

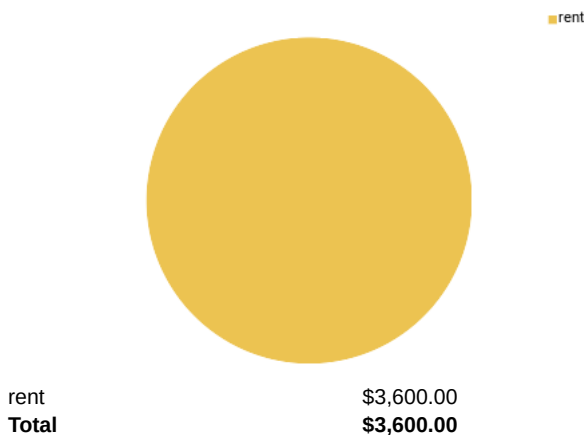
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,600.00	\$2,236.16	\$1,363.84	8.15%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,444.00	\$104,500.00	15.66%	13.00%

Property Information

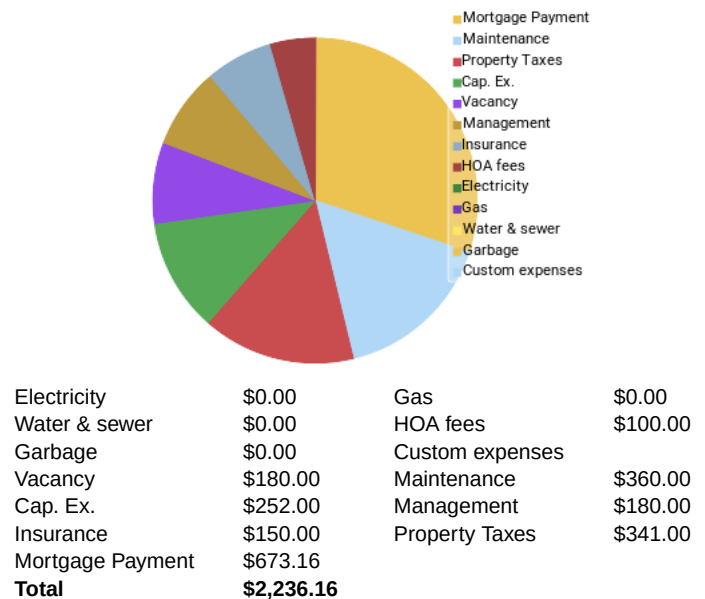
Purchase Price:	\$188,000.00
Purchase Closing Costs:	\$7,500.00
Estimated Repair Costs:	\$50,000.00
Total Cost of Project:	\$245,500.00
After Repair Value	\$300,000.00

Down Payment:	\$47,000.00
Loan Amount:	\$141,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$673.16

Income



Expenses



Financial Projections

Total Initial Equity:	\$159,000.00		
Gross Rent Multiplier:	4.35		
Income-Expense Ratio (2% Rule):	1.47%		
Typical Cap Rate:	13.00%	Debt Coverage Ratio:	3.03
ARV based on Cap Rate:	\$188,000.00		

50% Rule Cash Flow Estimates

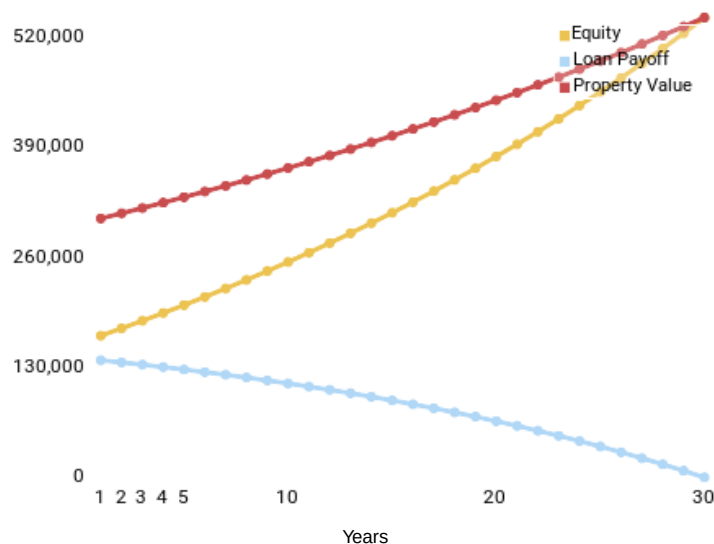
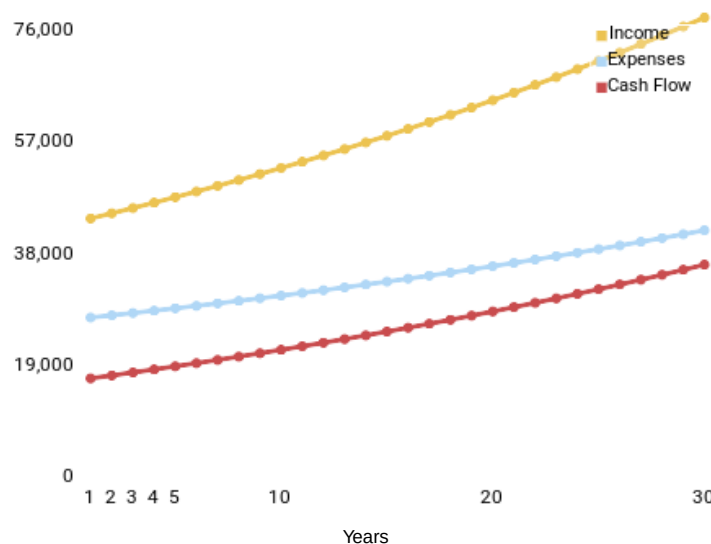
Total Monthly Income:	\$3,600.00
x50% for Expenses:	\$1,800.00
Monthly Payment/Interest Payment:	\$673.16
Total Monthly Cash Flow using 50% Rule:	\$1,126.84

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	\$44,064	\$44,945	\$47,696	\$52,661	\$58,142	\$64,193	\$78,251
Total Annual Expenses	\$27,209	\$27,592	\$28,786	\$30,941	\$33,321	\$35,948	\$42,052
Total Annual Cashflow	\$16,855	\$17,354	\$18,910	\$21,719	\$24,821	\$28,245	\$36,199
Cash on Cash ROI	16.13%	16.61%	18.10%	20.78%	23.75%	27.03%	34.64%
Property Value	\$306,000	\$312,120	\$331,224	\$365,698	\$403,761	\$445,784	\$543,408
Equity	\$167,483	\$176,187	\$203,693	\$254,613	\$312,755	\$379,297	\$543,408
Loan Balance	\$138,517	\$135,933	\$127,531	\$111,085	\$91,005	\$66,488	\$0
Total Profit if Sold	\$79,838	\$105,896	\$188,556	\$342,342	\$518,262	\$719,043	\$1,208,052
Compound Annual Growth Rate	76%	42%	23%	16%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

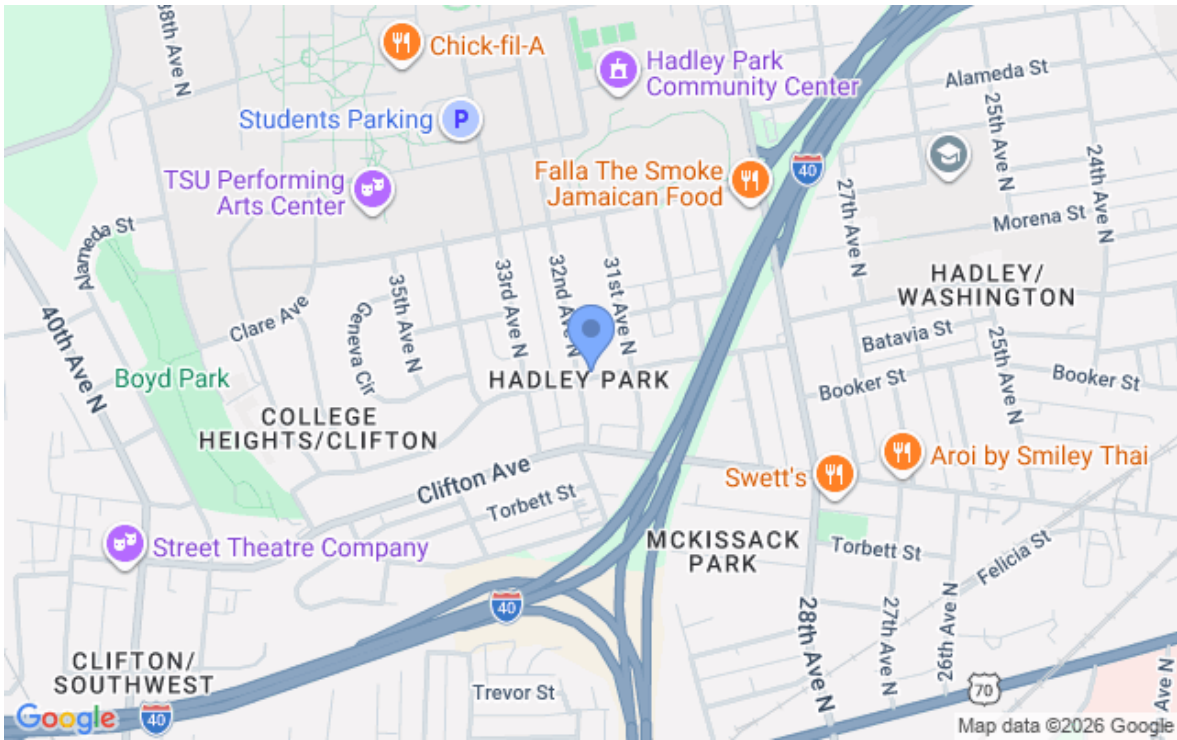


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Year Built

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