

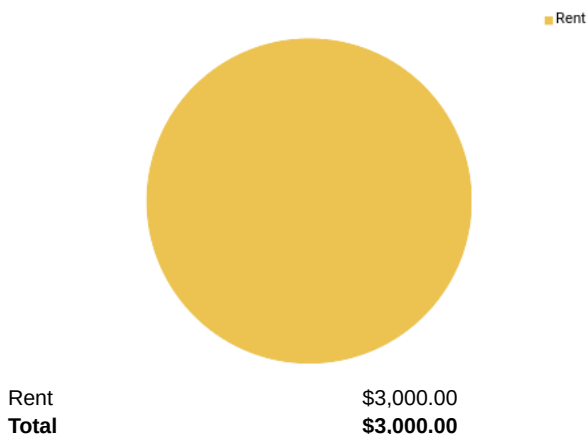
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$2,120.69	\$879.31	6.94%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,278.40	\$105,900.00	9.96%	8.11%

Property Information

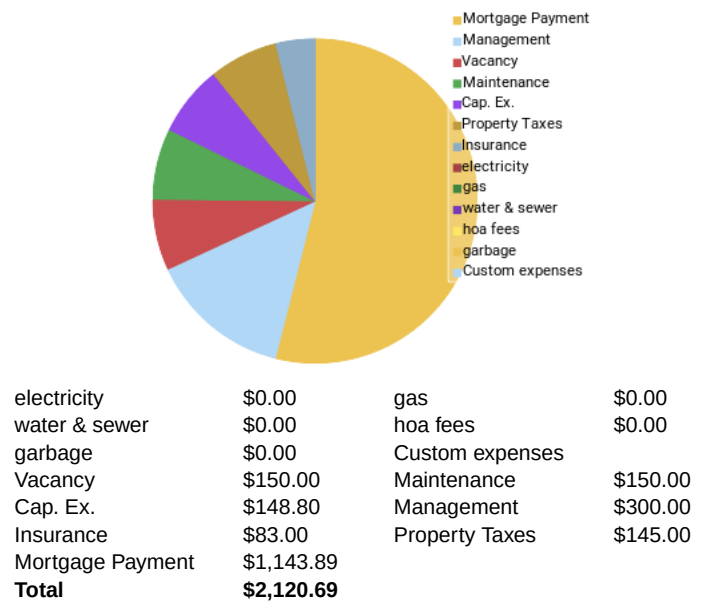
Purchase Price:	\$299,500.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$40,000.00
Total Cost of Project:	\$345,500.00
After Repair Value	\$350,000.00

Down Payment:	\$59,900.00
Loan Amount:	\$239,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$1,143.89

Income



Expenses



Financial Projections

Total Initial Equity:	\$110,400.00		
Gross Rent Multiplier:	8.32		
Income-Expense Ratio (2% Rule):	0.87%		
Typical Cap Rate:	8.11%	Debt Coverage Ratio:	1.77
ARV based on Cap Rate:	\$299,500.00		

50% Rule Cash Flow Estimates

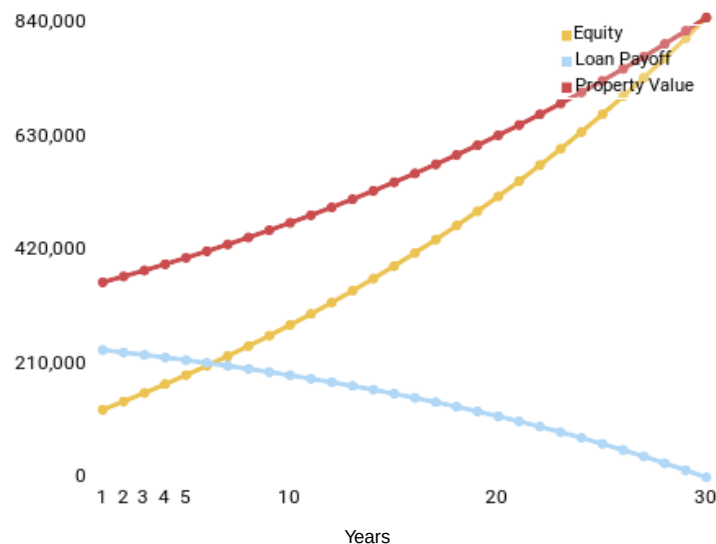
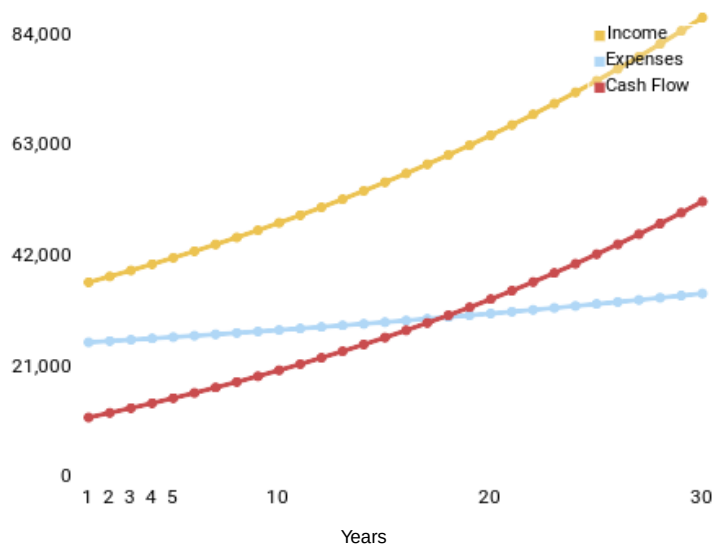
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,143.89
Total Monthly Cash Flow using 50% Rule:	\$356.11

Analysis Over Time

Annual Growth Assumptions	2%		3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$37,080	\$38,192	\$41,734	\$48,381	\$56,087	\$65,020	\$87,381
Total Annual Expenses	\$25,683	\$25,922	\$26,668	\$28,015	\$29,502	\$31,144	\$34,959
Total Annual Cashflow	\$11,397	\$12,271	\$15,066	\$20,366	\$26,584	\$33,876	\$52,423
Cash on Cash ROI	10.76%	11.59%	14.23%	19.23%	25.10%	31.99%	49.50%
Property Value	\$360,500	\$371,315	\$405,746	\$470,371	\$545,289	\$632,139	\$849,542
Equity	\$125,119	\$140,326	\$189,034	\$281,604	\$390,644	\$519,157	\$849,542
Loan Balance	\$235,381	\$230,989	\$216,712	\$188,766	\$154,645	\$112,982	\$0
Total Profit if Sold	\$30,617	\$58,094	\$149,144	\$332,603	\$561,731	\$844,577	\$1,610,906
Compound Annual Growth Rate	29%	24%	19%	15%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	5000.0
Year Built	1890

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