

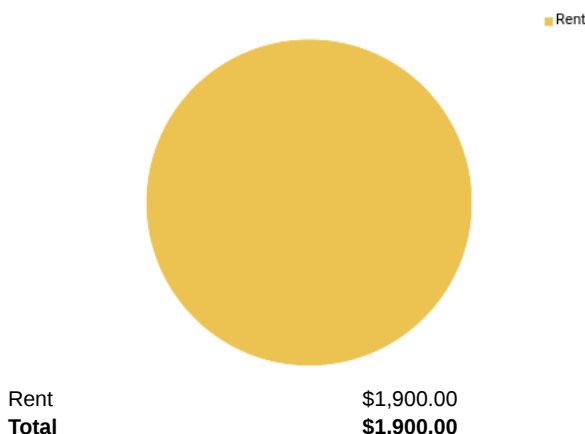
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$1,672.11	\$227.89	8.00%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,803.40	\$43,602.00	6.27%	8.00%

Property Information

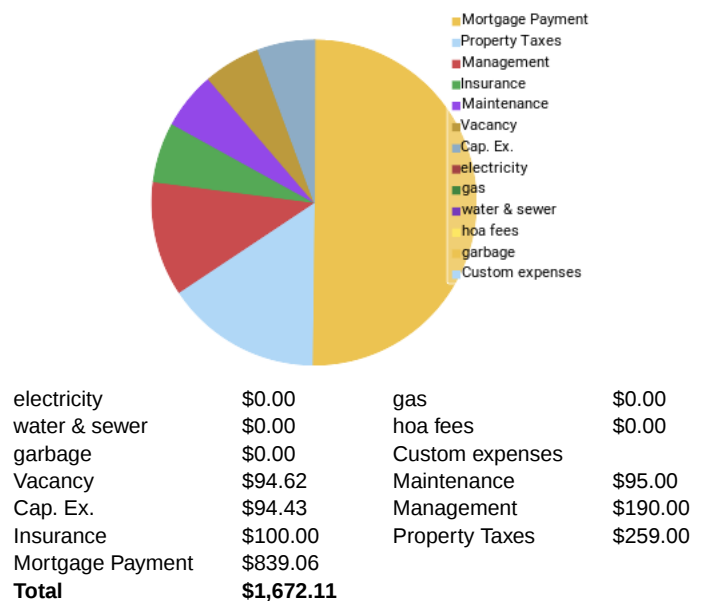
Purchase Price:	\$160,000.00
Purchase Closing Costs:	\$2.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$160,002.00
After Repair Value	

Down Payment:	\$40,000.00
Loan Amount:	\$120,000.00
Loan Points:	3.0
Loan Fees:	\$3,600.00
Amortized Over:	30 years
Loan Interest Rate:	7.500%
Monthly P&I:	\$839.06

Income



Expenses



Financial Projections

Total Initial Equity:	-\$120,000.00		
Gross Rent Multiplier:	7.02		
Income-Expense Ratio (2% Rule):	1.19%		
Typical Cap Rate:	8.00%	Debt Coverage Ratio:	1.27
ARV based on Cap Rate:	\$160,000.00		

50% Rule Cash Flow Estimates

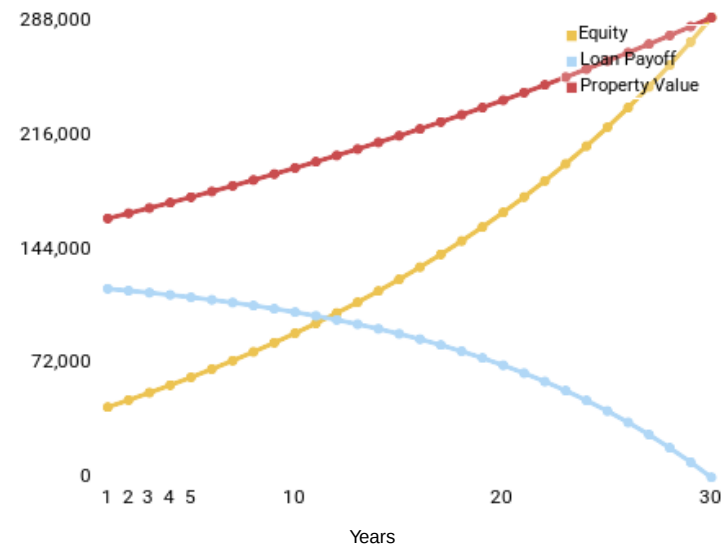
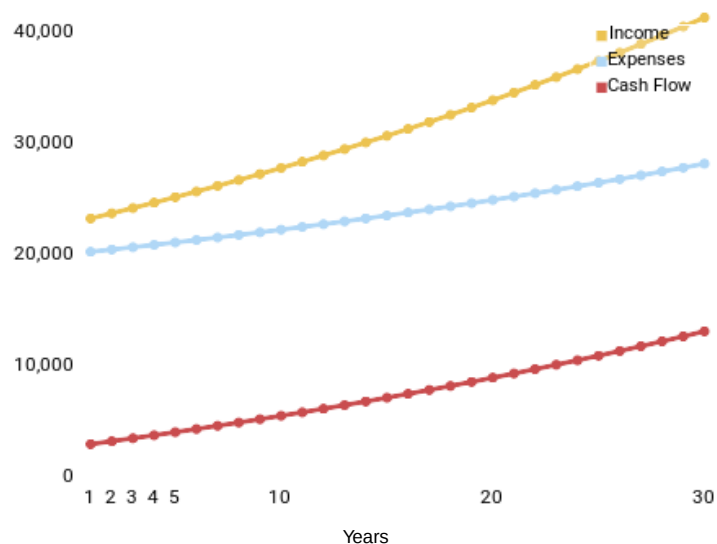
Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$839.06
Total Monthly Cash Flow using 50% Rule:	\$110.94

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$23,256	\$23,721	\$25,173	\$27,793	\$30,686	\$33,880	\$41,299
Total Annual Expenses	\$20,265	\$20,469	\$21,106	\$22,254	\$23,523	\$24,923	\$28,176
Total Annual Cashflow	\$2,991	\$3,252	\$4,067	\$5,539	\$7,163	\$8,956	\$13,123
Cash on Cash ROI	6.86%	7.46%	9.33%	12.70%	16.43%	20.54%	30.10%
Property Value	\$163,200	\$166,464	\$176,653	\$195,039	\$215,339	\$237,752	\$289,818
Equity	\$44,306	\$48,762	\$63,112	\$90,885	\$124,827	\$167,065	\$289,818
Loan Balance	\$118,894	\$117,702	\$113,541	\$104,154	\$90,512	\$70,686	\$0
Total Profit if Sold	\$3,695	\$11,403	\$37,129	\$89,594	\$156,037	\$239,400	\$473,953
Compound Annual Growth Rate	8%	12%	13%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	2784.0
Year Built	1910

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