

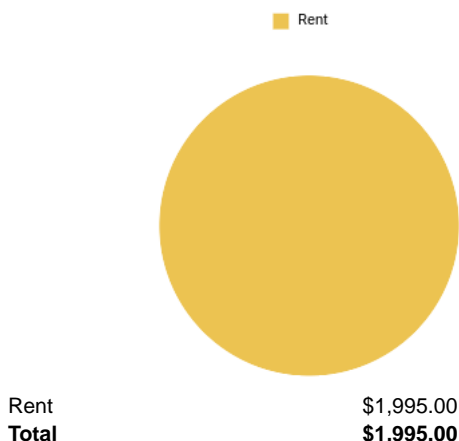
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,995.00	\$1,639.95	\$355.05	7.59%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,279.20	\$210,000.00	2.03%	7.59%

Property Information

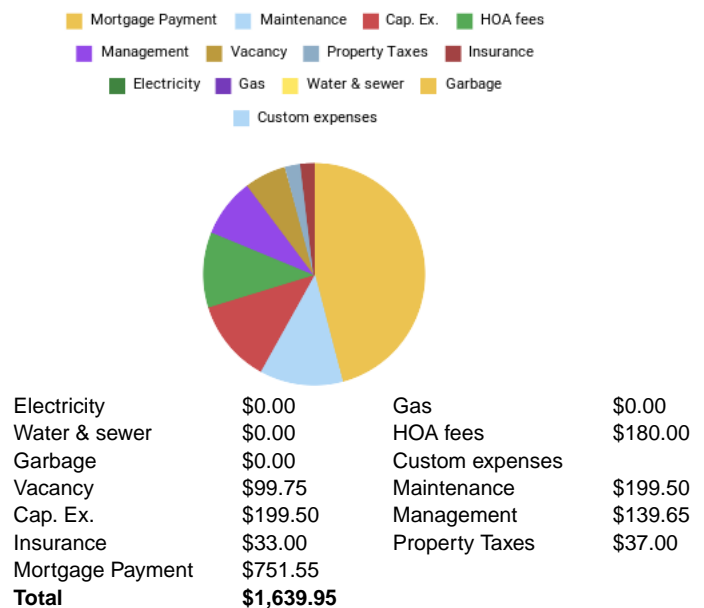
Purchase Price:	\$175,000.00
Purchase Closing Costs:	\$175,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$350,000.00
After Repair Value	

Down Payment:	\$35,000.00
Loan Amount:	\$140,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$751.55

Income



Expenses



Financial Projections

Total Initial Equity:	-\$140,000.00		
Gross Rent Multiplier:	7.31		
Income-Expense Ratio (2% Rule):	0.57%		
Typical Cap Rate:	7.59%	Debt Coverage Ratio:	1.47
ARV based on Cap Rate:	\$175,000.00		

50% Rule Cash Flow Estimates

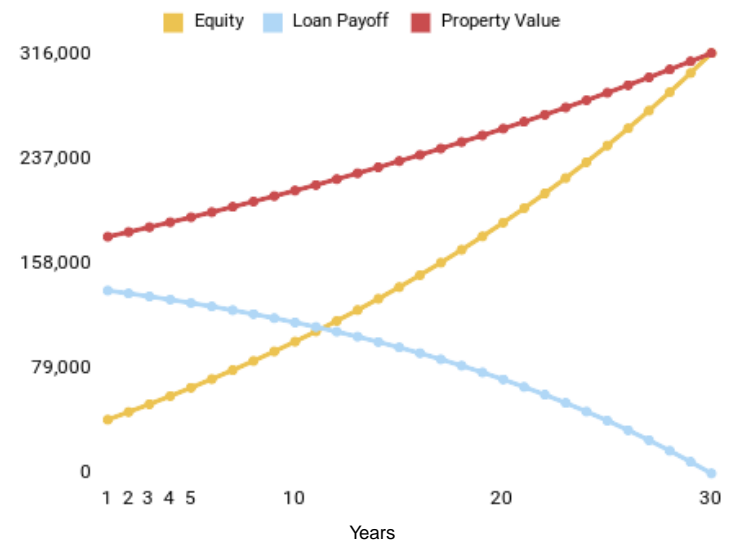
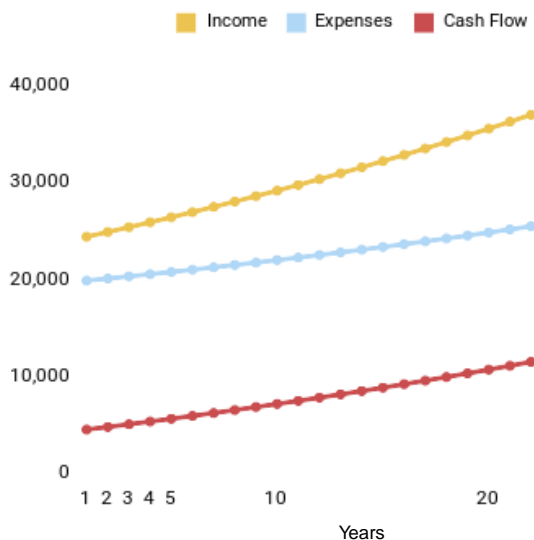
Total Monthly Income:	\$1,995.00
x50% for Expenses:	\$997.50
Monthly Payment/Interest Payment:	\$751.55
Total Monthly Cash Flow using 50% Rule:	\$245.95

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$24,419	\$24,907	\$26,432	\$29,183	\$32,220	\$35,574	\$43,364
Total Annual Expenses	\$19,893	\$20,110	\$20,789	\$22,014	\$23,367	\$24,860	\$28,329
Total Annual Cashflow	\$4,526	\$4,797	\$5,643	\$7,169	\$8,853	\$10,714	\$15,035
Cash on Cash ROI	2.16%	2.28%	2.69%	3.41%	4.22%	5.10%	7.16%
Property Value	\$178,500	\$182,070	\$193,214	\$213,324	\$235,527	\$260,041	\$316,988
Equity	\$40,566	\$46,307	\$64,654	\$99,445	\$140,489	\$189,184	\$316,988
Loan Balance	\$137,934	\$135,763	\$128,560	\$113,879	\$95,037	\$70,857	\$0
Total Profit if Sold	-\$164,908	-\$154,370	-\$119,952	-\$52,429	\$29,446	\$127,914	\$385,916
Annualized Total Return	-79%	-49%	-16%	-3%	1%	2%	4%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

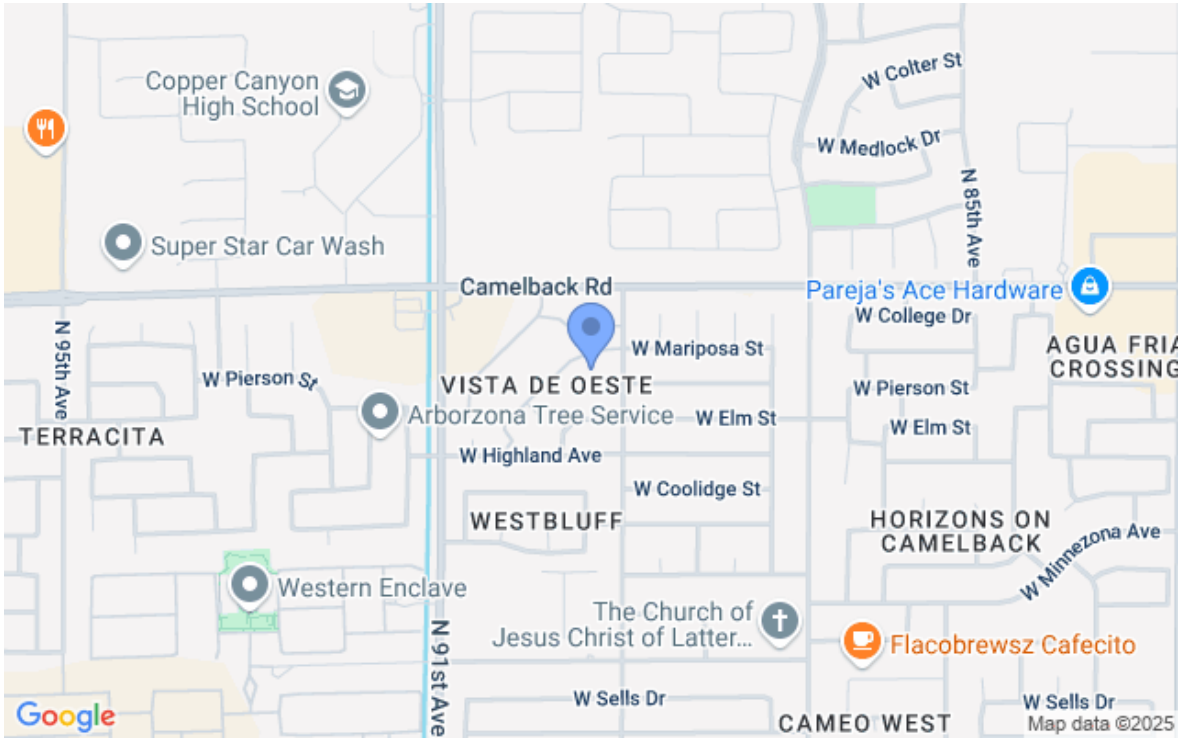


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House Size (sq. ft)

803.0



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