



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,800.00	\$2,782.35	\$17.65	7.50%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,256.00	\$17,400.00	1.22%	7.50%

Property Information

Purchase Price:	\$310,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$315,000.00
After Repair Value	

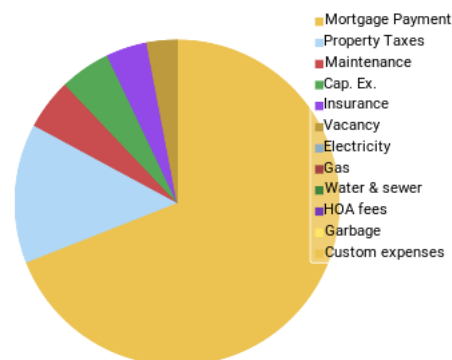
Down Payment:	\$12,400.00
Loan Amount:	\$297,600.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.700%
Monthly P&I:	\$1,920.35

Income



Rent	\$2,800.00
Total	\$2,800.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$84.00	Maintenance	\$140.00
Cap. Ex.	\$140.00	Insurance	\$113.00
Property Taxes	\$385.00	Mortgage Payment	\$1,920.35
Total	\$2,782.35		

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Financial Projections

Total Initial Equity:	-\$297,600.00		
Gross Rent Multiplier:	9.23		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	7.50%	Debt Coverage Ratio:	1.01
ARV based on Cap Rate:	\$310,000.00		

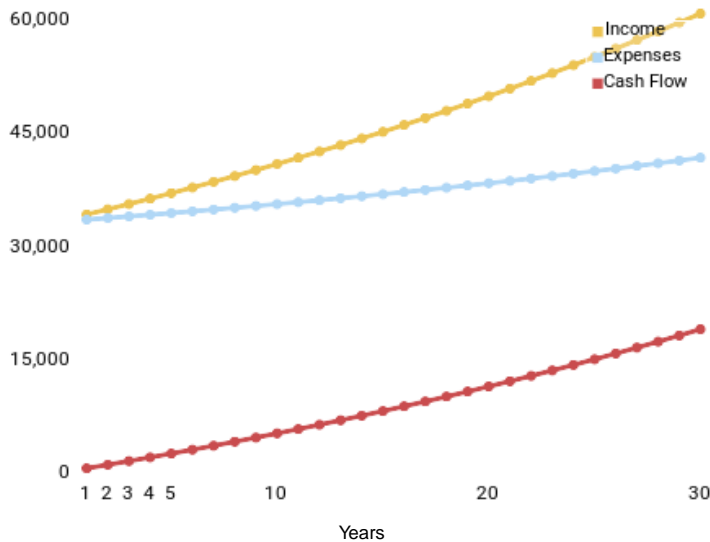
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,800.00
x50% for Expenses:	\$1,400.00
Monthly Payment/Interest Payment:	\$1,920.35
Total Monthly Cash Flow using 50% Rule:	-\$520.35

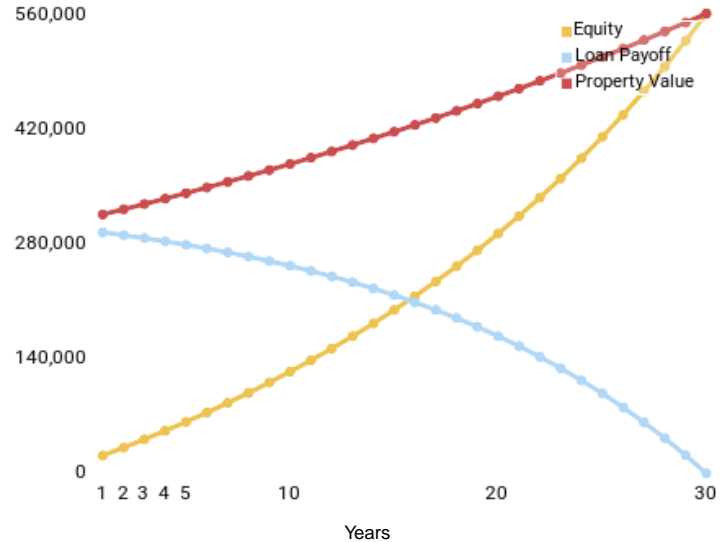
Analysis Over Time

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	\$34,272	\$34,957	\$37,097	\$40,958	\$45,221	\$49,928	\$60,862
Total Annual Expenses	\$33,595	\$33,806	\$34,465	\$35,653	\$36,966	\$38,415	\$41,781
Total Annual Cashflow	\$677	\$1,151	\$2,632	\$5,305	\$8,255	\$11,513	\$19,081
Cash on Cash ROI	3.89%	6.62%	15.13%	30.49%	47.44%	66.17%	109.66%
Property Value	\$316,200	\$322,524	\$342,265	\$377,888	\$417,219	\$460,644	\$561,522
Equity	\$21,802	\$31,549	\$63,046	\$124,342	\$199,527	\$293,028	\$561,522
Loan Balance	\$294,398	\$290,975	\$279,219	\$253,547	\$217,692	\$167,616	\$0
Total Profit if Sold	-\$17,055	-\$6,599	\$29,913	\$109,787	\$217,479	\$358,860	\$775,811
Compound Annual Growth Rate	-98%	-21%	22%	22%	19%	17%	14%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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