

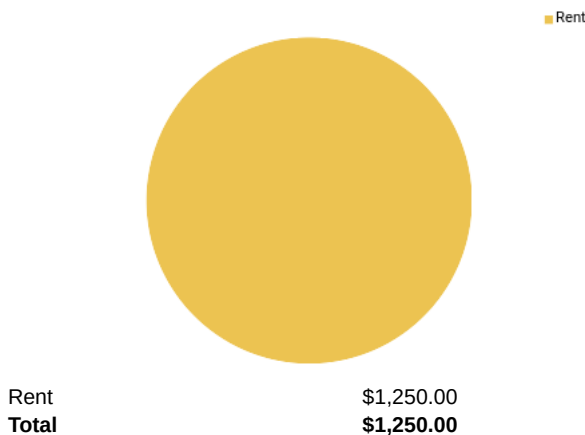
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,250.00	\$965.97	\$284.03	8.00%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,614.00	\$38,164.75	8.93%	8.00%

Property Information

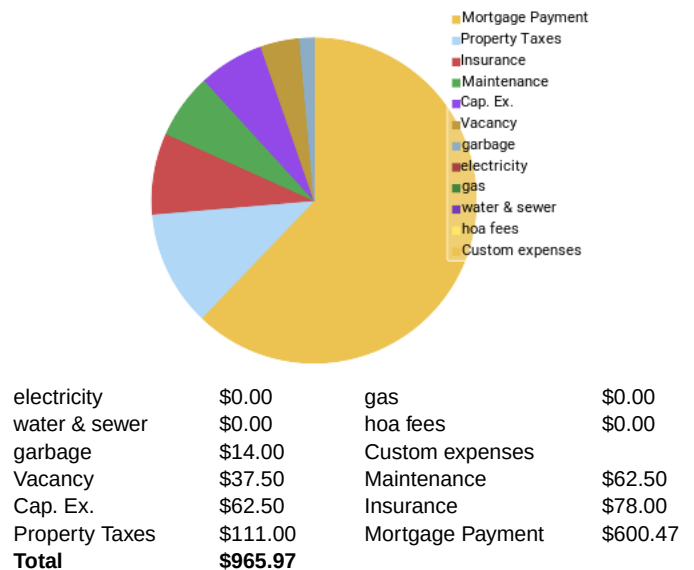
Purchase Price:	\$132,650.00
Purchase Closing Costs:	\$4,339.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$136,989.00
After Repair Value	

Down Payment:	\$33,825.75
Loan Amount:	\$98,824.25
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.125%
Monthly P&I:	\$600.47

Income



Expenses



Financial Projections

Total Initial Equity:	-\$98,824.25		
Gross Rent Multiplier:	8.84		
Income-Expense Ratio (2% Rule):	0.91%		
Typical Cap Rate:	8.00%	Debt Coverage Ratio:	1.47
ARV based on Cap Rate:	\$132,650.00		

50% Rule Cash Flow Estimates

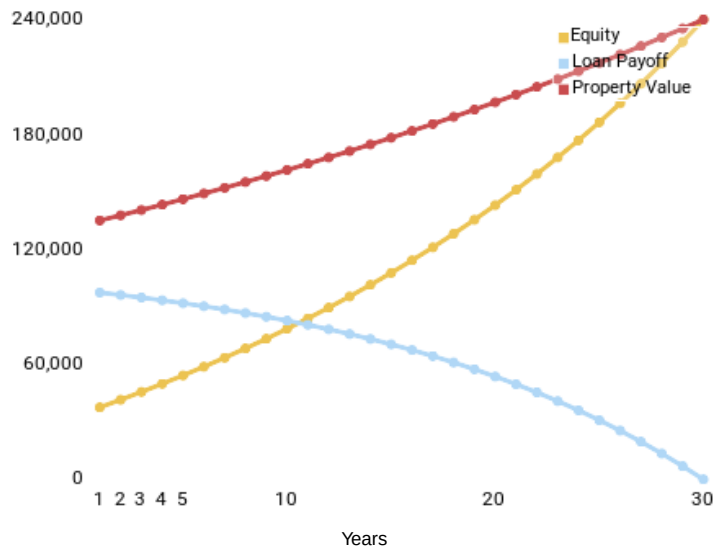
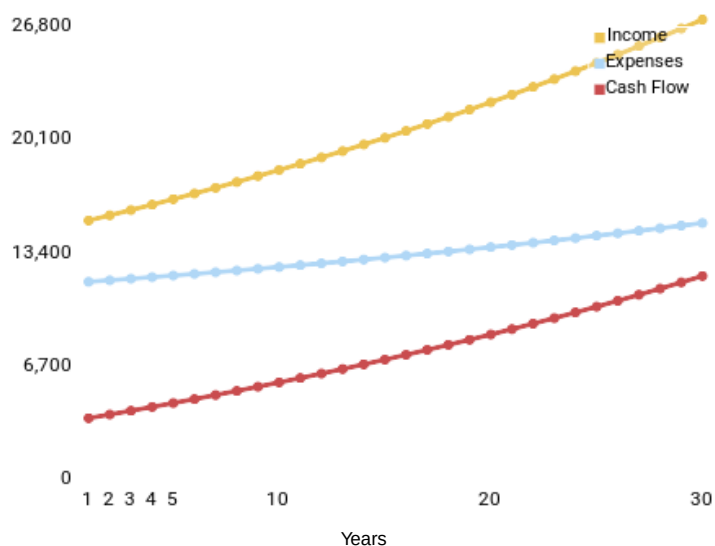
Total Monthly Income:	\$1,250.00
x50% for Expenses:	\$625.00
Monthly Payment/Interest Payment:	\$600.47
Total Monthly Cash Flow using 50% Rule:	\$24.53

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	\$15,300	\$15,606	\$16,561	\$18,285	\$20,188	\$22,289	\$27,170
Total Annual Expenses	\$11,679	\$11,769	\$12,048	\$12,552	\$13,109	\$13,723	\$15,150
Total Annual Cashflow	\$3,621	\$3,837	\$4,513	\$5,733	\$7,079	\$8,566	\$12,020
Cash on Cash ROI	9.49%	10.05%	11.83%	15.02%	18.55%	22.45%	31.50%
Property Value	\$135,303	\$138,009	\$146,456	\$161,700	\$178,529	\$197,111	\$240,277
Equity	\$37,664	\$41,631	\$54,355	\$78,723	\$107,938	\$143,329	\$240,277
Loan Balance	\$97,639	\$96,379	\$92,101	\$82,976	\$70,591	\$53,782	\$0
Total Profit if Sold	\$3,120	\$10,924	\$36,503	\$87,047	\$148,913	\$224,103	\$425,146
Compound Annual Growth Rate	8%	13%	14%	13%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

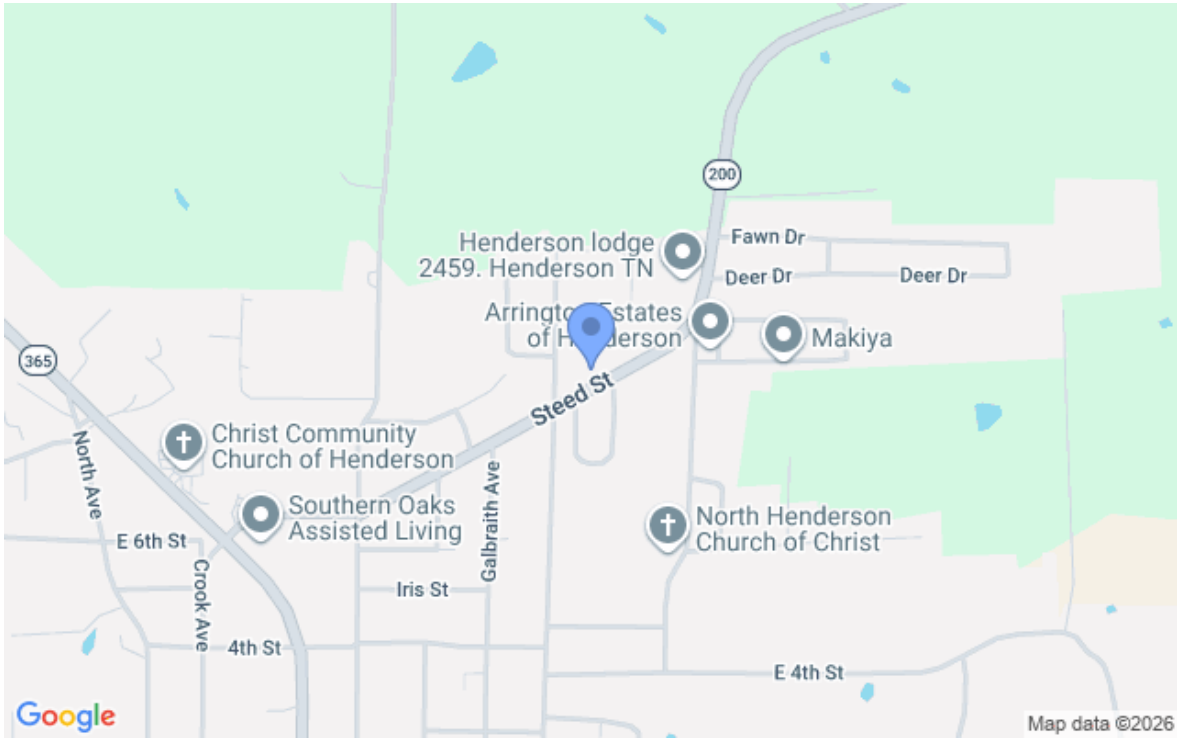


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Year Built

1990



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