

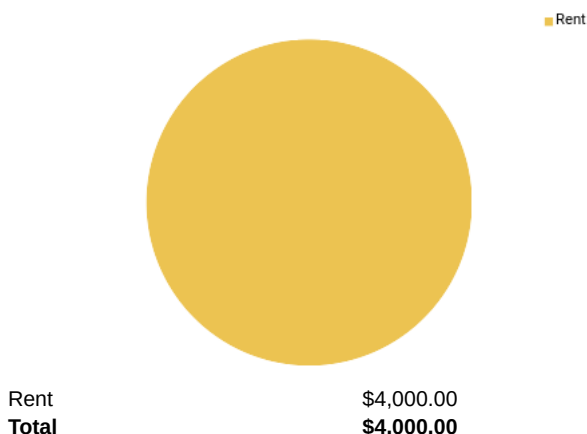
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,000.00	\$3,135.53	\$864.47	7.75%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,936.00	\$85,800.00	12.09%	7.75%

Property Information

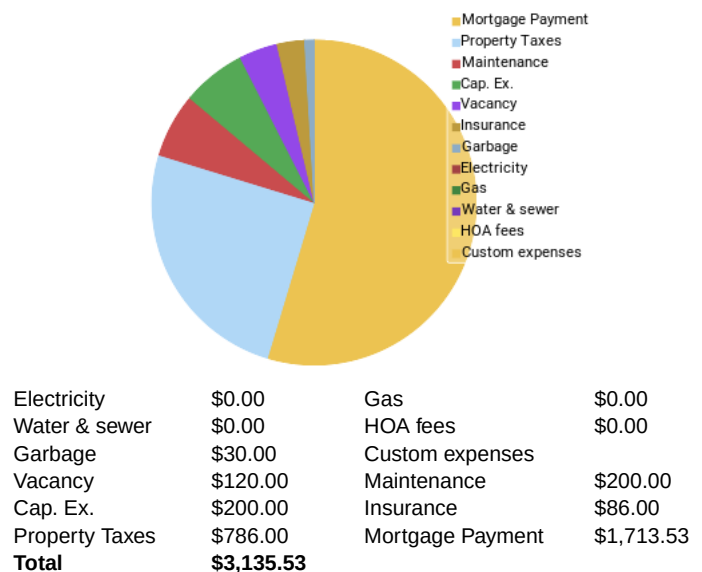
Purchase Price:	\$399,000.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$405,000.00
After Repair Value	

Down Payment:	\$79,800.00
Loan Amount:	\$319,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$1,713.53

Income



Expenses



Financial Projections

Total Initial Equity:	-\$319,200.00		
Gross Rent Multiplier:	8.31		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	7.75%	Debt Coverage Ratio:	1.50
ARV based on Cap Rate:	\$399,000.00		

50% Rule Cash Flow Estimates

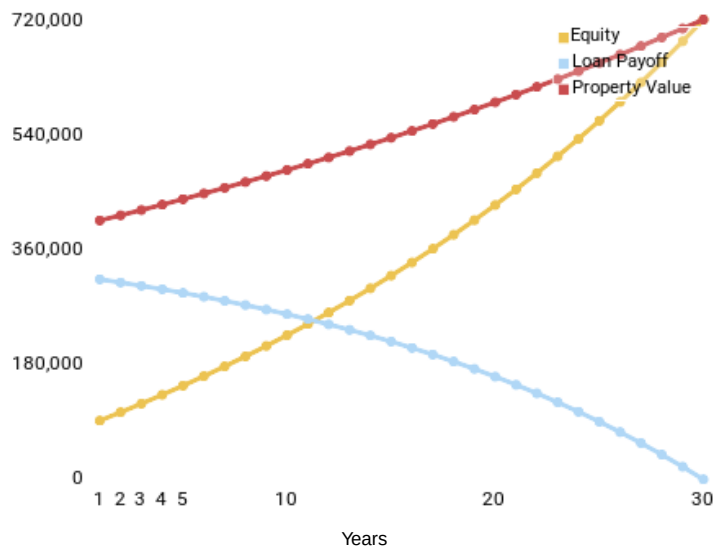
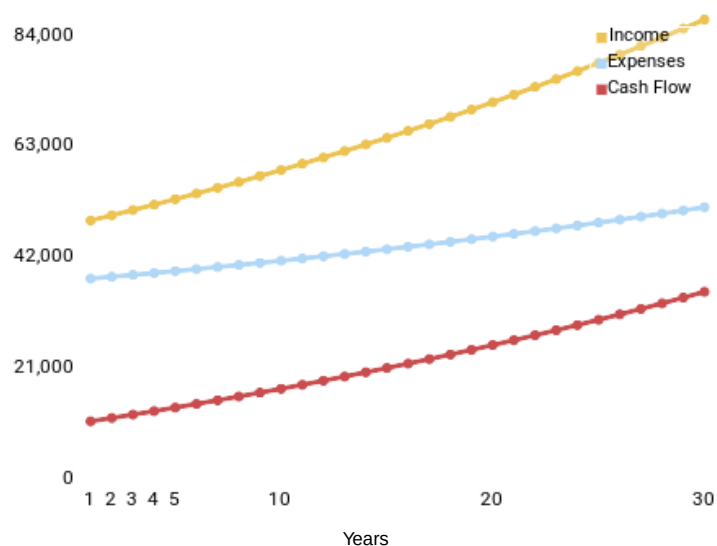
Total Monthly Income:	\$4,000.00
x50% for Expenses:	\$2,000.00
Monthly Payment/Interest Payment:	\$1,713.53
Total Monthly Cash Flow using 50% Rule:	\$286.47

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	\$48,960	\$49,939	\$52,996	\$58,512	\$64,602	\$71,325	\$86,945
Total Annual Expenses	\$37,968	\$38,316	\$39,402	\$41,363	\$43,528	\$45,919	\$51,471
Total Annual Cashflow	\$10,992	\$11,623	\$13,593	\$17,148	\$21,073	\$25,407	\$35,474
Cash on Cash ROI	12.81%	13.55%	15.84%	19.99%	24.56%	29.61%	41.34%
Property Value	\$406,980	\$415,120	\$440,528	\$486,379	\$537,001	\$592,893	\$722,733
Equity	\$92,489	\$105,579	\$147,411	\$226,735	\$320,316	\$431,339	\$722,733
Loan Balance	\$314,491	\$309,540	\$293,117	\$259,644	\$216,685	\$161,554	\$0
Total Profit if Sold	\$17,682	\$42,395	\$123,011	\$280,826	\$471,769	\$700,987	\$1,300,175
Compound Annual Growth Rate	21%	22%	19%	16%	13%	12%	10%

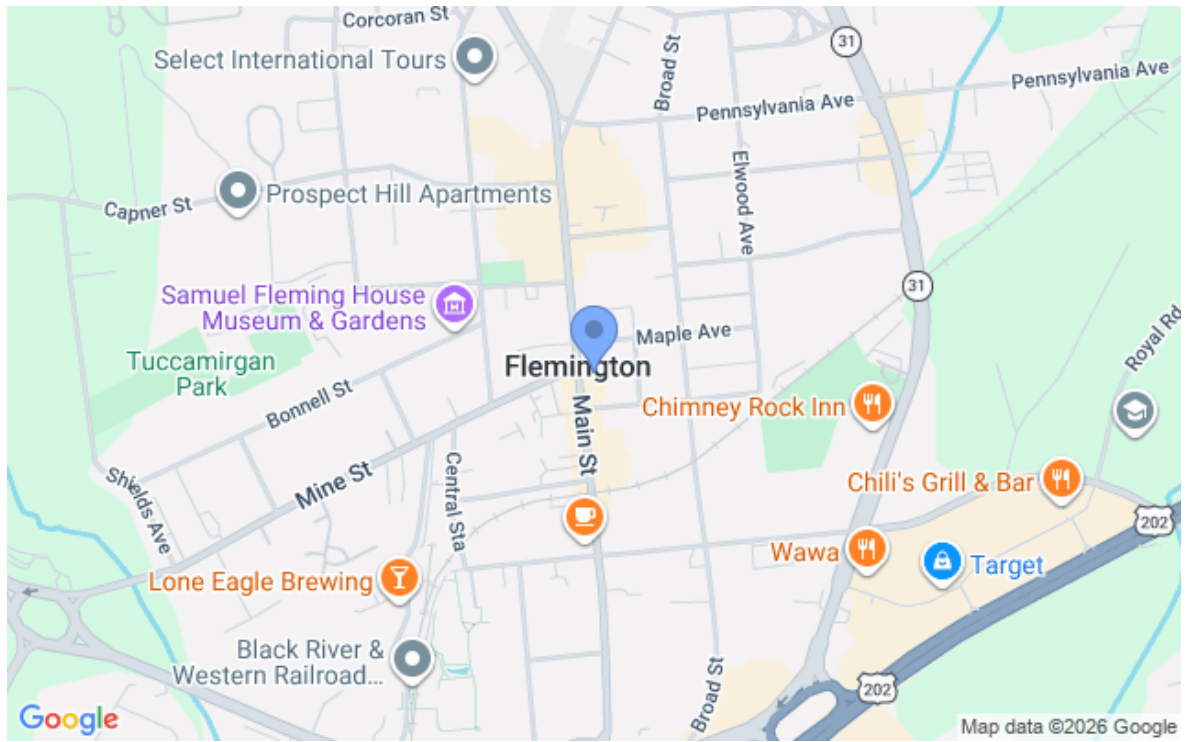
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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