

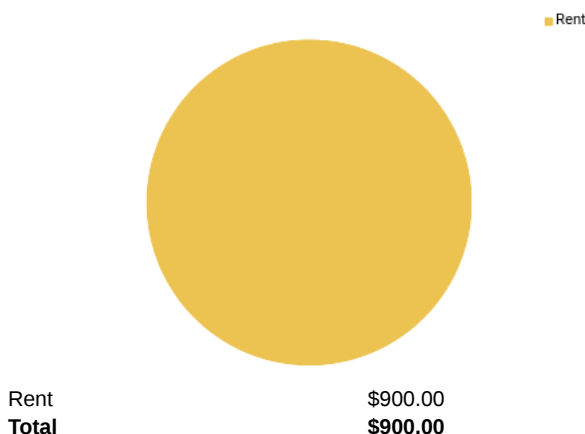
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$900.00	\$706.21	\$193.79	7.64%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,260.00	\$38,000.00	6.12%	11.17%

Property Information

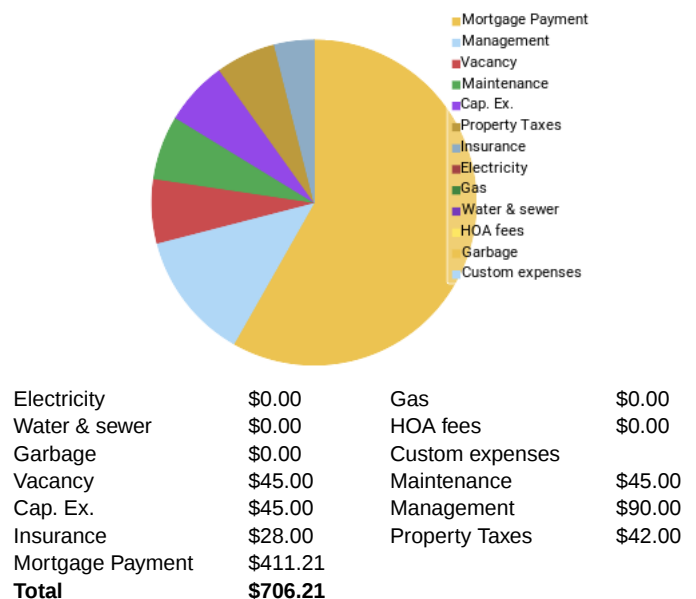
Purchase Price:	\$65,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$90,000.00
After Repair Value	\$95,000.00

Down Payment:	\$13,000.00
Loan Amount:	\$52,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	15 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$411.21

Income



Expenses



Financial Projections

Total Initial Equity:	\$43,000.00		
Gross Rent Multiplier:	6.02		
Income-Expense Ratio (2% Rule):	1.00%		
Typical Cap Rate:	11.17%	Debt Coverage Ratio:	1.47
ARV based on Cap Rate:	\$65,000.00		

50% Rule Cash Flow Estimates

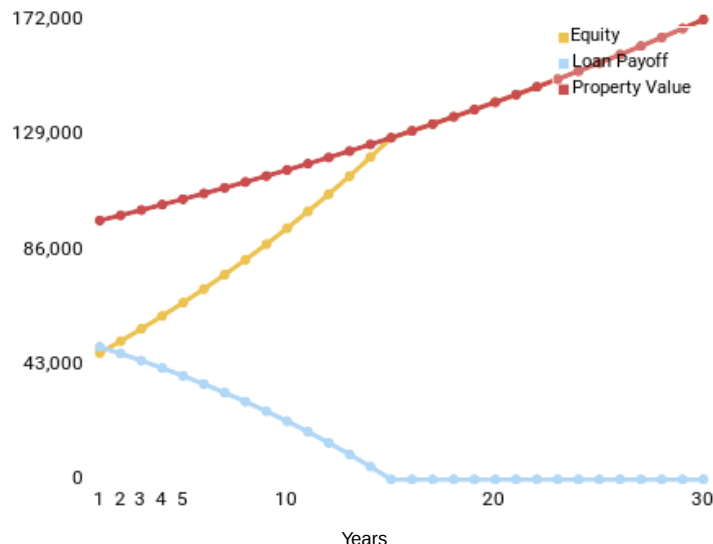
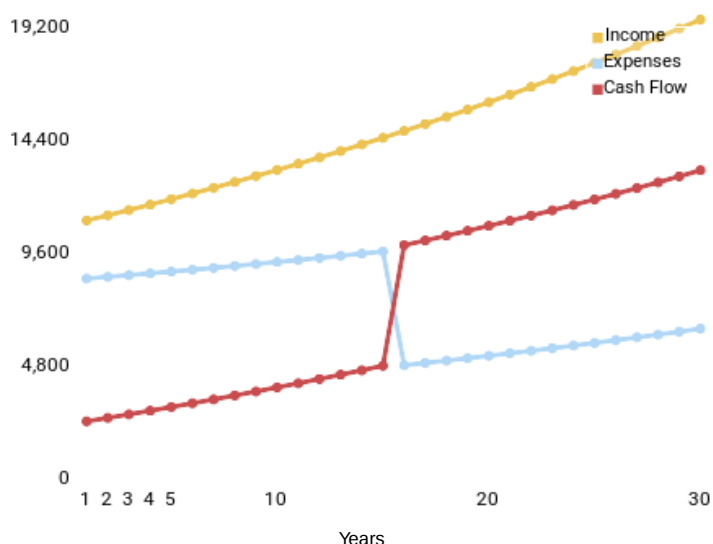
Total Monthly Income:	\$900.00
x50% for Expenses:	\$450.00
Monthly Payment/Interest Payment:	\$411.21
Total Monthly Cash Flow using 50% Rule:	\$38.79

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	\$11,016	\$11,236	\$11,924	\$13,165	\$14,535	\$16,048	\$19,563
Total Annual Expenses	\$8,545	\$8,618	\$8,843	\$9,250	\$9,699	\$5,260	\$6,412
Total Annual Cashflow	\$2,471	\$2,619	\$3,081	\$3,915	\$4,836	\$10,788	\$13,150
Cash on Cash ROI	6.50%	6.89%	8.11%	10.30%	12.73%	28.39%	34.61%
Property Value	\$96,900	\$98,838	\$104,888	\$115,804	\$127,857	\$141,165	\$172,079
Equity	\$47,289	\$51,738	\$66,118	\$94,014	\$127,857	\$141,165	\$172,079
Loan Balance	\$49,611	\$47,100	\$38,770	\$21,790	\$0	\$0	\$0
Total Profit if Sold	\$11,759	\$18,827	\$41,982	\$87,753	\$143,900	\$209,074	\$360,476
Compound Annual Growth Rate	31%	22%	16%	13%	11%	10%	8%

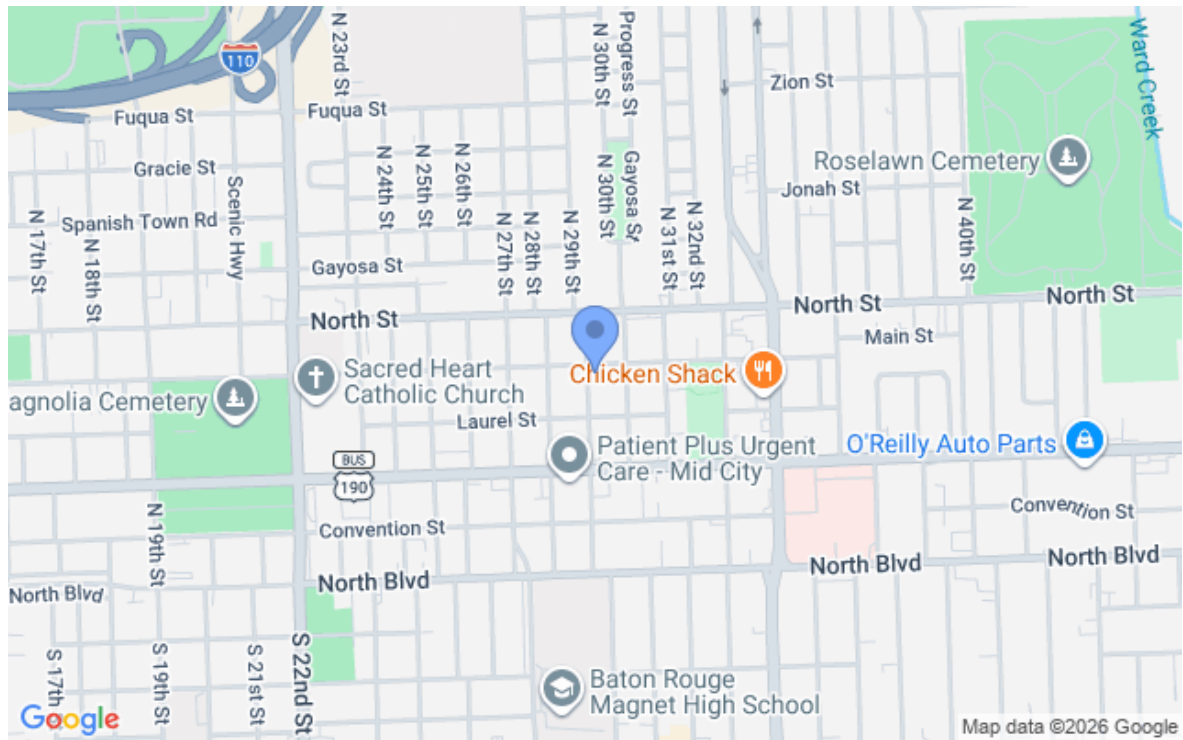
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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