

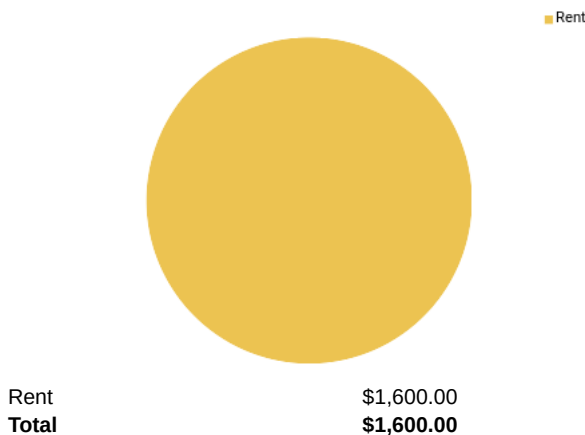
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,600.00	\$1,295.92	\$304.08	10.04%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,035.84	\$22,000.00	16.59%	10.04%

Property Information

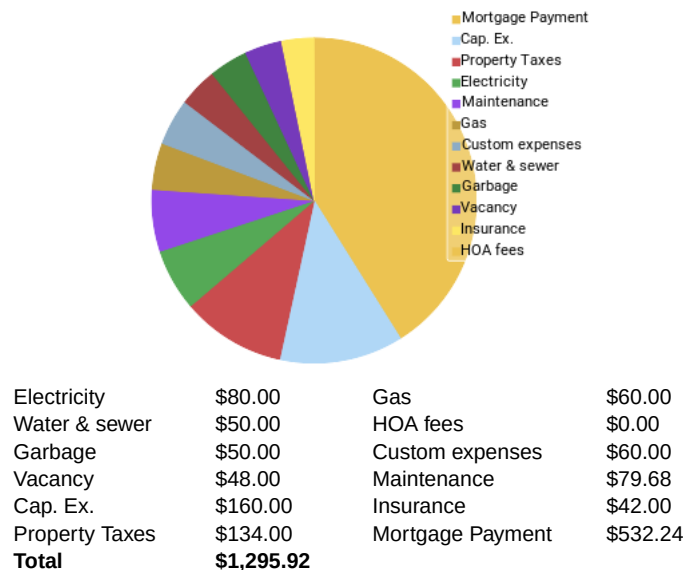
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$102,000.00
After Repair Value	

Down Payment:	\$20,000.00
Loan Amount:	\$80,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$532.24

Income



Expenses



Financial Projections

Total Initial Equity:	-\$80,000.00		
Gross Rent Multiplier:	5.21		
Income-Expense Ratio (2% Rule):	1.57%		
Typical Cap Rate:	10.04%	Debt Coverage Ratio:	1.57
ARV based on Cap Rate:	\$100,000.00		

50% Rule Cash Flow Estimates

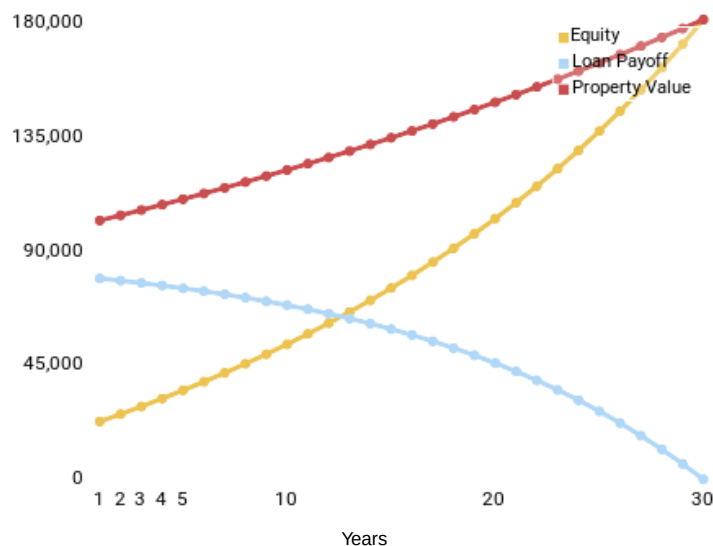
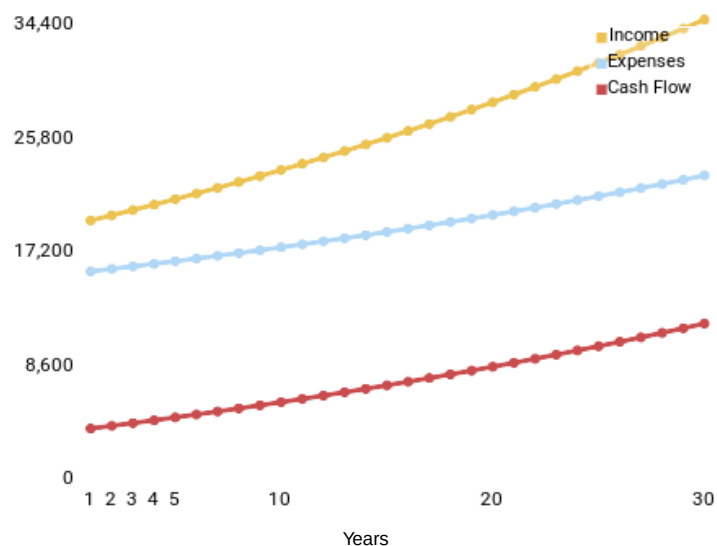
Total Monthly Income:	\$1,600.00
x50% for Expenses:	\$800.00
Monthly Payment/Interest Payment:	\$532.24
Total Monthly Cash Flow using 50% Rule:	\$267.76

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	\$19,584	\$19,976	\$21,198	\$23,405	\$25,841	\$28,530	\$34,778
Total Annual Expenses	\$15,734	\$15,921	\$16,505	\$17,558	\$18,721	\$20,004	\$22,987
Total Annual Cashflow	\$3,850	\$4,054	\$4,693	\$5,847	\$7,120	\$8,526	\$11,792
Cash on Cash ROI	17.50%	18.43%	21.33%	26.58%	32.36%	38.75%	53.60%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$22,813	\$25,724	\$35,103	\$53,250	\$75,372	\$102,755	\$181,136
Loan Balance	\$79,187	\$78,316	\$75,305	\$68,650	\$59,215	\$45,840	\$0
Total Profit if Sold	-\$2,988	\$3,825	\$26,159	\$70,325	\$124,499	\$190,593	\$369,221
Compound Annual Growth Rate	-14%	8%	17%	15%	13%	12%	10%

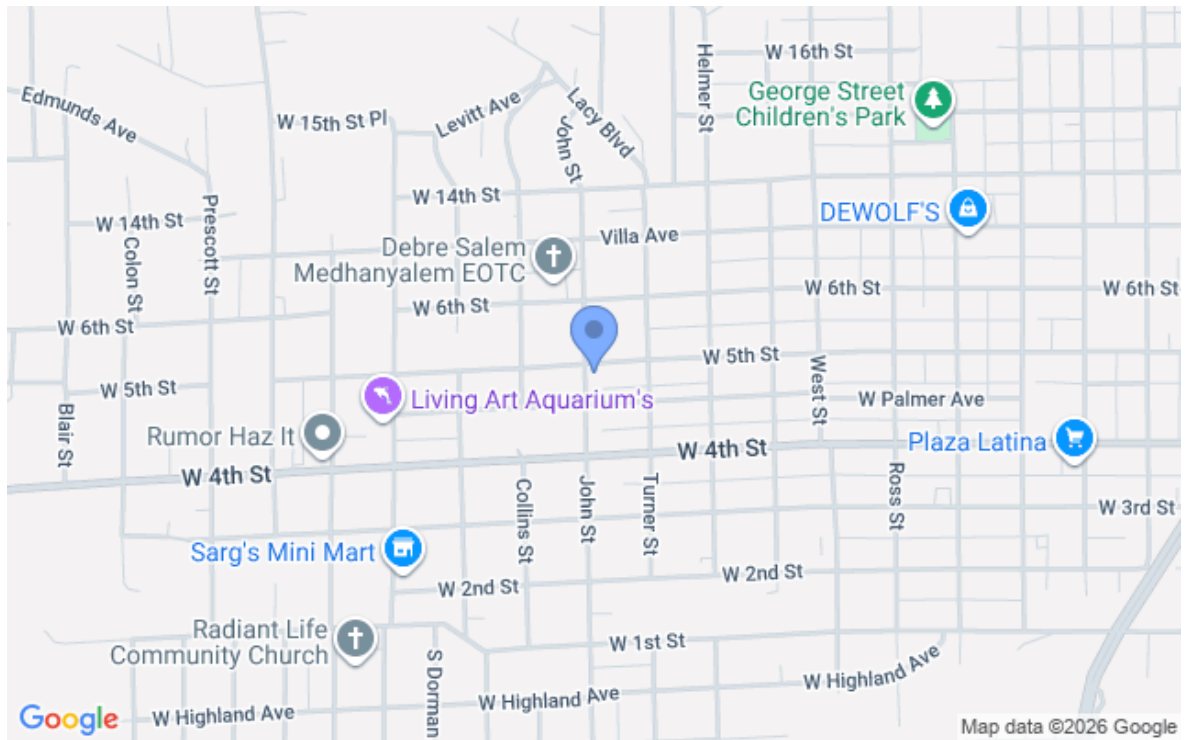
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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