

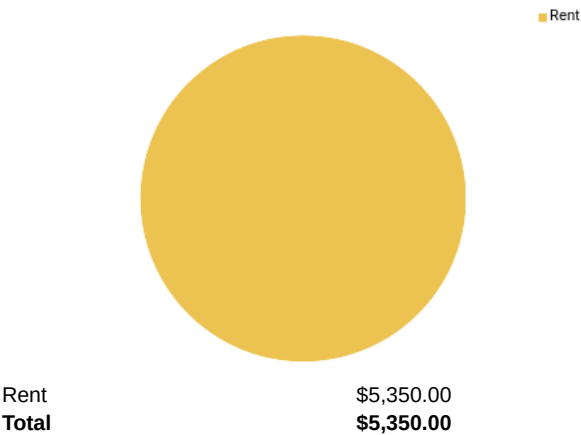


Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,350.00	\$4,018.33	\$1,331.67	9.34%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$48,126.00	\$134,250.00	11.90%	9.34%

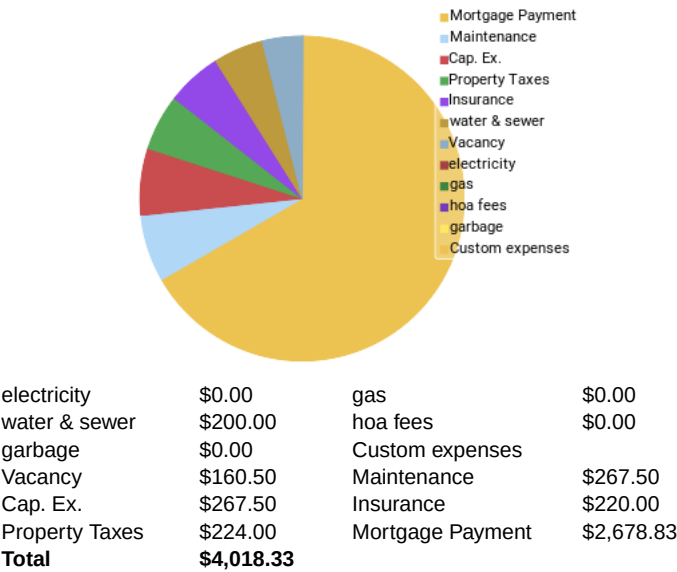
Property Information

Purchase Price:	\$515,000.00
Purchase Closing Costs:	\$5,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$520,500.00
After Repair Value	
Down Payment:	\$128,750.00
Loan Amount:	\$386,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	5.600%
Monthly P&I:	\$2,678.83

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$386,250.00		
Gross Rent Multiplier:	8.02		
Income-Expense Ratio (2% Rule):	1.03%		
Typical Cap Rate:	9.34%	Debt Coverage Ratio:	1.50
ARV based on Cap Rate:	\$515,000.00		

50% Rule Cash Flow Estimates

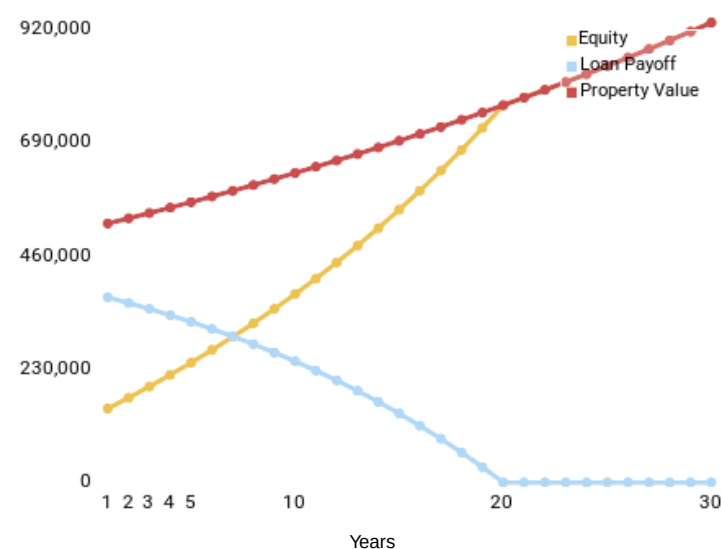
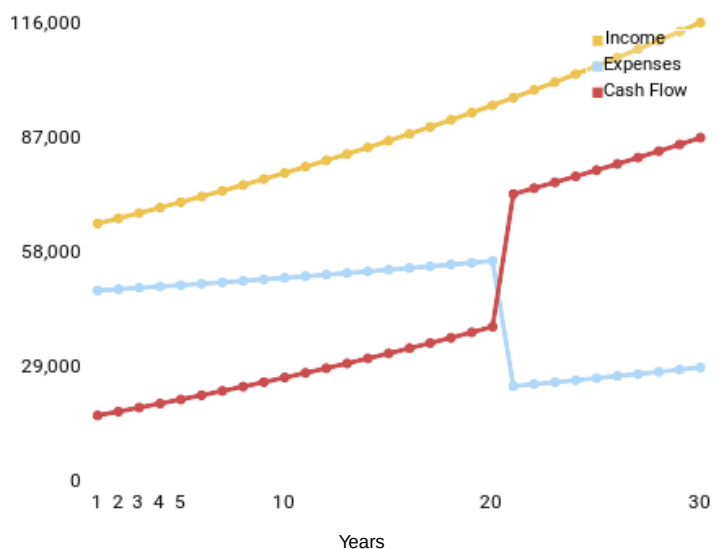
Total Monthly Income:	\$5,350.00
x50% for Expenses:	\$2,675.00
Monthly Payment/Interest Payment:	\$2,678.83
Total Monthly Cash Flow using 50% Rule:	-\$3.83

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	\$65,484	\$66,794	\$70,882	\$78,259	\$86,405	\$95,398	\$116,289
Total Annual Expenses	\$48,541	\$48,869	\$49,893	\$51,740	\$53,779	\$56,031	\$29,116
Total Annual Cashflow	\$16,943	\$17,924	\$20,989	\$26,519	\$32,625	\$39,367	\$87,174
Cash on Cash ROI	12.62%	13.35%	15.63%	19.75%	24.30%	29.32%	64.93%
Property Value	\$525,300	\$535,806	\$568,602	\$627,782	\$693,122	\$765,263	\$932,851
Equity	\$149,840	\$171,756	\$242,869	\$382,069	\$553,216	\$765,263	\$932,851
Loan Balance	\$375,460	\$364,050	\$325,733	\$245,713	\$139,906	\$0	\$0
Total Profit if Sold	\$32,533	\$72,373	\$203,348	\$463,865	\$785,686	\$1,180,816	\$2,147,110
Compound Annual Growth Rate	24%	24%	20%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1915

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