

<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,600.00	\$1,575.89	\$24.11	8.54%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$12,804.00	\$39,500.00	0.73%	8.54%

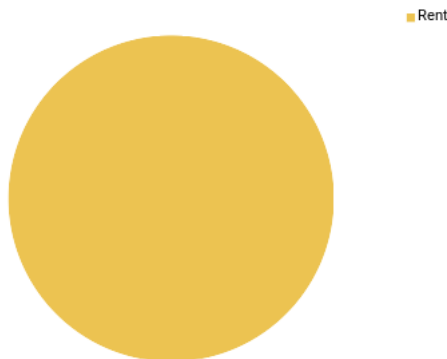
### Property Information

Purchase Price:	\$150,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$152,000.00</b>
After Repair Value	

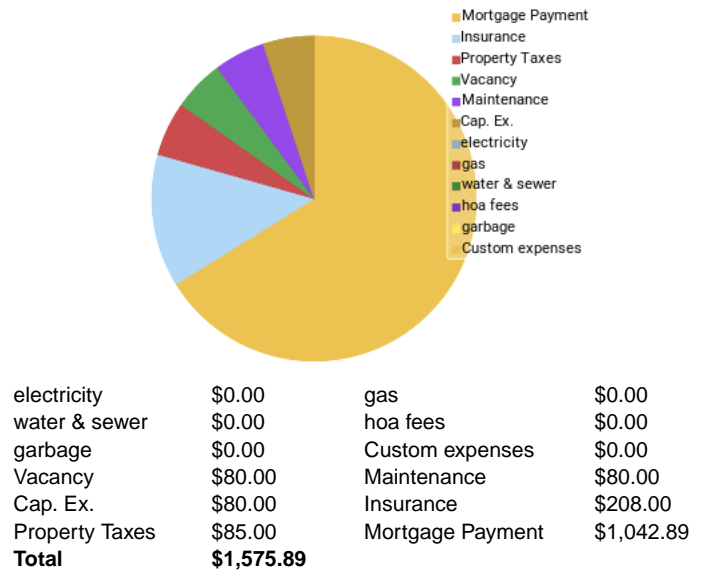
Down Payment:	\$37,500.00
Loan Amount:	\$112,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	15 years
Loan Interest Rate:	7.500%
<b>Monthly P&amp;I:</b>	<b>\$1,042.89</b>



### Income



### Expenses



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## Financial Projections

Total Initial Equity:	-\$112,500.00		
Gross Rent Multiplier:	7.81		
Income-Expense Ratio (2% Rule):	1.05%		
Typical Cap Rate:	8.54%	Debt Coverage Ratio:	1.02
ARV based on Cap Rate:	\$150,000.00		

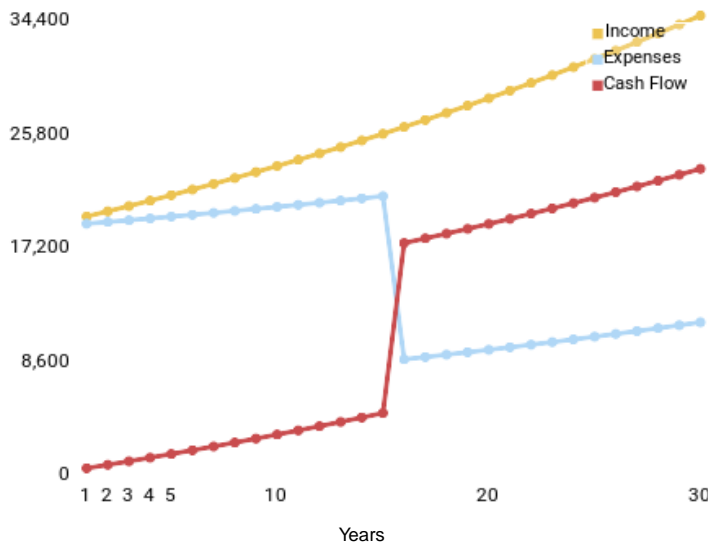
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,600.00
x50% for Expenses:	\$800.00
Monthly Payment/Interest Payment:	\$1,042.89
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>-\$242.89</b>

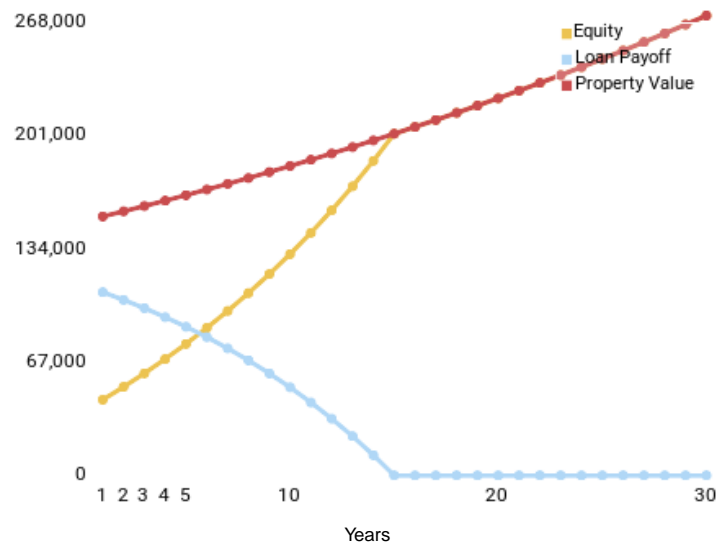
## Analysis Over Time

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	\$19,584	\$19,976	\$21,198	\$23,405	\$25,841	\$28,530	\$34,778
Total Annual Expenses	\$19,039	\$19,169	\$19,576	\$20,311	\$21,123	\$22,892	\$27,170
Total Annual Cashflow	\$545	\$807	\$1,622	\$3,093	\$4,718	\$19,026	\$23,193
Cash on Cash ROI	1.38%	2.04%	4.11%	7.83%	11.94%	48.17%	58.72%
Property Value	\$153,000	\$156,060	\$165,612	\$182,849	\$201,880	\$222,892	\$271,704
Equity	\$44,720	\$52,328	\$77,754	\$130,803	\$201,880	\$222,892	\$271,704
Loan Balance	\$108,280	\$103,732	\$87,858	\$52,046	\$0	\$0	\$0
Total Profit if Sold	\$5,766	\$14,180	\$43,646	\$109,161	\$200,514	\$312,998	\$574,307
Compound Annual Growth Rate	15%	17%	16%	14%	13%	12%	10%

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

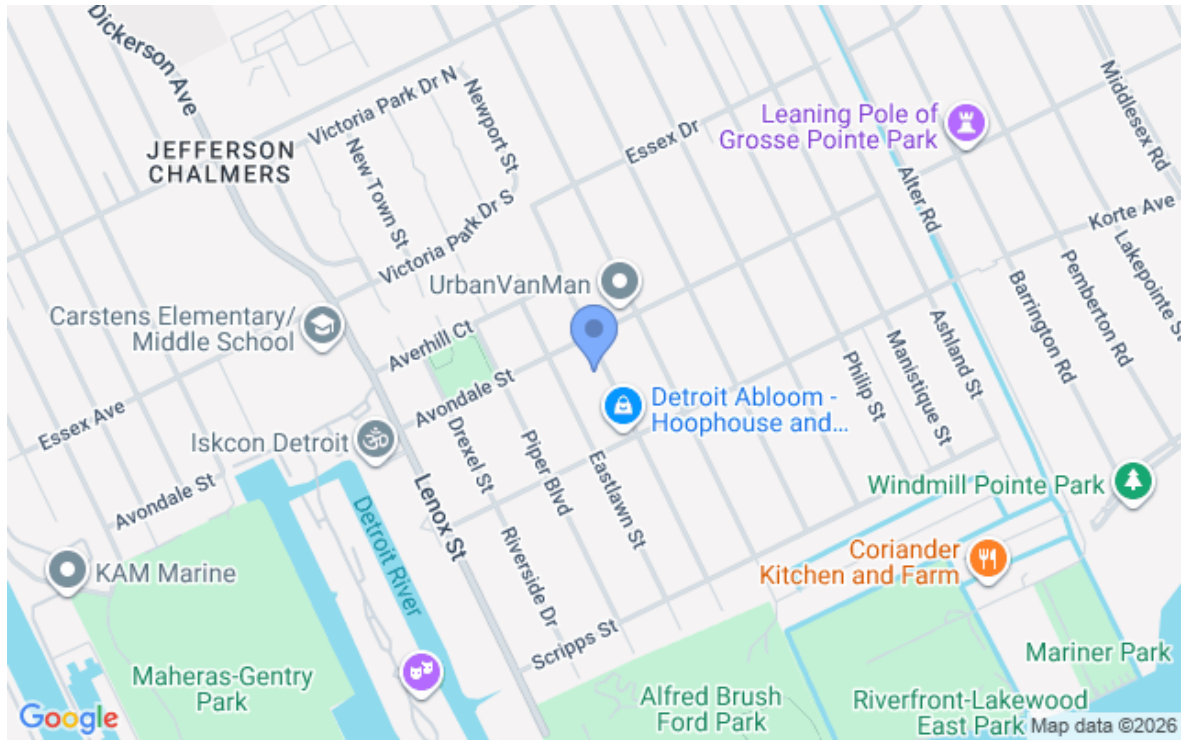


### Loan Balance, Value and Equity (in \$)



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