

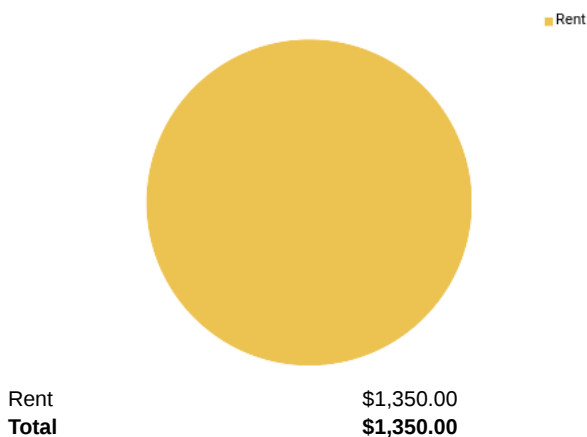
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$1,380.99	-\$30.99	4.60%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,438.00	\$33,240.00	-1.12%	4.60%

Property Information

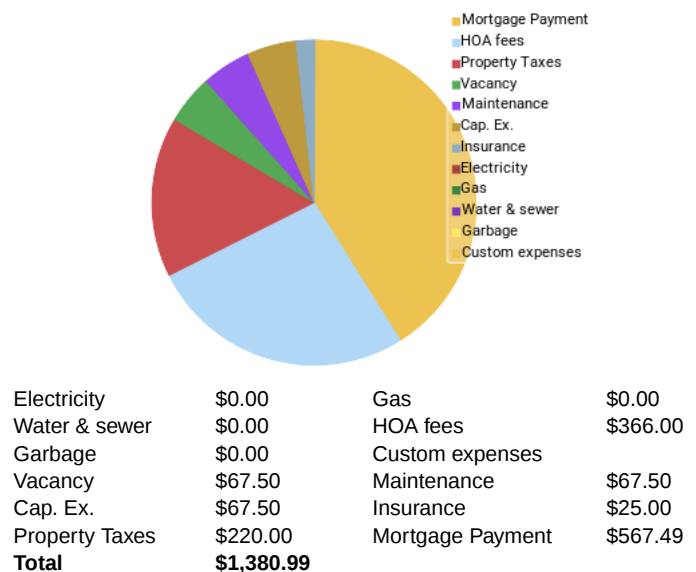
Purchase Price:	\$140,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$143,000.00
After Repair Value	

Down Payment:	\$28,000.00
Loan Amount:	\$112,000.00
Loan Points:	2.0
Loan Fees:	\$2,240.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$567.49

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$112,000.00		
Gross Rent Multiplier:		8.64		
Income-Expense Ratio (2% Rule):		0.94%		
Typical Cap Rate:		4.60%	Debt Coverage Ratio:	0.95
ARV based on Cap Rate:		\$140,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$567.49
Total Monthly Cash Flow using 50% Rule:	\$107.51

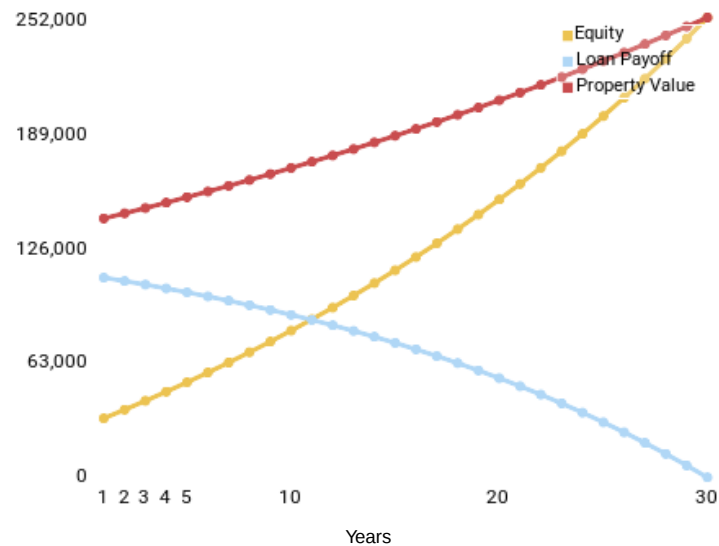
Analysis Over Time

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	\$16,524	\$16,854	\$17,886	\$19,748	\$21,803	\$24,072	\$29,344
Total Annual Expenses	\$16,767	\$16,966	\$17,588	\$18,710	\$19,948	\$21,316	\$24,492
Total Annual Cashflow	-\$243	-\$112	\$298	\$1,038	\$1,855	\$2,757	\$4,852
Cash on Cash ROI	-0.73%	-0.34%	0.90%	3.12%	5.58%	8.29%	14.60%
Property Value	\$142,800	\$145,656	\$154,571	\$170,659	\$188,422	\$208,033	\$253,591
Equity	\$32,607	\$37,353	\$52,474	\$80,959	\$114,240	\$153,276	\$253,591
Loan Balance	\$110,193	\$108,303	\$102,097	\$89,700	\$74,182	\$54,756	\$0
Total Profit if Sold	-\$876	\$3,758	\$19,359	\$51,525	\$92,413	\$143,394	\$282,456
Compound Annual Growth Rate	-3%	6%	10%	10%	9%	9%	8%

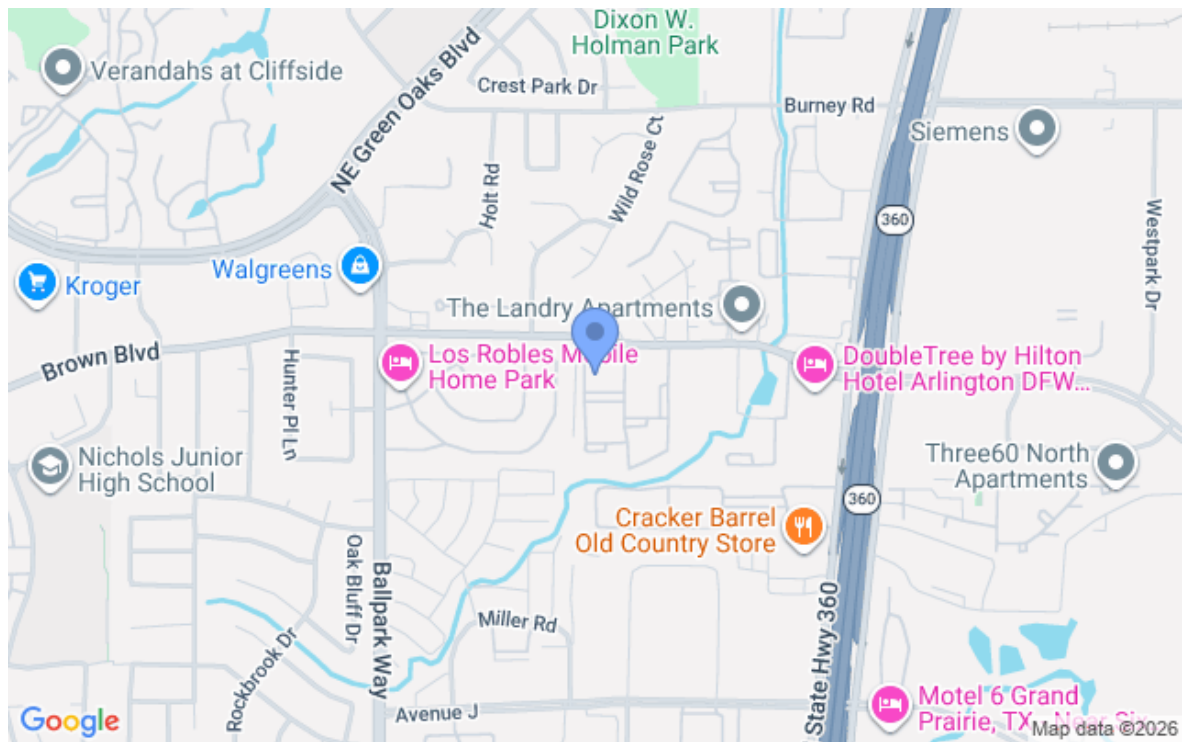
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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