

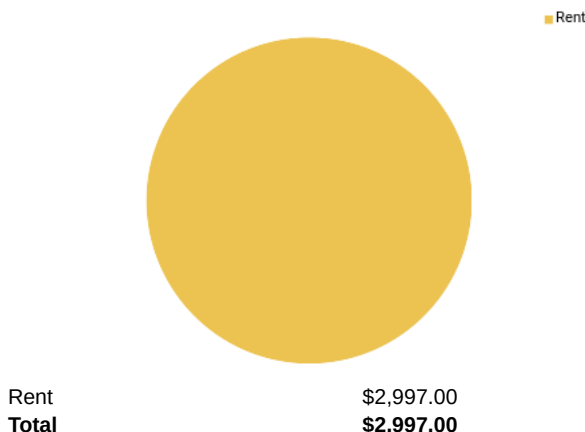
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,997.00	\$1,705.90	\$1,291.10	17.01%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$22,112.28	\$45,920.00	33.74%	19.23%

Property Information

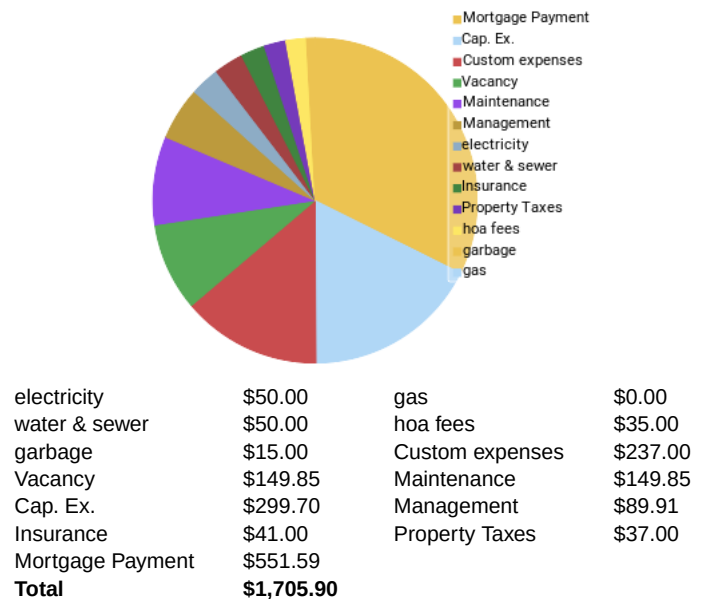
Purchase Price:	\$115,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$137,000.00
After Repair Value	\$130,000.00

Down Payment:	\$23,000.00
Loan Amount:	\$92,000.00
Loan Points:	1.0
Loan Fees:	\$920.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$551.59

Income



Expenses



Financial Projections

Total Initial Equity:	\$38,000.00		
Gross Rent Multiplier:	3.20		
Income-Expense Ratio (2% Rule):	2.19%		
Typical Cap Rate:	19.23%	Debt Coverage Ratio:	3.34
ARV based on Cap Rate:	\$115,000.00		

50% Rule Cash Flow Estimates

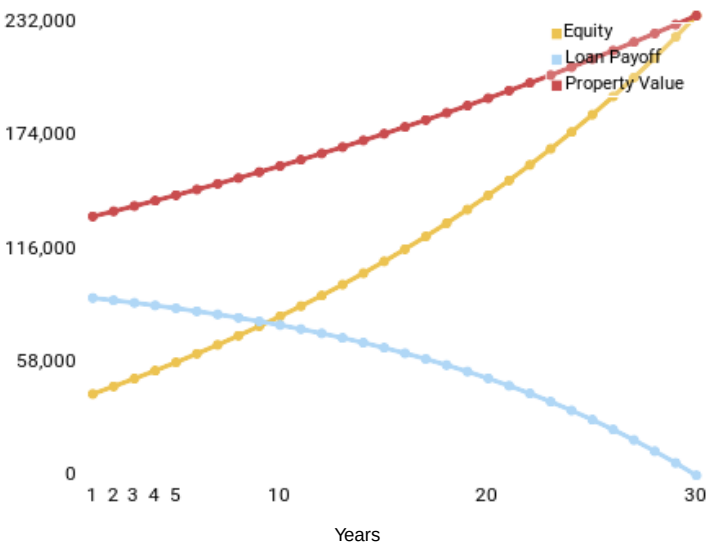
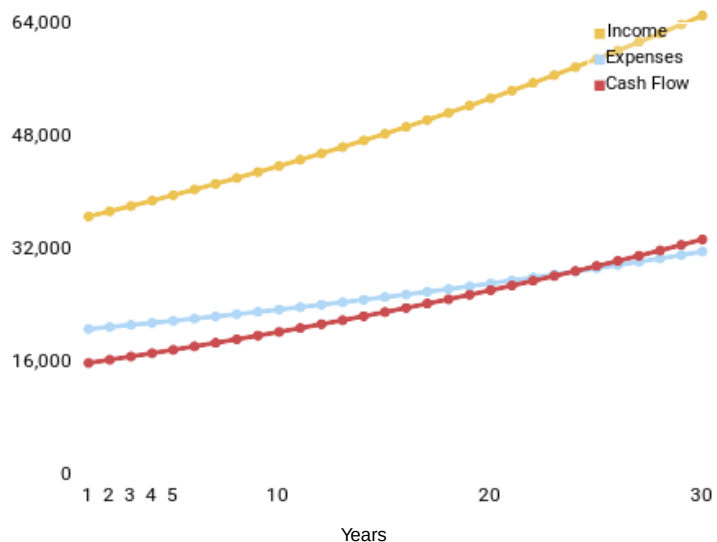
Total Monthly Income:	\$2,997.00
x50% for Expenses:	\$1,498.50
Monthly Payment/Interest Payment:	\$551.59
Total Monthly Cash Flow using 50% Rule:	\$946.91

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	\$36,683	\$37,417	\$39,707	\$43,840	\$48,403	\$53,441	\$65,144
Total Annual Expenses	\$20,748	\$21,030	\$21,912	\$23,504	\$25,262	\$27,202	\$31,710
Total Annual Cashflow	\$15,935	\$16,387	\$17,795	\$20,336	\$23,141	\$26,239	\$33,434
Cash on Cash ROI	34.70%	35.69%	38.75%	44.29%	50.39%	57.14%	72.81%
Property Value	\$132,600	\$135,252	\$143,531	\$158,469	\$174,963	\$193,173	\$235,477
Equity	\$41,730	\$45,581	\$57,920	\$81,478	\$109,598	\$143,490	\$235,477
Loan Balance	\$90,870	\$89,671	\$85,610	\$76,991	\$65,365	\$49,683	\$0
Total Profit if Sold	\$11,745	\$31,983	\$96,280	\$216,334	\$354,437	\$513,205	\$905,980
Compound Annual Growth Rate	26%	30%	25%	19%	16%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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