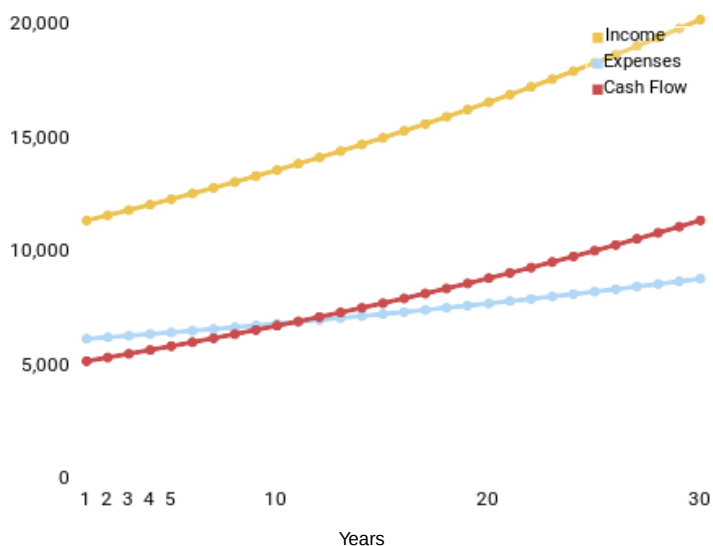
50% Rule Cash Flow Estimates

Total Monthly Income:	\$930.00
x50% for Expenses:	\$465.00
Monthly Payment/Interest Payment:	\$231.01
Total Monthly Cash Flow using 50% Rule:	\$233.99

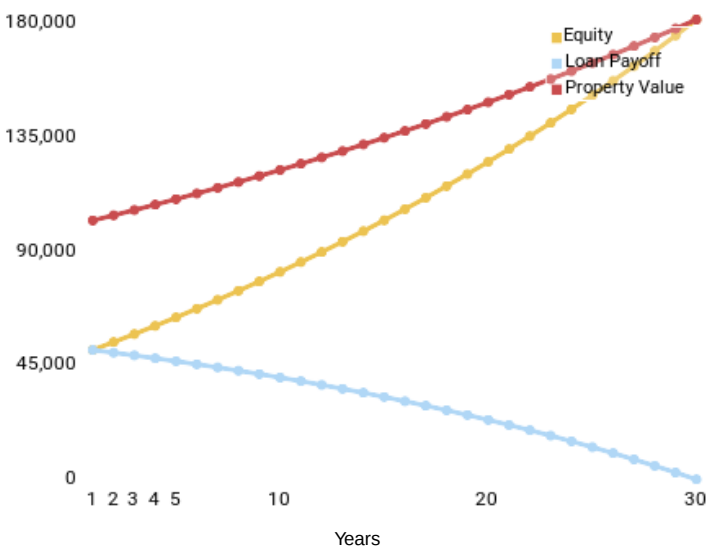
Analysis Over Time

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	\$11,383	\$11,611	\$12,322	\$13,604	\$15,020	\$16,583	\$20,215
Total Annual Expenses	\$6,181	\$6,249	\$6,462	\$6,846	\$7,270	\$7,738	\$8,826
Total Annual Cashflow	\$5,202	\$5,362	\$5,860	\$6,758	\$7,750	\$8,845	\$11,389
Cash on Cash ROI	17.00%	17.52%	19.15%	22.08%	25.33%	28.91%	37.22%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$51,013	\$54,100	\$63,835	\$81,761	\$102,080	\$125,138	\$181,136
Loan Balance	\$50,987	\$49,940	\$46,573	\$40,138	\$32,507	\$23,457	\$0
Total Profit if Sold	\$25,615	\$34,064	\$60,873	\$110,757	\$167,802	\$232,850	\$390,876
Compound Annual Growth Rate	84%	45%	24%	17%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

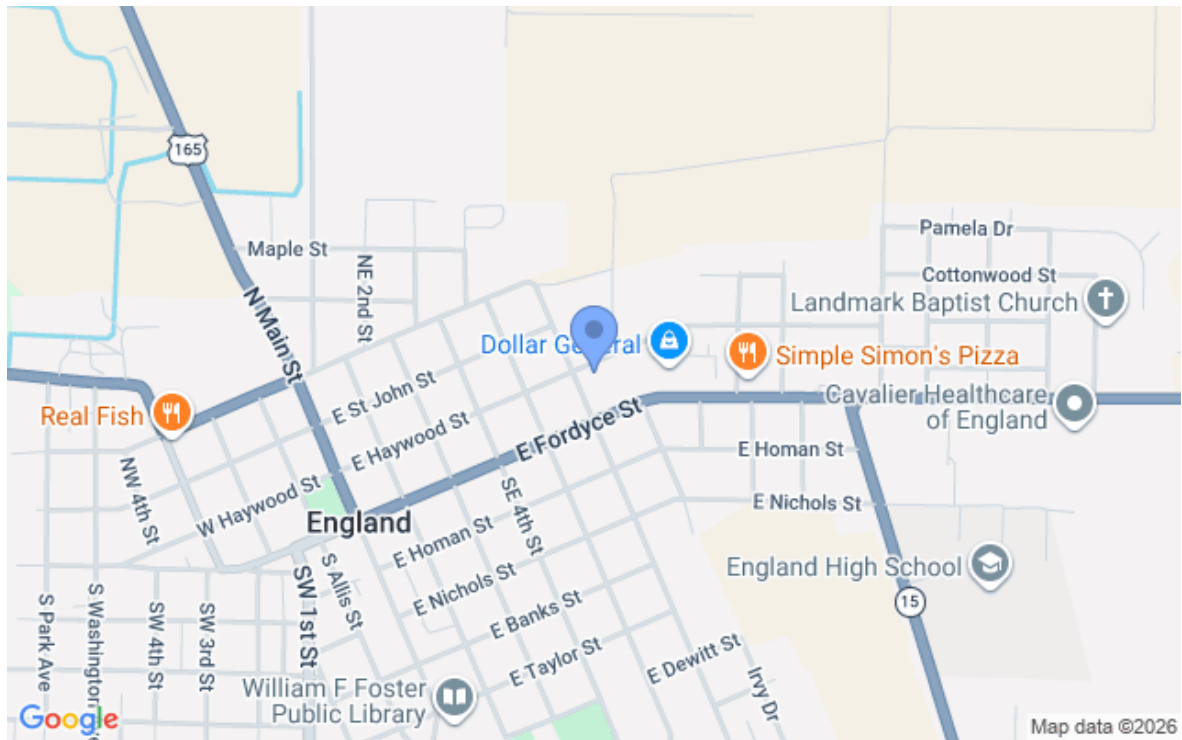


Loan Balance, Value and Equity (in \$)



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