

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,800.00	\$2,466.66	\$333.34	7.90%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$19,740.00	\$10,000.00	40.00%	7.90%

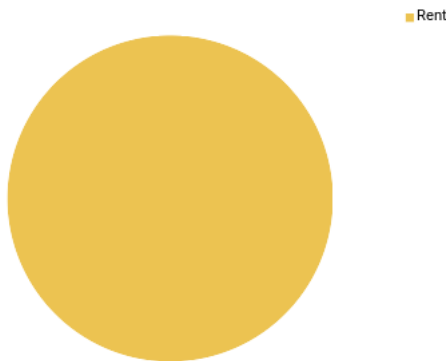
Property Information

Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$260,000.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$250,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.800%
Monthly P&I:	\$1,311.66

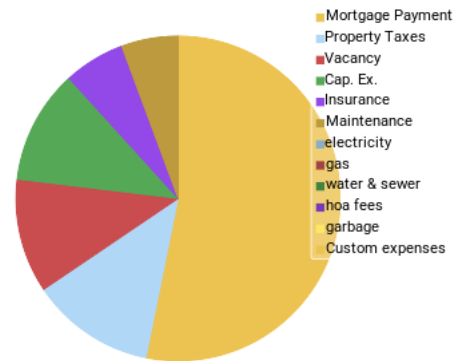


Income



Rent	\$2,800.00
Total	\$2,800.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$150.00
Vacancy	\$280.00	Maintenance	\$140.00
Cap. Ex.	\$280.00	Insurance	\$150.00
Property Taxes	\$305.00	Mortgage Payment	\$1,311.66
Total	\$2,466.66		

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Financial Projections

Total Initial Equity:	-\$250,000.00		
Gross Rent Multiplier:	7.44		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	7.90%	Debt Coverage Ratio:	1.25
ARV based on Cap Rate:	\$250,000.00		

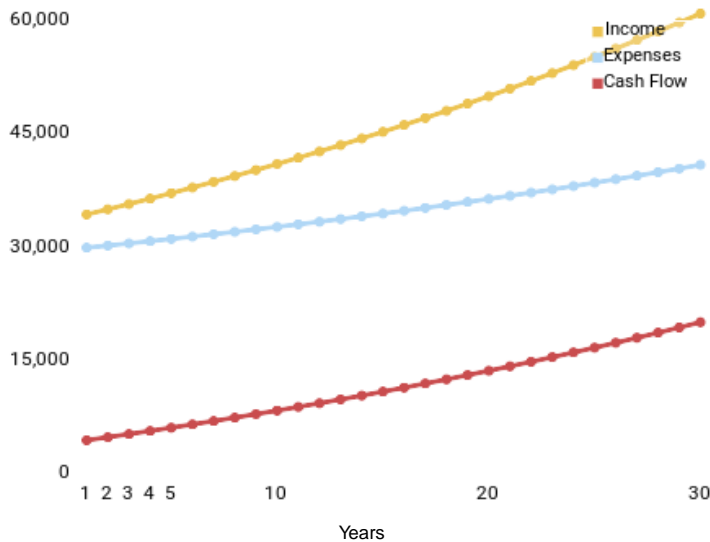
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,800.00
x50% for Expenses:	\$1,400.00
Monthly Payment/Interest Payment:	\$1,311.66
Total Monthly Cash Flow using 50% Rule:	\$88.34

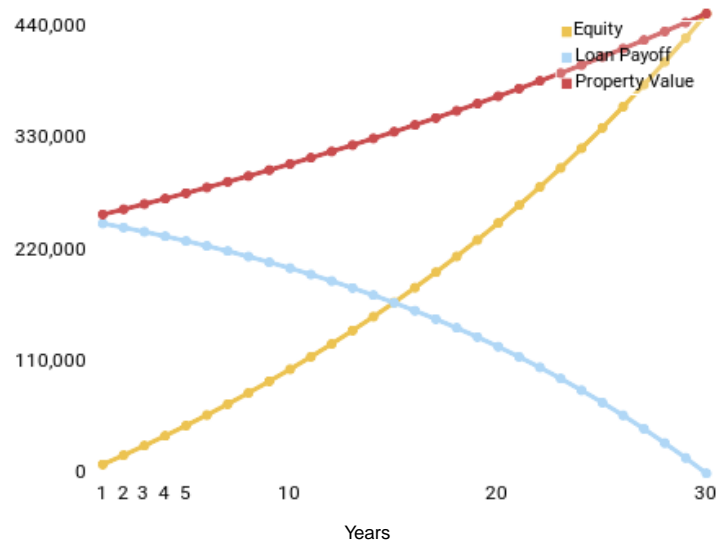
Analysis Over Time

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	\$34,272	\$34,957	\$37,097	\$40,958	\$45,221	\$49,928	\$60,862	
Total Annual Expenses	\$29,877	\$30,160	\$31,043	\$32,635	\$34,394	\$36,335	\$40,845	
Total Annual Cashflow	\$4,395	\$4,798	\$6,055	\$8,323	\$10,827	\$13,593	\$20,016	
Cash on Cash ROI	43.95%	47.98%	60.55%	83.23%	108.27%	135.93%	200.16%	
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840	
Equity	\$8,823	\$17,934	\$47,107	\$102,630	\$168,394	\$246,674	\$452,840	
Loan Balance	\$246,177	\$242,166	\$228,913	\$202,119	\$168,073	\$124,813	\$0	
Total Profit if Sold	\$3,218	\$17,127	\$63,190	\$155,701	\$270,494	\$411,098	\$787,472	
Compound Annual Growth Rate	32%	65%	49%	32%	25%	21%	16%	

Income, Expenses and Cash Flow (in \$)

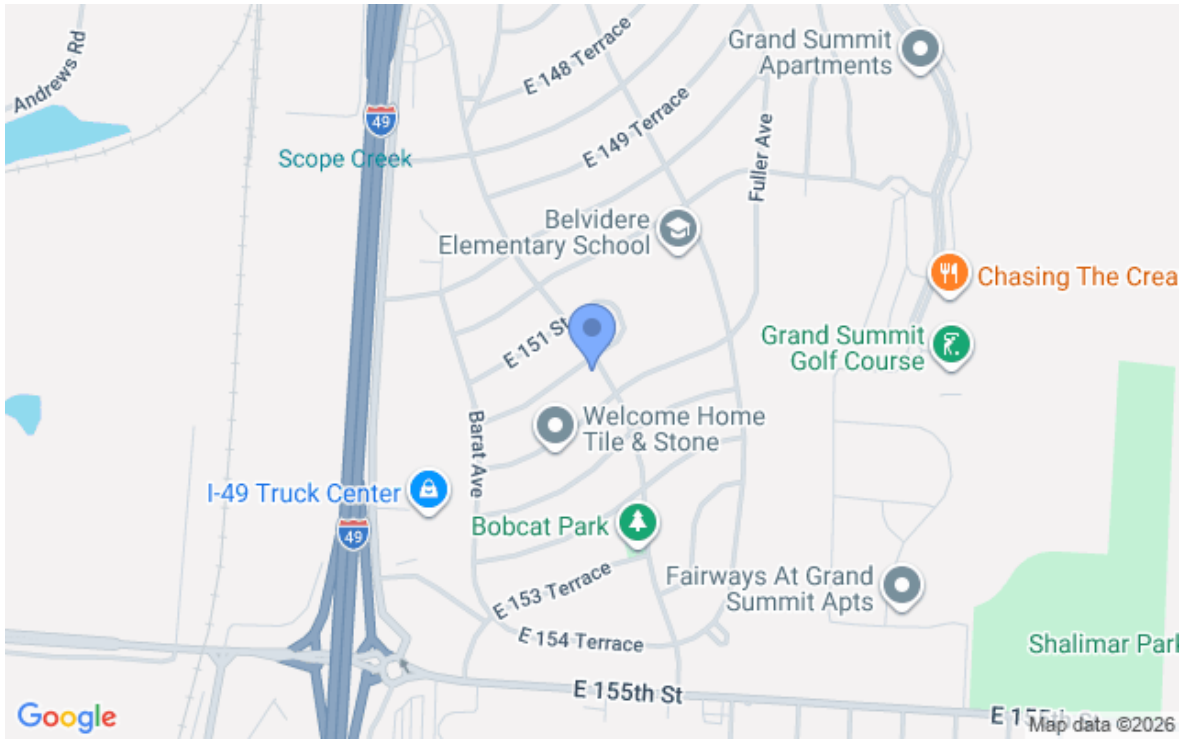


Loan Balance, Value and Equity (in \$)



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