



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$1,110.77	\$89.23	5.23%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,012.00	\$33,475.00	3.20%	5.23%

Property Information

Purchase Price:	\$115,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$118,000.00
After Repair Value	

Property Description

Come view this beautiful condo near HWY 360 close to the center entertainment of Texas Live, Texas Rangers and Cowboys stadium. Condo is perfectly located by the pool and many of the Arlington Oaks amenities such as tennis courts, basketball court, outdoor grills with seating, and GYM. The condo will include washer, dryer and refrigerator.

Down Payment:	\$28,750.00
Loan Amount:	\$86,250.00
Loan Points:	2.0
Loan Fees:	\$1,725.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$411.77

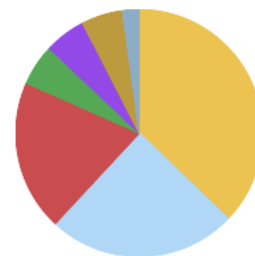
Income



Rent	\$1,200.00
Total	\$1,200.00

Expenses

- Mortgage Payment
- HOA fees
- Property Taxes
- Vacancy
- Maintenance
- Cap. Ex.
- Insurance
- Electricity
- Gas
- Water & sewer
- Garbage
- Custom expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$275.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$60.00	Maintenance	\$60.00
Cap. Ex.	\$60.00	Insurance	\$25.00
Property Taxes	\$219.00	Mortgage Payment	\$411.77
Total	\$1,110.77		

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Financial Projections

Total Initial Equity:	-\$86,250.00		
Gross Rent Multiplier:	7.99		
Income-Expense Ratio (2% Rule):	1.02%		
Typical Cap Rate:	5.23%	Debt Coverage Ratio:	1.22
ARV based on Cap Rate:	\$115,000.00		

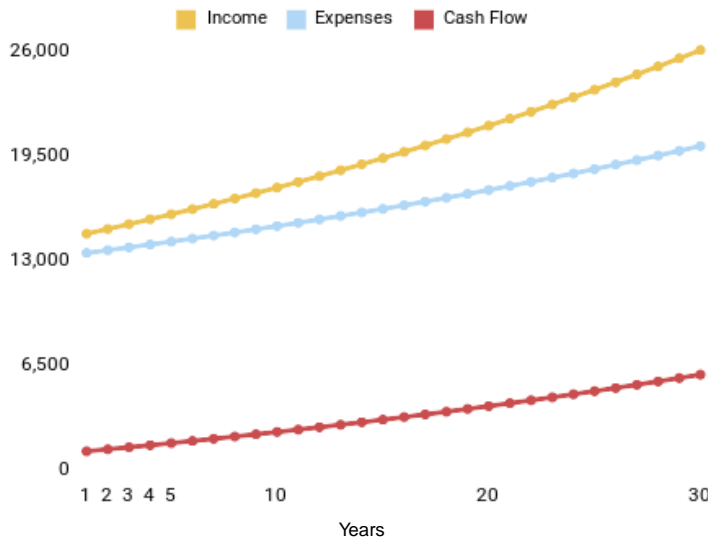
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$411.77
Total Monthly Cash Flow using 50% Rule:	\$188.23

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$13,497	\$13,668	\$14,202	\$15,166	\$16,230	\$17,405	\$20,135
Total Annual Cashflow	\$1,191	\$1,314	\$1,696	\$2,387	\$3,150	\$3,992	\$5,949
Cash on Cash ROI	3.56%	3.92%	5.07%	7.13%	9.41%	11.93%	17.77%
Property Value	\$117,300	\$119,646	\$126,969	\$140,184	\$154,775	\$170,884	\$208,307
Equity	\$32,569	\$36,496	\$48,958	\$72,233	\$99,107	\$130,213	\$208,307
Loan Balance	\$84,731	\$83,150	\$78,011	\$67,951	\$55,668	\$40,671	\$0
Total Profit if Sold	\$285	\$5,525	\$22,689	\$56,492	\$97,560	\$146,911	\$275,367
Annualized Total Return	1%	8%	11%	10%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

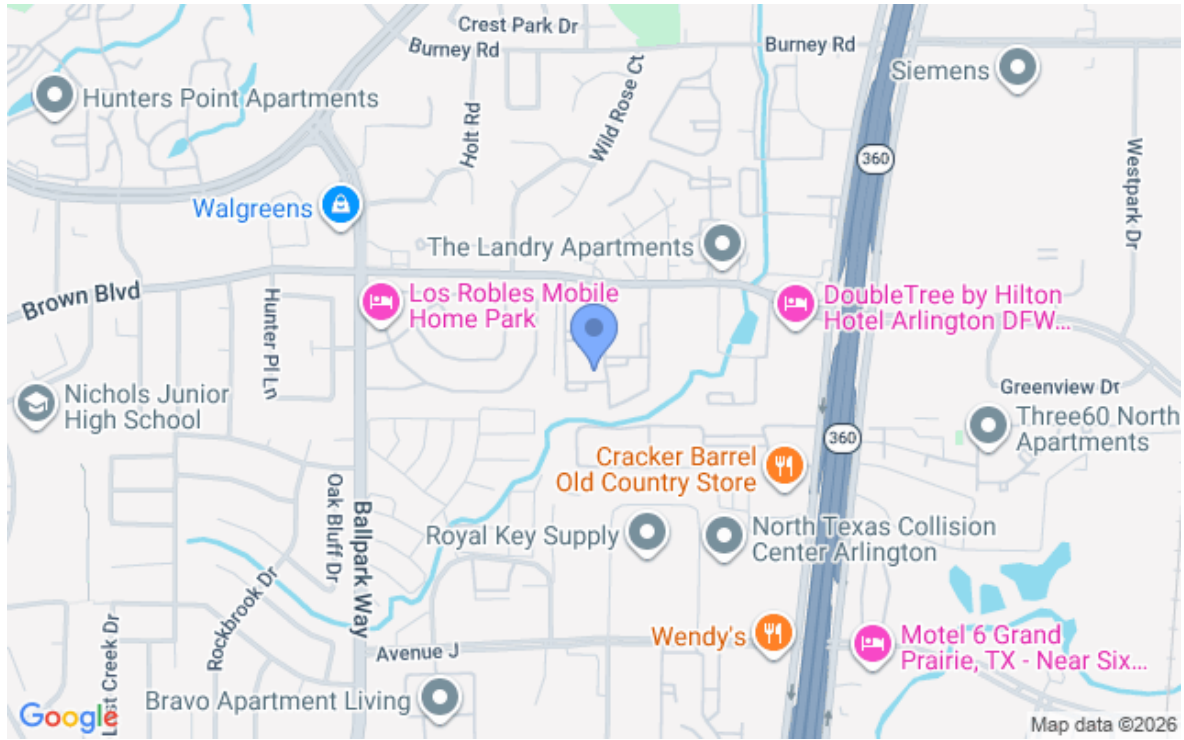


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House Size (sq. ft)
Year Built

808.0
1981



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