

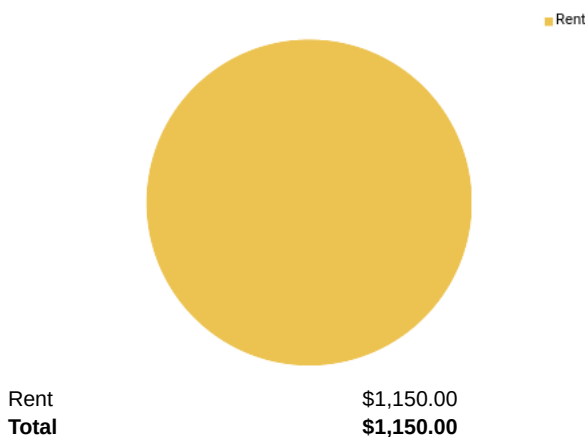
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,150.00	\$3,874.40	-\$2,724.40	-6.30%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
-\$17,334.00	\$59,200.00	-55.22%	-6.30%

Property Information

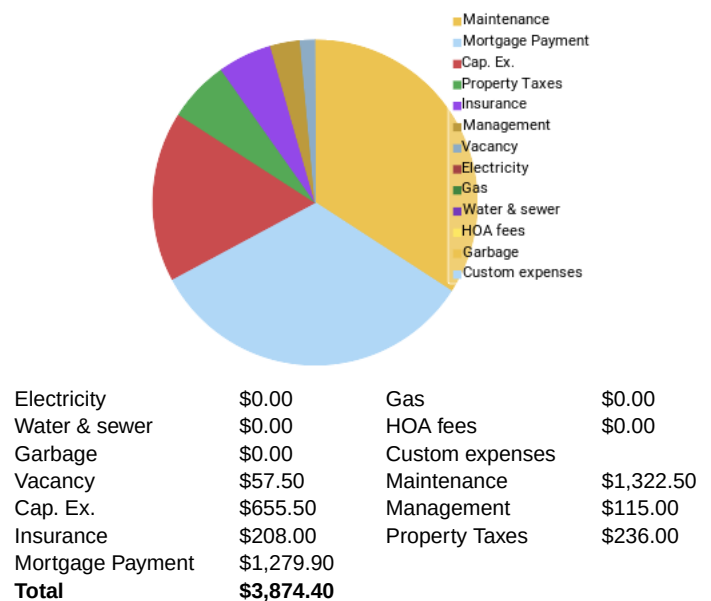
Purchase Price:	\$275,000.00
Purchase Closing Costs:	\$4,200.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$279,200.00
After Repair Value	

Down Payment:	\$55,000.00
Loan Amount:	\$220,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	29 years
Loan Interest Rate:	5.600%
Monthly P&I:	\$1,279.90

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$220,000.00	
Gross Rent Multiplier:		19.93	
Income-Expense Ratio (2% Rule):		0.41%	
Typical Cap Rate:		-6.30%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$275,000.00	-1.13

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,150.00
x50% for Expenses:	\$575.00
Monthly Payment/Interest Payment:	\$1,279.90
Total Monthly Cash Flow using 50% Rule:	-\$704.90

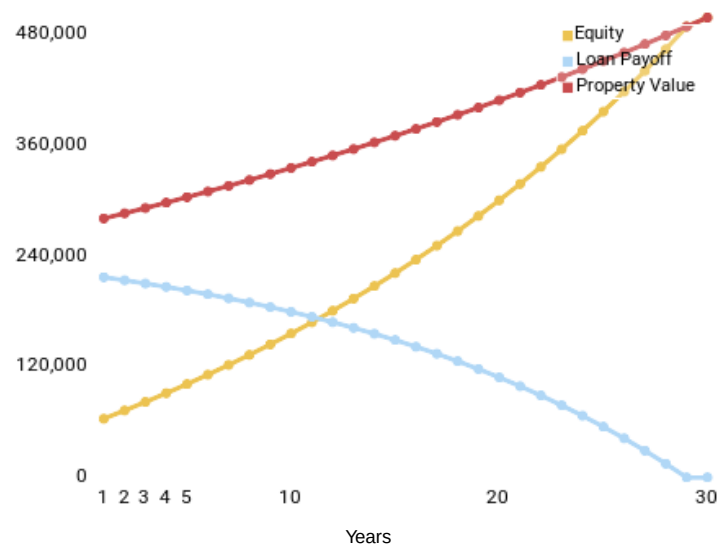
Analysis Over Time

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	\$14,076	\$14,358	\$15,236	\$16,822	\$18,573	\$20,506	\$24,997
Total Annual Expenses	\$47,115	\$47,751	\$49,733	\$53,311	\$57,261	\$61,622	\$56,395
Total Annual Cashflow	-\$33,039	-\$33,393	-\$34,497	-\$36,489	-\$38,688	-\$41,116	-\$31,398
Cash on Cash ROI	-55.81%	-56.41%	-58.27%	-61.64%	-65.35%	-69.45%	-53.04%
Property Value	\$280,500	\$286,110	\$303,622	\$335,223	\$370,114	\$408,636	\$498,124
Equity	\$63,618	\$72,525	\$101,110	\$155,835	\$221,300	\$300,251	\$498,124
Loan Balance	\$216,882	\$213,585	\$202,512	\$179,389	\$148,813	\$108,384	\$0
Total Profit if Sold	-\$28,621	-\$53,107	-\$126,895	-\$250,552	-\$374,041	-\$495,719	-\$723,752
Compound Annual Growth Rate	-48%	-68%	0%	0%	0%	0%	0%

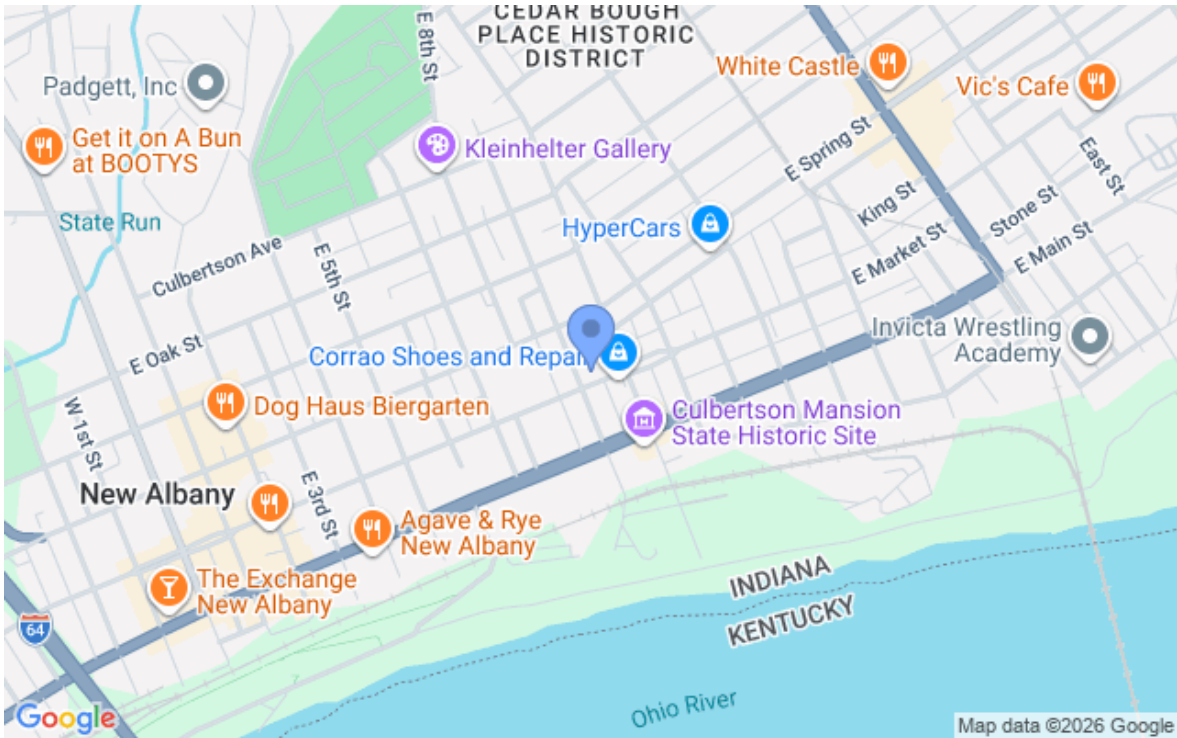
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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