



69229 Rainier Road 29 Palms, CA 92277-5749

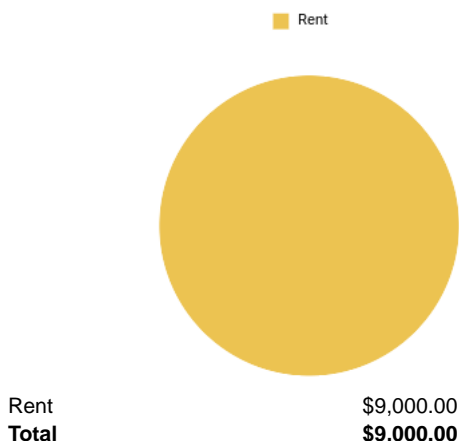
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$9,000.00	\$7,216.19	\$1,783.81	9.91%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$42,624.00	\$51,000.00	41.97%	9.91%

Property Information

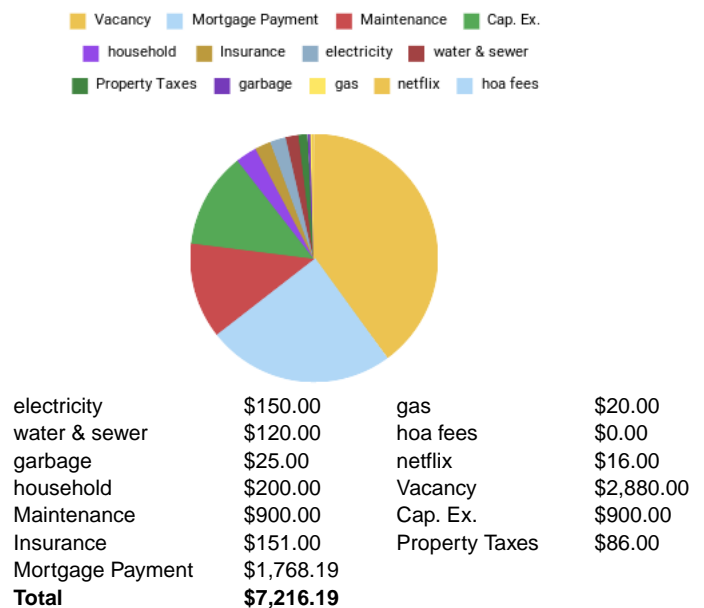
Purchase Price:	\$430,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$438,000.00
After Repair Value	

Down Payment:	\$43,000.00
Loan Amount:	\$387,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.640%
Monthly P&I:	\$1,768.19

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$387,000.00		
Gross Rent Multiplier:	3.98		
Income-Expense Ratio (2% Rule):	2.05%		
Typical Cap Rate:	9.91%	Debt Coverage Ratio:	2.01
ARV based on Cap Rate:	\$430,000.00		

50% Rule Cash Flow Estimates

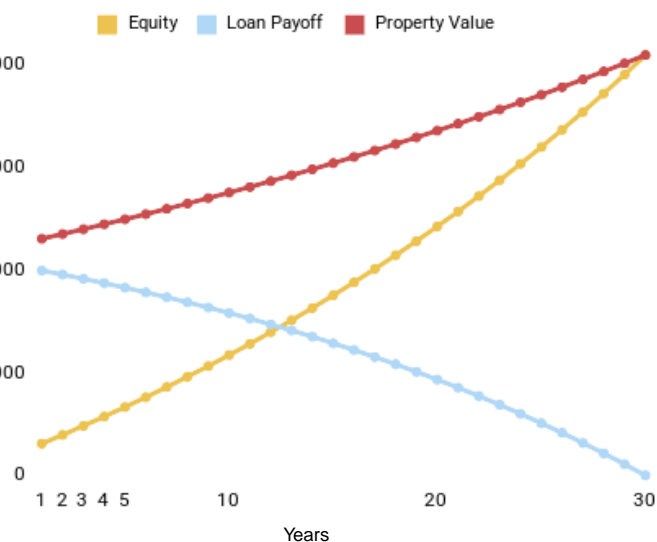
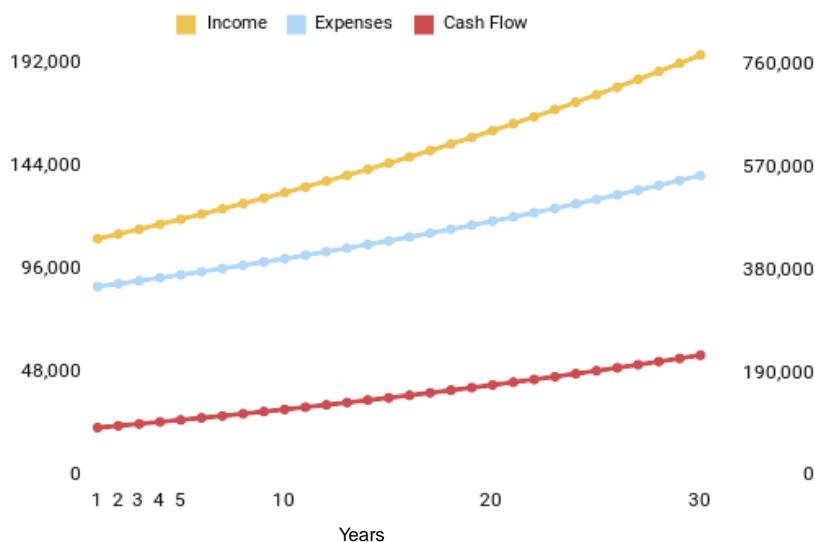
Total Monthly Income:	\$9,000.00
x50% for Expenses:	\$4,500.00
Monthly Payment/Interest Payment:	\$1,768.19
Total Monthly Cash Flow using 50% Rule:	\$2,731.81

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	\$110,160	\$112,363	\$119,241	\$131,651	\$145,354	\$160,482	\$195,627
Total Annual Expenses	\$87,902	\$89,235	\$93,399	\$100,911	\$109,206	\$118,364	\$139,638
Total Annual Cashflow	\$22,258	\$23,128	\$25,842	\$30,740	\$36,148	\$42,119	\$55,989
Cash on Cash ROI	43.64%	45.35%	50.67%	60.27%	70.88%	82.59%	109.78%
Property Value	\$438,600	\$447,372	\$474,755	\$524,168	\$578,723	\$638,957	\$778,885
Equity	\$58,852	\$75,144	\$126,798	\$223,035	\$333,747	\$461,327	\$778,885
Loan Balance	\$379,748	\$372,228	\$347,957	\$301,132	\$244,977	\$177,630	\$0
Total Profit if Sold	\$30,110	\$69,530	\$195,960	\$435,908	\$716,330	\$1,042,326	\$1,855,095
Annualized Total Return	59%	54%	37%	25%	20%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

2.5

Year Built

1957

