901 Hall St NW

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,400.00	$3,463.11	$936.89	9.16%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$42,120.00	$105,800.00	10.63%	9.16%

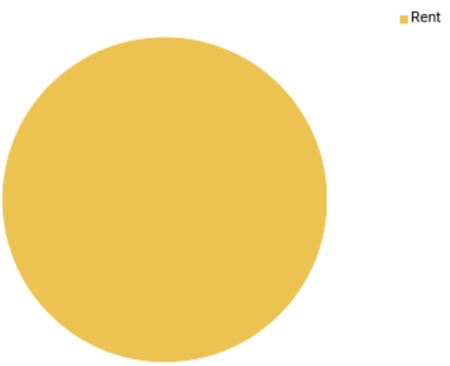
Property Information

Purchase Price:	$460,000.00
Purchase Closing Costs:	$13,800.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$473,800.00**
After Repair Value	

Property Description
Duplex $2200 4-bedroom each side $4400 Total

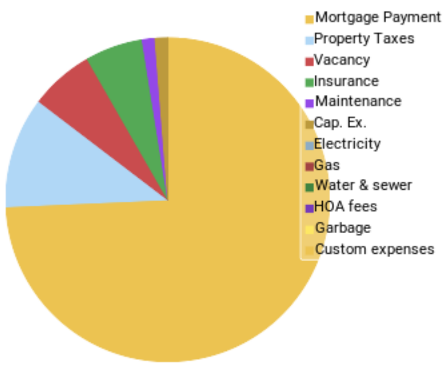
Down Payment:	$92,000.00
Loan Amount:	$368,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.500%
Monthly P&I:	**$2,573.11**

Income



Rent	$4,400.00
Total	**$4,400.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$220.00	Maintenance	$44.00
Cap. Ex.	$44.00	Insurance	$199.00
Property Taxes	$383.00	Mortgage Payment	$2,573.11
Total	**$3,463.11**		

Financial Projections

Total Initial Equity:	-$368,000.00		
Gross Rent Multiplier:	8.71		
Income-Expense Ratio (2% Rule):	0.93%		
Typical Cap Rate:	9.16%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	$460,000.00		

50% Rule Cash Flow Estimates

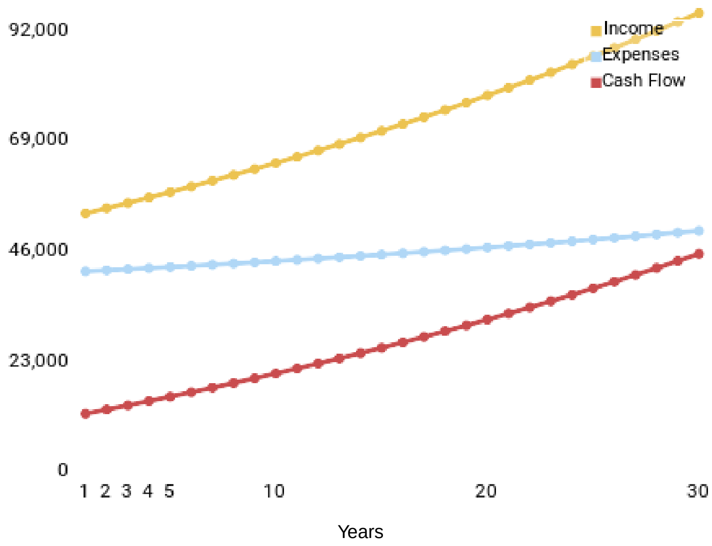
Total Monthly Income:	$4,400.00
x50% for Expenses:	$2,200.00
Monthly Payment/Interest Payment:	$2,573.11
Total Monthly Cash Flow using 50% Rule:	**-$373.11**

Analysis Over Time

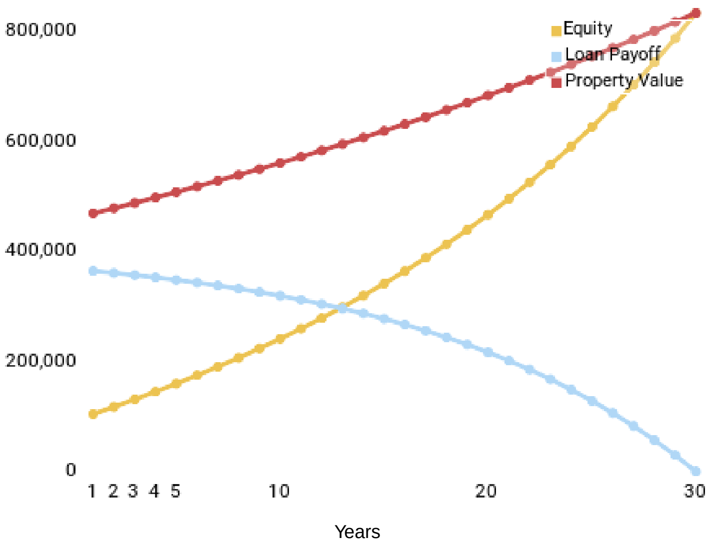
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$53,856	$54,933	$58,295	$64,363	$71,062	$78,458	$95,640
Total Annual Expenses	$41,771	$41,989	$42,669	$43,896	$45,251	$46,747	$50,223
Total Annual Cashflow	$12,085	$12,944	$15,627	$20,467	$25,811	$31,711	$45,417
Cash on Cash ROI	11.42%	12.23%	14.77%	19.34%	24.40%	29.97%	42.93%
Property Value	$469,200	$478,584	$507,877	$560,737	$619,099	$683,536	$833,226
Equity	$104,592	$117,632	$159,685	$241,332	$341,529	$466,765	$833,226
Loan Balance	$364,608	$360,952	$348,192	$319,406	$277,570	$216,771	$0
Total Profit if Sold	$10,877	$36,861	$123,076	$297,185	$515,536	$787,292	$1,544,009
Compound Annual Growth Rate	10%	16%	17%	14%	13%	11%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built 2002