



21155 Gosling Rd Unit 15

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,300.00	\$3,206.31	\$93.69	5.49%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,144.00	\$22,965.25	4.90%	5.49%

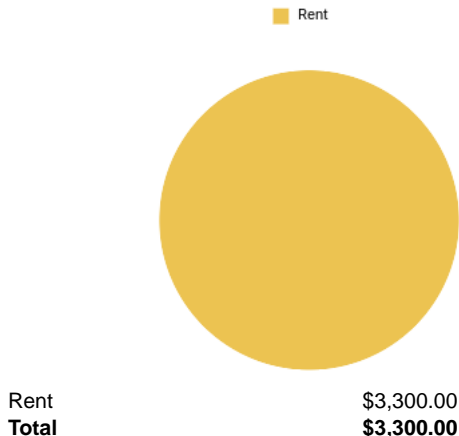
Property Information

Purchase Price:	\$385,000.00
Purchase Closing Costs:	\$5,775.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$390,775.00
After Repair Value	

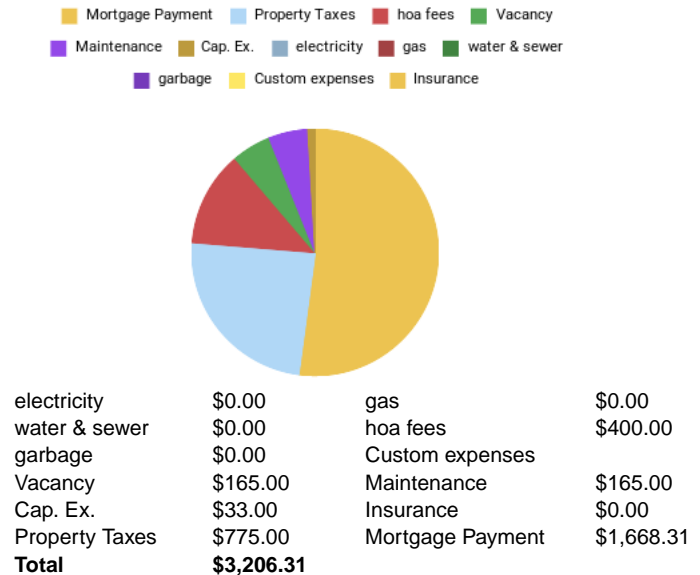
Down Payment:	\$13,475.00
Loan Amount:	\$371,525.00
Loan Points:	1.0
Loan Fees:	\$3,715.25
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,668.31



Income



Expenses



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Financial Projections

Total Initial Equity:	-\$371,525.00		
Gross Rent Multiplier:	9.72		
Income-Expense Ratio (2% Rule):	0.84%		
Typical Cap Rate:	5.49%	Debt Coverage Ratio:	1.06
ARV based on Cap Rate:	\$385,000.00		

50% Rule Cash Flow Estimates

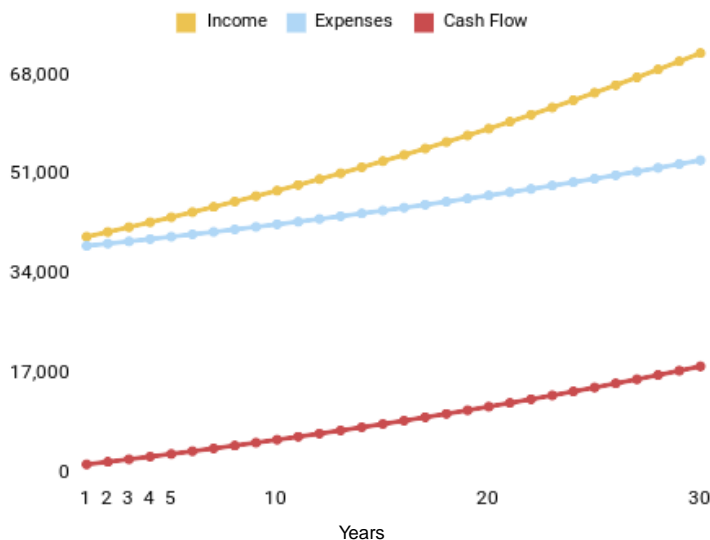
Total Monthly Income:	\$3,300.00
x50% for Expenses:	\$1,650.00
Monthly Payment/Interest Payment:	\$1,668.31
Total Monthly Cash Flow using 50% Rule:	-\$18.31

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	\$40,392	\$41,200	\$43,722	\$48,272	\$53,296	\$58,844	\$71,730
Total Annual Expenses	\$38,845	\$39,221	\$40,397	\$42,518	\$44,859	\$47,444	\$53,450
Total Annual Cashflow	\$1,547	\$1,978	\$3,325	\$5,755	\$8,437	\$11,399	\$18,280
Cash on Cash ROI	6.74%	8.62%	14.48%	25.06%	36.74%	49.64%	79.60%
Property Value	\$392,700	\$400,554	\$425,071	\$469,313	\$518,159	\$572,090	\$697,374
Equity	\$28,305	\$43,543	\$91,824	\$181,653	\$284,790	\$403,379	\$697,374
Loan Balance	\$364,395	\$357,011	\$333,247	\$287,660	\$233,369	\$168,711	\$0
Total Profit if Sold	\$6,887	\$24,103	\$80,995	\$194,641	\$334,494	\$504,037	\$948,743
Annualized Total Return	30%	43%	35%	25%	20%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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