

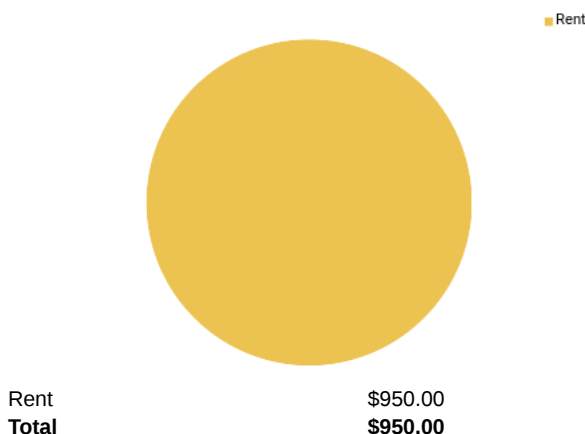
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$950.00	\$364.50	\$585.50	4.01%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,026.00	\$121,365.00	5.79%	7.40%

Property Information

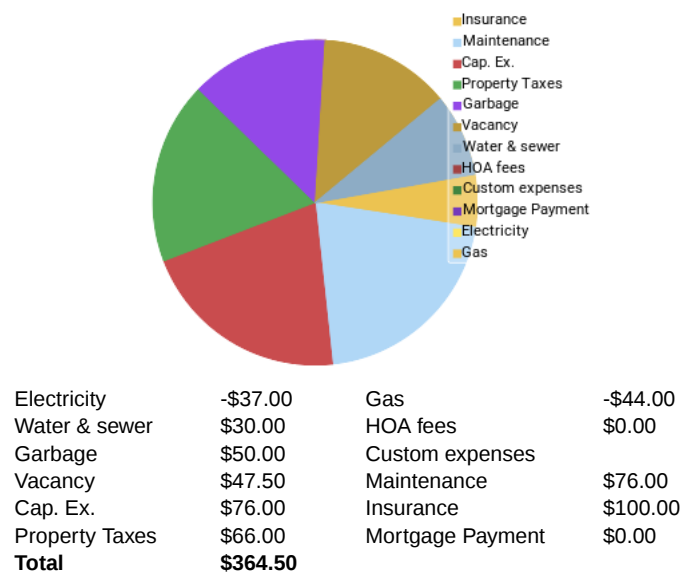
Purchase Price:	\$95,000.00
Purchase Closing Costs:	\$1,365.00
Estimated Repair Costs:	\$25,000.00
Total Cost of Project:	\$121,365.00
After Repair Value	\$175,000.00

Down Payment:	\$95,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



Financial Projections

Total Initial Equity:	\$175,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.40%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$95,000.00		

50% Rule Cash Flow Estimates

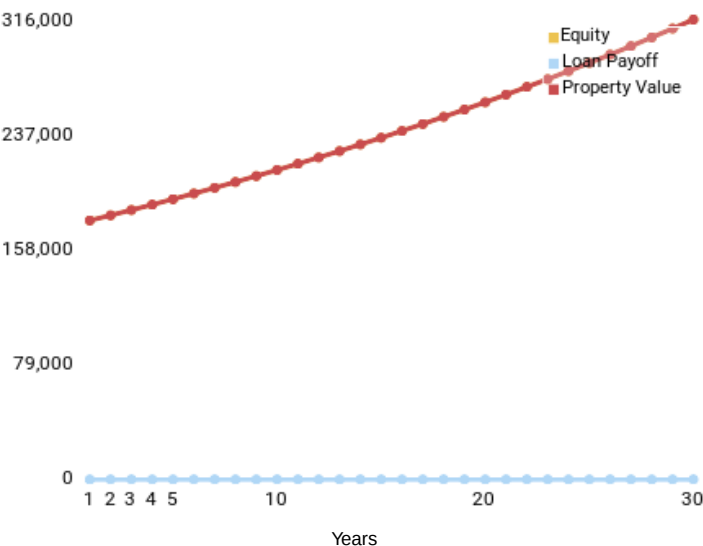
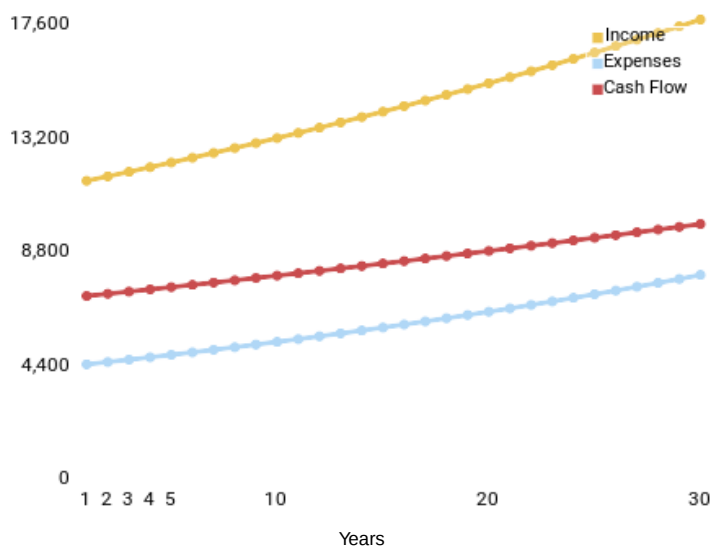
Total Monthly Income:	\$950.00
x50% for Expenses:	\$475.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$475.00

Analysis Over Time

Annual Growth Assumptions	2%		1.5%	2%			
	Expenses		Income	Property Value			
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$11,571	\$11,745	\$12,281	\$13,230	\$14,253	\$15,354	\$17,819
Total Annual Expenses	\$4,461	\$4,551	\$4,829	\$5,332	\$5,887	\$6,500	\$7,923
Total Annual Cashflow	\$7,110	\$7,194	\$7,452	\$7,898	\$8,366	\$8,855	\$9,896
Cash on Cash ROI	5.86%	5.93%	6.14%	6.51%	6.89%	7.30%	8.15%
Property Value	\$178,500	\$182,070	\$193,214	\$213,324	\$235,527	\$260,041	\$316,988
Equity	\$178,500	\$182,070	\$193,214	\$213,324	\$235,527	\$260,041	\$316,988
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$64,245	\$75,008	\$108,248	\$166,948	\$230,037	\$297,838	\$448,990
Compound Annual Growth Rate	53%	27%	14%	9%	7%	6%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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