

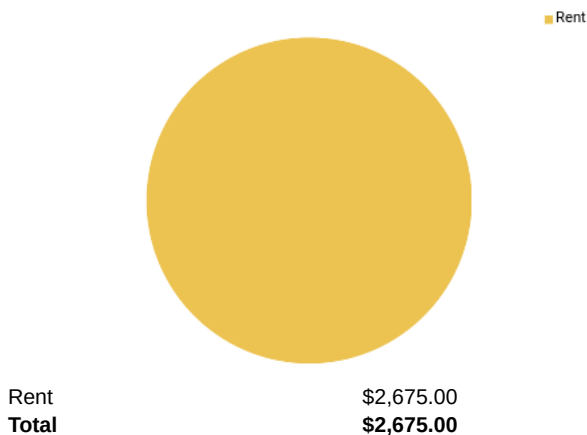
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,675.00	\$2,429.32	\$245.68	6.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$17,787.00	\$73,250.00	4.02%	6.47%

Property Information

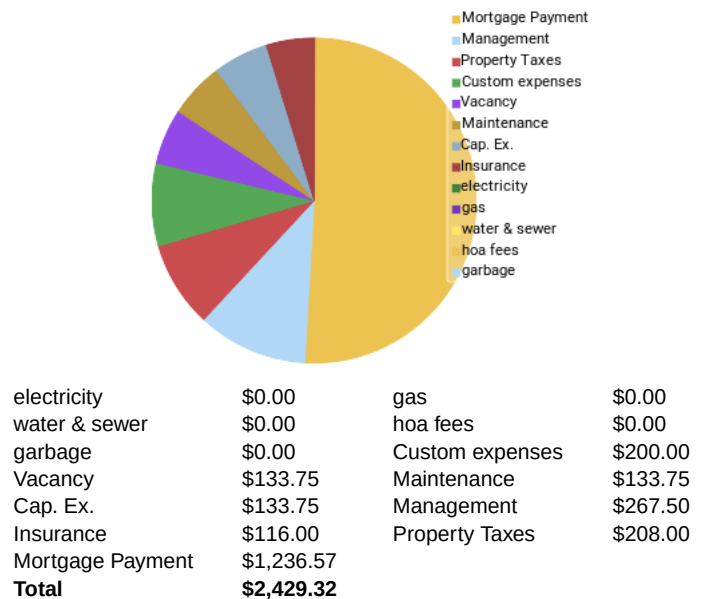
Purchase Price:	\$275,000.00
Purchase Closing Costs:	\$4,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$279,500.00
After Repair Value	

Down Payment:	\$68,750.00
Loan Amount:	\$206,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,236.57

Income



Expenses



Financial Projections

Total Initial Equity:	-\$206,250.00		
Gross Rent Multiplier:	8.57		
Income-Expense Ratio (2% Rule):	0.96%		
Typical Cap Rate:	6.47%	Debt Coverage Ratio:	1.20
ARV based on Cap Rate:	\$275,000.00		

50% Rule Cash Flow Estimates

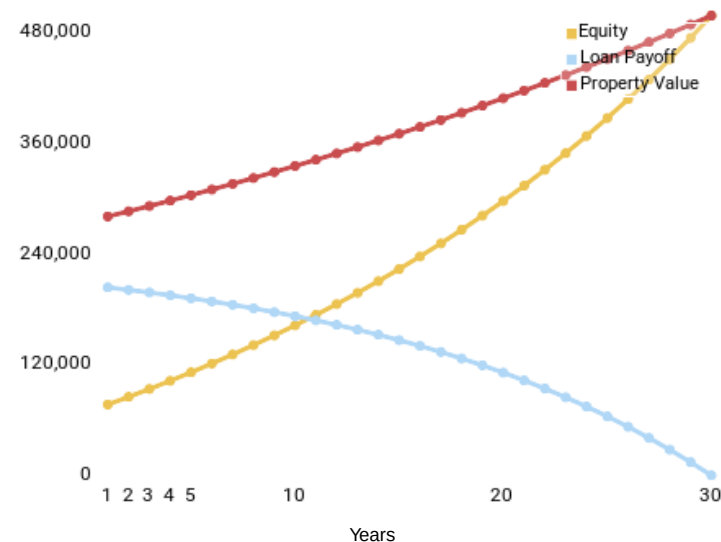
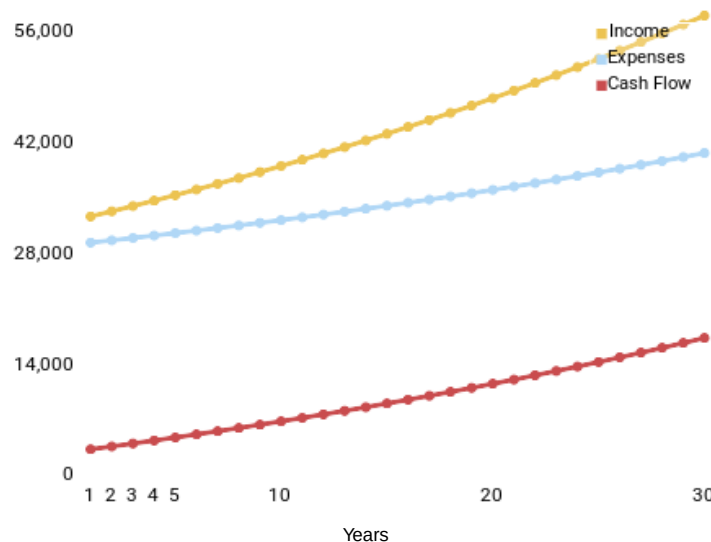
Total Monthly Income:	\$2,675.00
x50% for Expenses:	\$1,337.50
Monthly Payment/Interest Payment:	\$1,236.57
Total Monthly Cash Flow using 50% Rule:	\$100.93

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	\$32,742	\$33,397	\$35,441	\$39,130	\$43,202	\$47,699	\$58,145
Total Annual Expenses	\$29,438	\$29,730	\$30,642	\$32,286	\$34,102	\$36,107	\$40,765
Total Annual Cashflow	\$3,304	\$3,667	\$4,799	\$6,843	\$9,100	\$11,592	\$17,380
Cash on Cash ROI	4.51%	5.01%	6.55%	9.34%	12.42%	15.82%	23.73%
Property Value	\$280,500	\$286,110	\$303,622	\$335,223	\$370,114	\$408,636	\$498,124
Equity	\$76,783	\$85,082	\$111,698	\$162,622	\$223,576	\$297,253	\$498,124
Loan Balance	\$203,717	\$201,028	\$191,925	\$172,602	\$146,538	\$111,382	\$0
Total Profit if Sold	\$6,837	\$18,802	\$58,669	\$139,641	\$241,492	\$368,046	\$715,724
Compound Annual Growth Rate	9%	12%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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