



413 Lockwood St, White Settlement, TX 76108

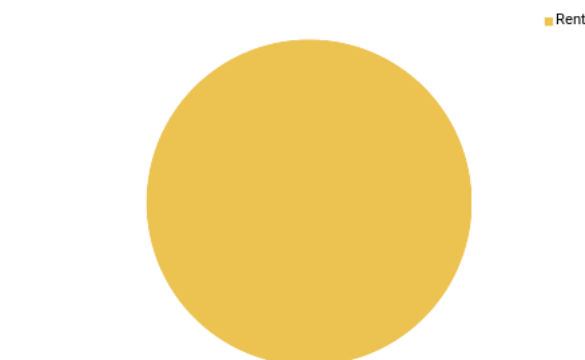
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,597.00	\$1,304.14	\$292.86	6.75%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,765.00	\$34,500.00	10.19%	6.75%

Property Information

Purchase Price:	\$144,700.00
Purchase Closing Costs:	\$5,800.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$150,500.00
After Repair Value	\$250,000.00

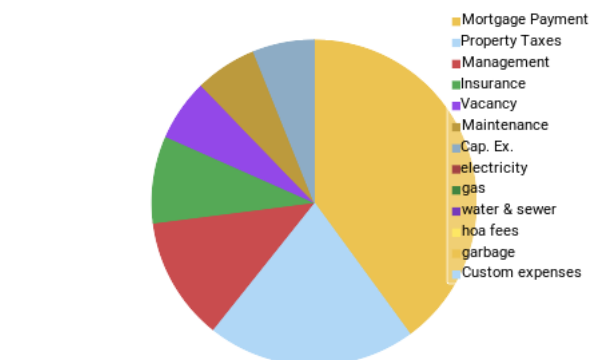
Down Payment:	\$28,700.00
Loan Amount:	\$116,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$520.89

Income



Rent	\$1,597.00
Total	\$1,597.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$79.85	Maintenance	\$79.85
Cap. Ex.	\$79.85	Management	\$159.70
Insurance	\$113.00	Property Taxes	\$271.00
Mortgage Payment	\$520.89		
Total	\$1,304.14		

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Financial Projections

Total Initial Equity:	\$134,000.00		
Gross Rent Multiplier:	7.55		
Income-Expense Ratio (2% Rule):	1.06%		
Typical Cap Rate:	6.75%	Debt Coverage Ratio:	1.56
ARV based on Cap Rate:	\$144,700.00		

50% Rule Cash Flow Estimates

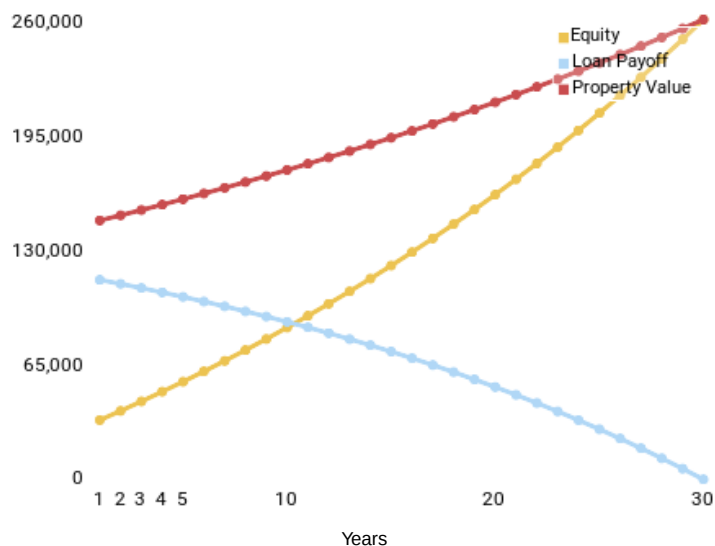
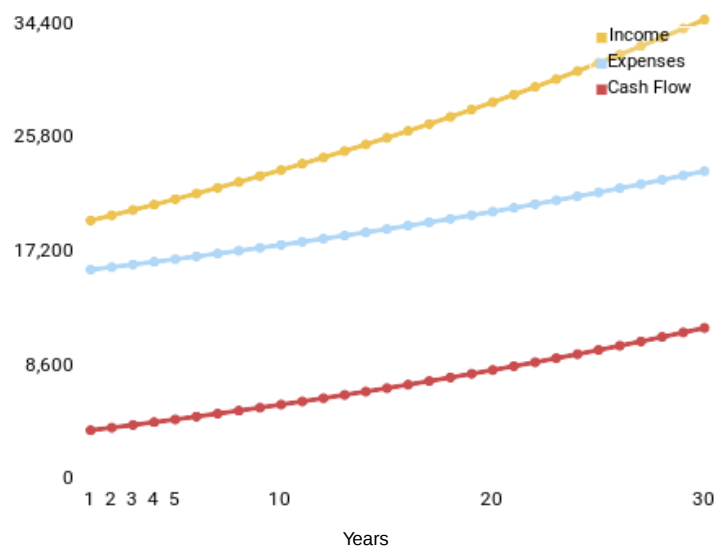
Total Monthly Income:	\$1,597.00
x50% for Expenses:	\$798.50
Monthly Payment/Interest Payment:	\$520.89
Total Monthly Cash Flow using 50% Rule:	\$277.61

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	\$19,547	\$19,938	\$21,159	\$23,361	\$25,792	\$28,477	\$34,713
Total Annual Expenses	\$15,838	\$16,029	\$16,628	\$17,708	\$18,901	\$20,217	\$23,276
Total Annual Cashflow	\$3,710	\$3,909	\$4,531	\$5,653	\$6,892	\$8,260	\$11,437
Cash on Cash ROI	10.75%	11.33%	13.13%	16.38%	19.98%	23.94%	33.15%
Property Value	\$147,594	\$150,546	\$159,760	\$176,388	\$194,747	\$215,017	\$262,104
Equity	\$33,820	\$39,077	\$55,712	\$86,573	\$121,883	\$162,341	\$262,104
Loan Balance	\$113,774	\$111,468	\$104,049	\$89,815	\$72,864	\$52,676	\$0
Total Profit if Sold	\$3,030	\$12,196	\$41,792	\$98,629	\$165,870	\$244,836	\$444,153
Compound Annual Growth Rate	9%	16%	17%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

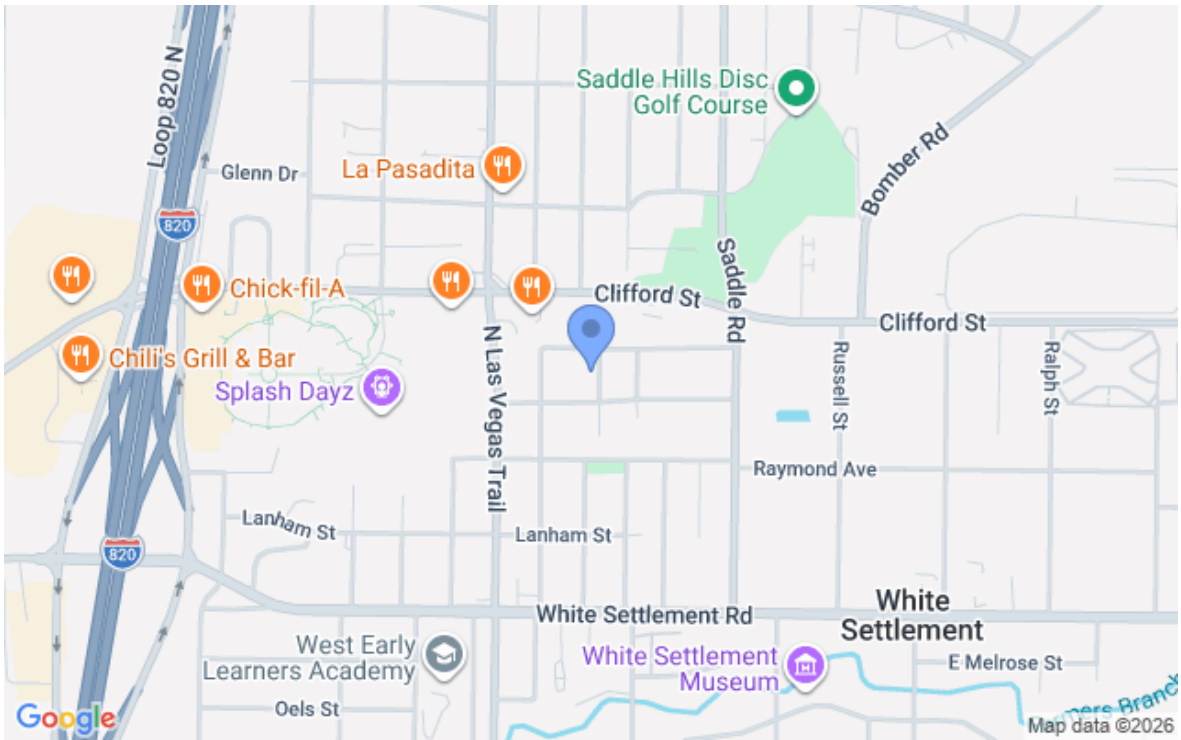


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Year Built

1984



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