

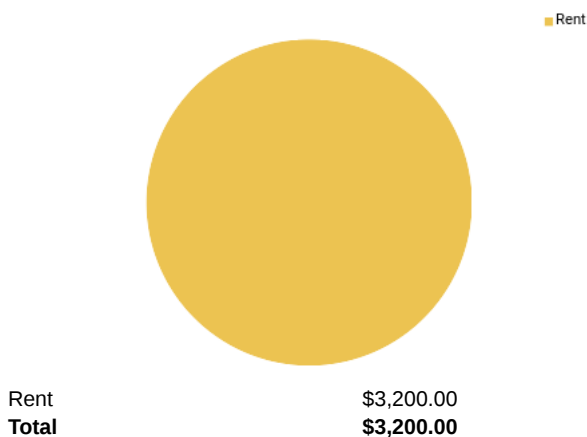
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,200.00	\$2,377.40	\$822.60	8.43%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,408.00	\$86,250.00	11.44%	8.43%

Property Information

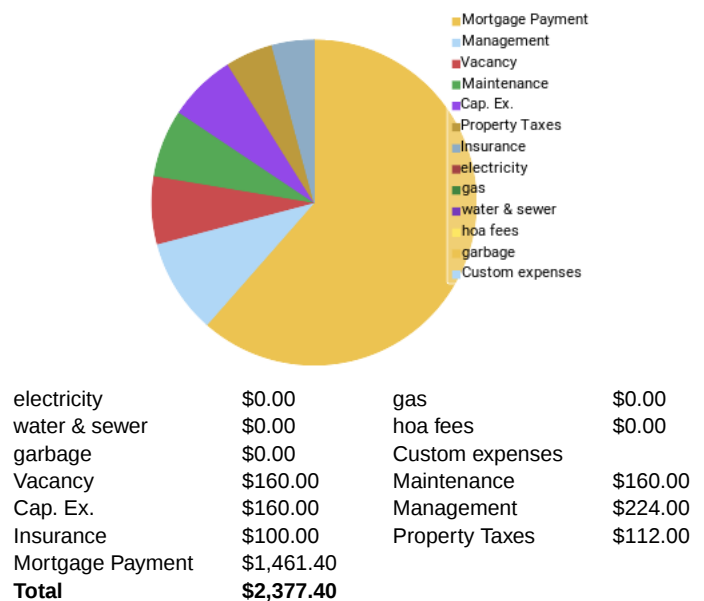
Purchase Price:	\$325,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$330,000.00
After Repair Value	

Down Payment:	\$81,250.00
Loan Amount:	\$243,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,461.40

Income



Expenses



Financial Projections

Total Initial Equity:	-\$243,750.00		
Gross Rent Multiplier:	8.46		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	8.43%	Debt Coverage Ratio:	1.56
ARV based on Cap Rate:	\$325,000.00		

50% Rule Cash Flow Estimates

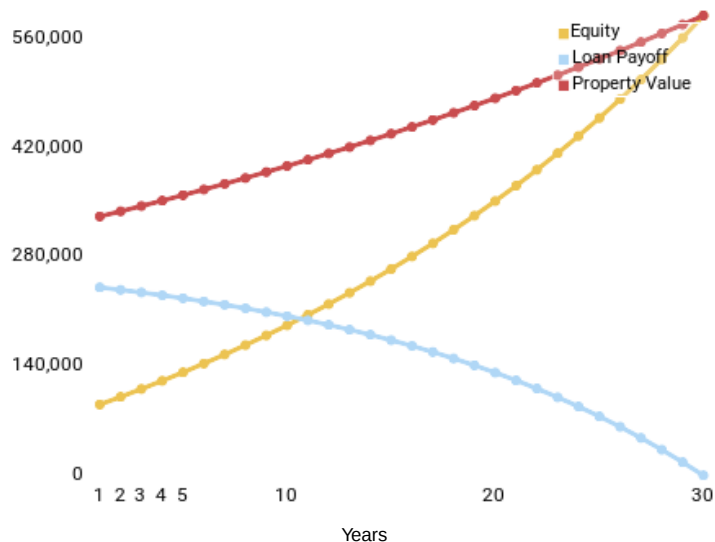
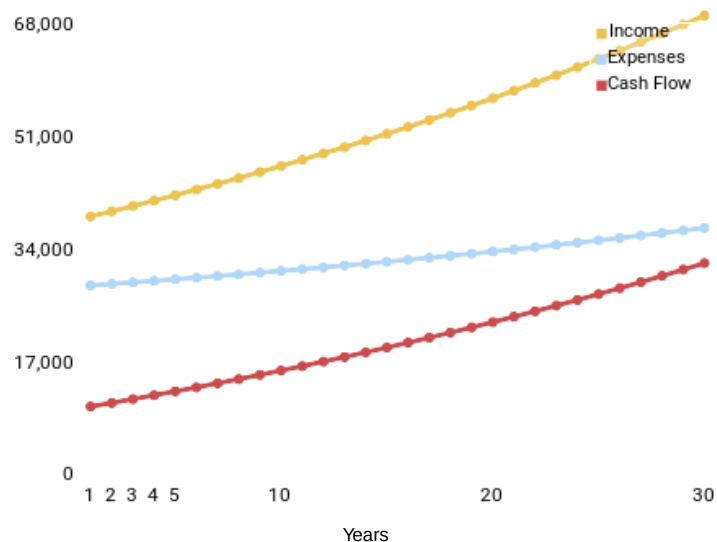
Total Monthly Income:	\$3,200.00
x50% for Expenses:	\$1,600.00
Monthly Payment/Interest Payment:	\$1,461.40
Total Monthly Cash Flow using 50% Rule:	\$138.60

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	\$39,168	\$39,951	\$42,397	\$46,809	\$51,681	\$57,060	\$69,556
Total Annual Expenses	\$28,749	\$28,973	\$29,673	\$30,936	\$32,331	\$33,870	\$37,447
Total Annual Cashflow	\$10,419	\$10,978	\$12,724	\$15,873	\$19,351	\$23,190	\$32,109
Cash on Cash ROI	12.08%	12.73%	14.75%	18.40%	22.44%	26.89%	37.23%
Property Value	\$331,500	\$338,130	\$358,826	\$396,173	\$437,407	\$482,933	\$588,693
Equity	\$90,743	\$100,551	\$132,006	\$192,189	\$264,226	\$351,299	\$588,693
Loan Balance	\$240,757	\$237,579	\$226,820	\$203,984	\$173,182	\$131,634	\$0
Total Profit if Sold	\$14,913	\$35,699	\$103,557	\$236,683	\$398,380	\$593,573	\$1,110,465
Compound Annual Growth Rate	17%	19%	17%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1880

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