

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$3,650.00	\$2,843.60	\$806.40	10.43%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$29,190.00	\$33,000.00	29.32%	10.43%

Property Information

Purchase Price:	\$280,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$285,000.00</b>
After Repair Value	
Down Payment:	\$28,000.00
Loan Amount:	\$252,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.700%
<b>Monthly P&amp;I:</b>	<b>\$1,626.10</b>



Income

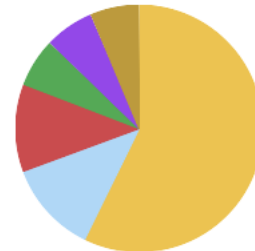
rent laundry service water reimbursement



rent	\$3,650.00	laundry service	\$0.00
water reimbursement	\$0.00		
<b>Total</b>	<b>\$3,650.00</b>		

Expenses

Mortgage Payment Insurance Property Taxes Vacancy  
 Maintenance Cap. Ex. Electricity Gas Water & sewer  
 HOA fees Garbage Custom expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$182.50	Maintenance	\$182.50
Cap. Ex.	\$182.50	Insurance	\$344.00
Property Taxes	\$326.00	Mortgage Payment	\$1,626.10
<b>Total</b>	<b>\$2,843.60</b>		

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## Financial Projections

Total Initial Equity:	-\$252,000.00		
Gross Rent Multiplier:	6.39		
Income-Expense Ratio (2% Rule):	1.28%		
Typical Cap Rate:	10.43%	Debt Coverage Ratio:	1.50
ARV based on Cap Rate:	\$280,000.00		

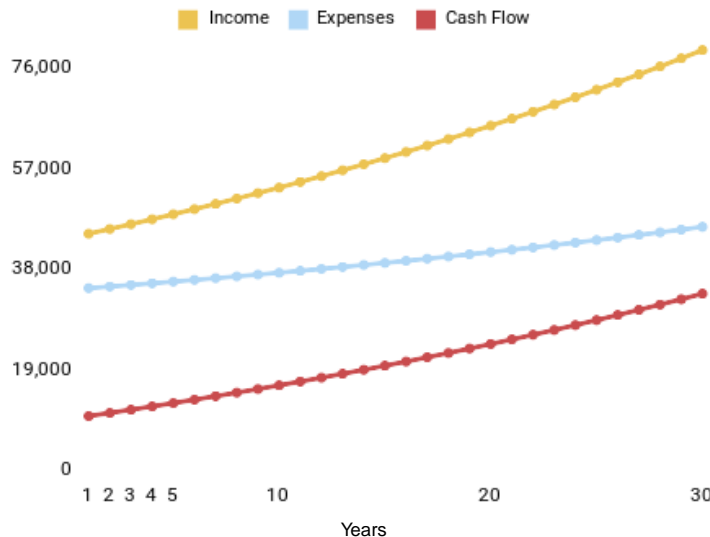
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,650.00
x50% for Expenses:	\$1,825.00
Monthly Payment/Interest Payment:	\$1,626.10
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$198.90</b>

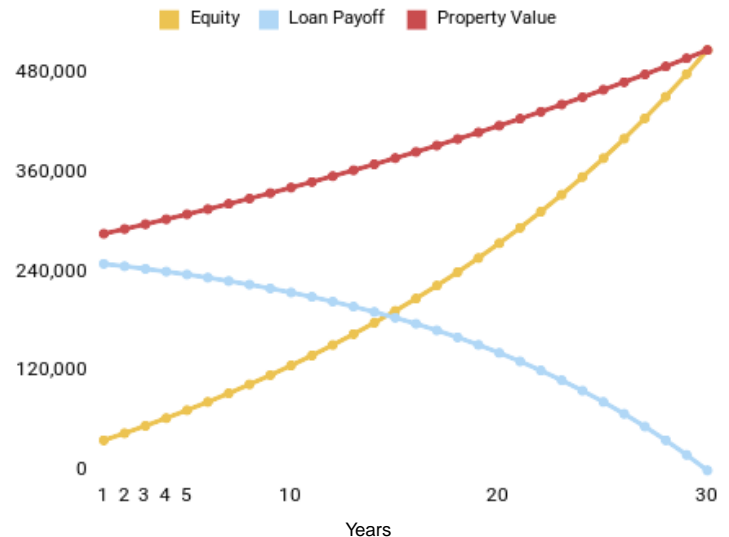
## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		Year 30
	Expenses	Income	Income	Property Value	Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	
Total Annual Income	\$44,676	\$45,570	\$48,359	\$53,392	\$58,949	\$65,084	\$79,338
Total Annual Expenses	\$34,415	\$34,713	\$35,644	\$37,323	\$39,176	\$41,223	\$45,977
Total Annual Cashflow	\$10,261	\$10,856	\$12,715	\$16,069	\$19,773	\$23,862	\$33,360
Cash on Cash ROI	31.09%	32.90%	38.53%	48.69%	59.92%	72.31%	101.09%
Property Value	\$285,600	\$291,312	\$309,143	\$341,318	\$376,843	\$416,065	\$507,181
Equity	\$36,311	\$44,922	\$72,707	\$126,622	\$192,507	\$274,132	\$507,181
Loan Balance	\$249,289	\$246,390	\$236,435	\$214,697	\$184,336	\$141,933	\$0
Total Profit if Sold	-\$6,420	\$12,647	\$75,446	\$200,612	\$355,321	\$545,169	\$1,061,148
Annualized Total Return	-19%	18%	27%	22%	18%	15%	12%

### Income, Expenses and Cash Flow (in \$)



### Loan Balance, Value and Equity (in \$)



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