

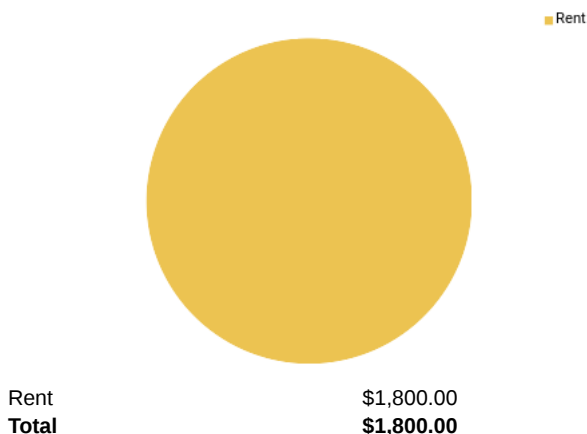
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,744.62	\$55.38	6.48%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,748.00	\$38,750.00	1.72%	6.48%

Property Information

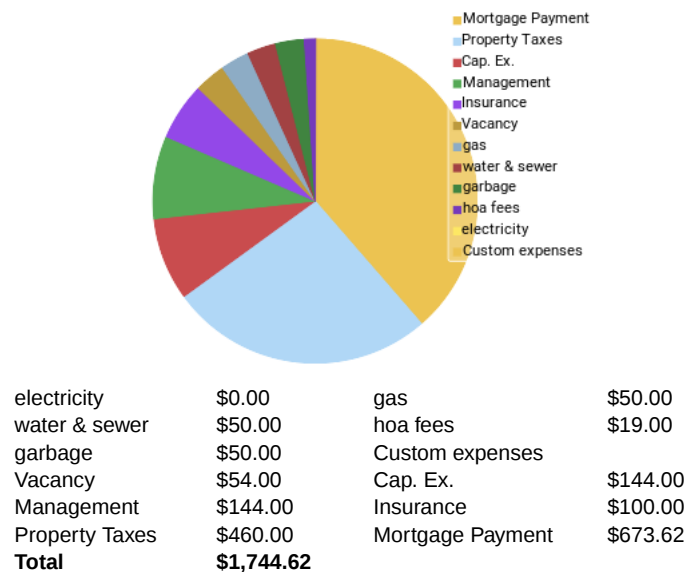
Purchase Price:	\$135,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$140,000.00
After Repair Value	

Down Payment:	\$33,750.00
Loan Amount:	\$101,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$673.62

Income



Expenses



Financial Projections

Total Initial Equity:	-\$101,250.00		
Gross Rent Multiplier:	6.25		
Income-Expense Ratio (2% Rule):	1.29%		
Typical Cap Rate:	6.48%	Debt Coverage Ratio:	1.08
ARV based on Cap Rate:	\$135,000.00		

50% Rule Cash Flow Estimates

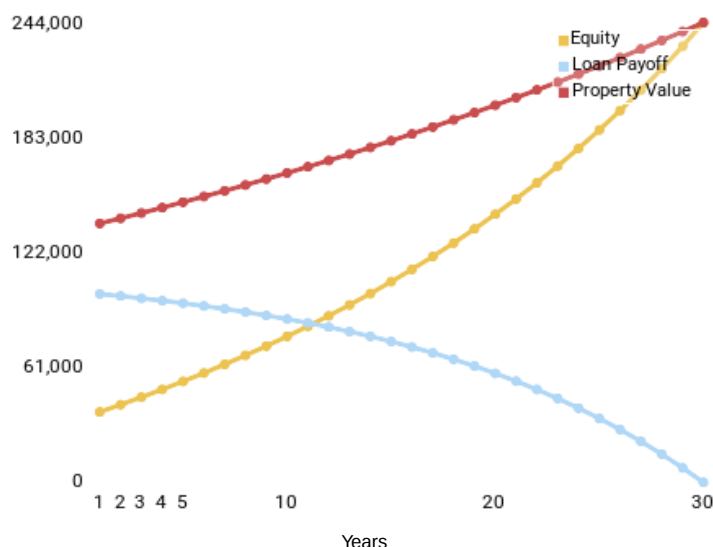
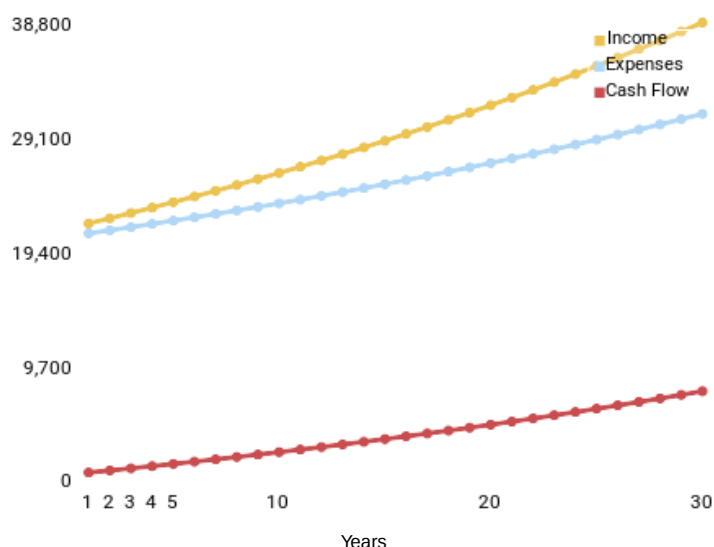
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$673.62
Total Monthly Cash Flow using 50% Rule:	\$226.38

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	\$22,032	\$22,473	\$23,848	\$26,330	\$29,071	\$32,096	\$39,125
Total Annual Expenses	\$21,192	\$21,455	\$22,273	\$23,750	\$25,381	\$27,181	\$31,363
Total Annual Cashflow	\$840	\$1,018	\$1,575	\$2,580	\$3,690	\$4,916	\$7,762
Cash on Cash ROI	2.17%	2.63%	4.06%	6.66%	9.52%	12.69%	20.03%
Property Value	\$137,700	\$140,454	\$149,051	\$164,564	\$181,692	\$200,603	\$244,534
Equity	\$37,479	\$41,335	\$53,743	\$77,679	\$106,748	\$142,587	\$244,534
Loan Balance	\$100,221	\$99,119	\$95,308	\$86,885	\$74,944	\$58,016	\$0
Total Profit if Sold	-\$10,759	-\$6,091	\$9,832	\$43,457	\$87,428	\$143,927	\$306,928
Compound Annual Growth Rate	-28%	-8%	5%	8%	8%	8%	8%

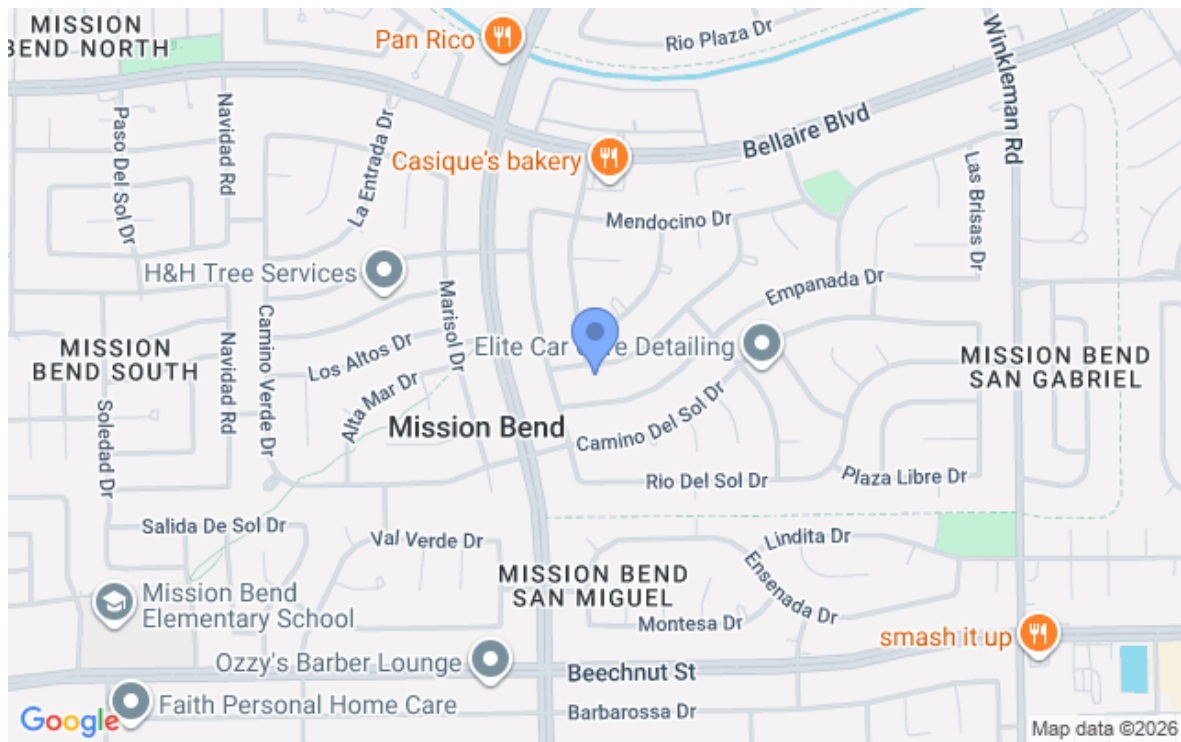
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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