

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,788.00	\$1,654.61	\$133.39	7.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,175.36	\$46,079.20	3.47%	7.09%

Property Information

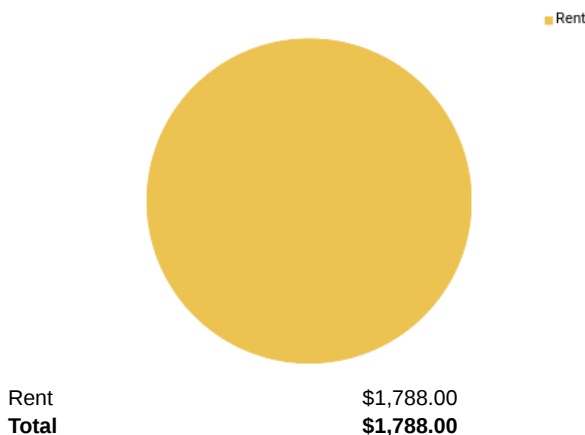
Purchase Price:	\$199,900.00
Purchase Closing Costs:	\$4,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$204,400.00
After Repair Value	

Property Description

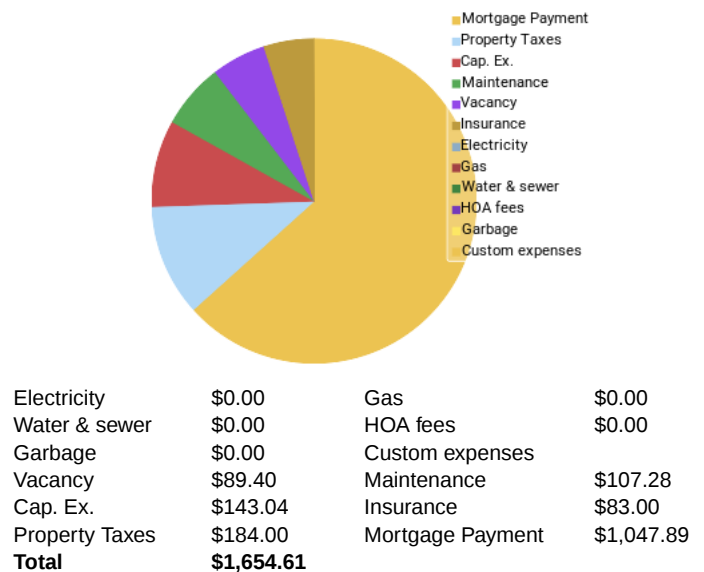
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Down Payment:	\$39,980.00
Loan Amount:	\$159,920.00
Loan Points:	1.0
Loan Fees:	\$1,599.20
Amortized Over:	30 years
Loan Interest Rate:	6.850%
Monthly P&I:	\$1,047.89

Income



Expenses



Financial Projections

Total Initial Equity:	-\$159,920.00		
Gross Rent Multiplier:	9.32		
Income-Expense Ratio (2% Rule):	0.87%		
Typical Cap Rate:	7.09%	Debt Coverage Ratio:	1.13
ARV based on Cap Rate:	\$199,900.00		

50% Rule Cash Flow Estimates

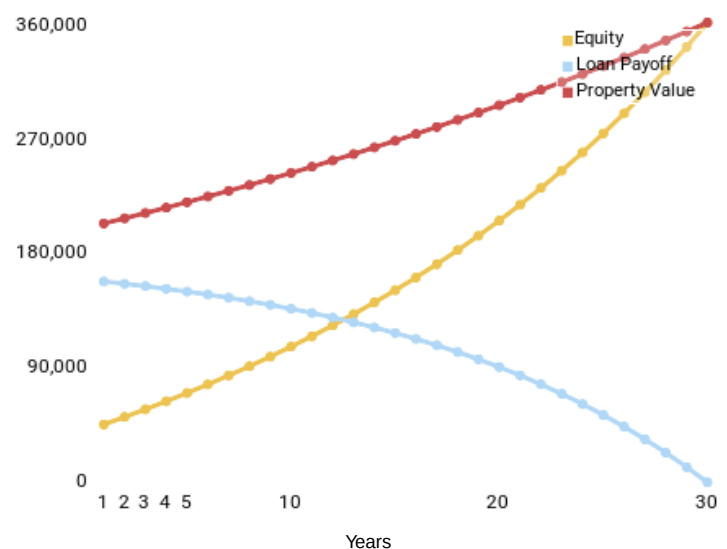
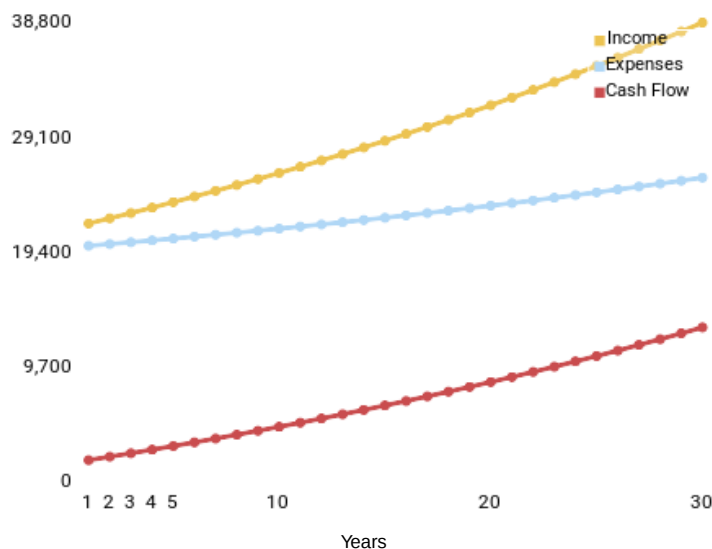
Total Monthly Income:	\$1,788.00
x50% for Expenses:	\$894.00
Monthly Payment/Interest Payment:	\$1,047.89
Total Monthly Cash Flow using 50% Rule:	-\$153.89

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	\$21,885	\$22,323	\$23,689	\$26,155	\$28,877	\$31,882	\$38,865
Total Annual Expenses	\$20,001	\$20,149	\$20,613	\$21,450	\$22,373	\$23,393	\$25,763
Total Annual Cashflow	\$1,884	\$2,173	\$3,076	\$4,705	\$6,503	\$8,489	\$13,102
Cash on Cash ROI	4.09%	4.72%	6.68%	10.21%	14.11%	18.42%	28.43%
Property Value	\$203,898	\$207,976	\$220,706	\$243,677	\$269,039	\$297,041	\$362,091
Equity	\$45,650	\$51,518	\$70,414	\$106,934	\$151,360	\$206,186	\$362,091
Loan Balance	\$158,248	\$156,458	\$150,291	\$136,743	\$117,679	\$90,855	\$0
Total Profit if Sold	\$1,455	\$9,497	\$36,706	\$93,428	\$166,704	\$259,926	\$525,340
Compound Annual Growth Rate	3%	10%	12%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

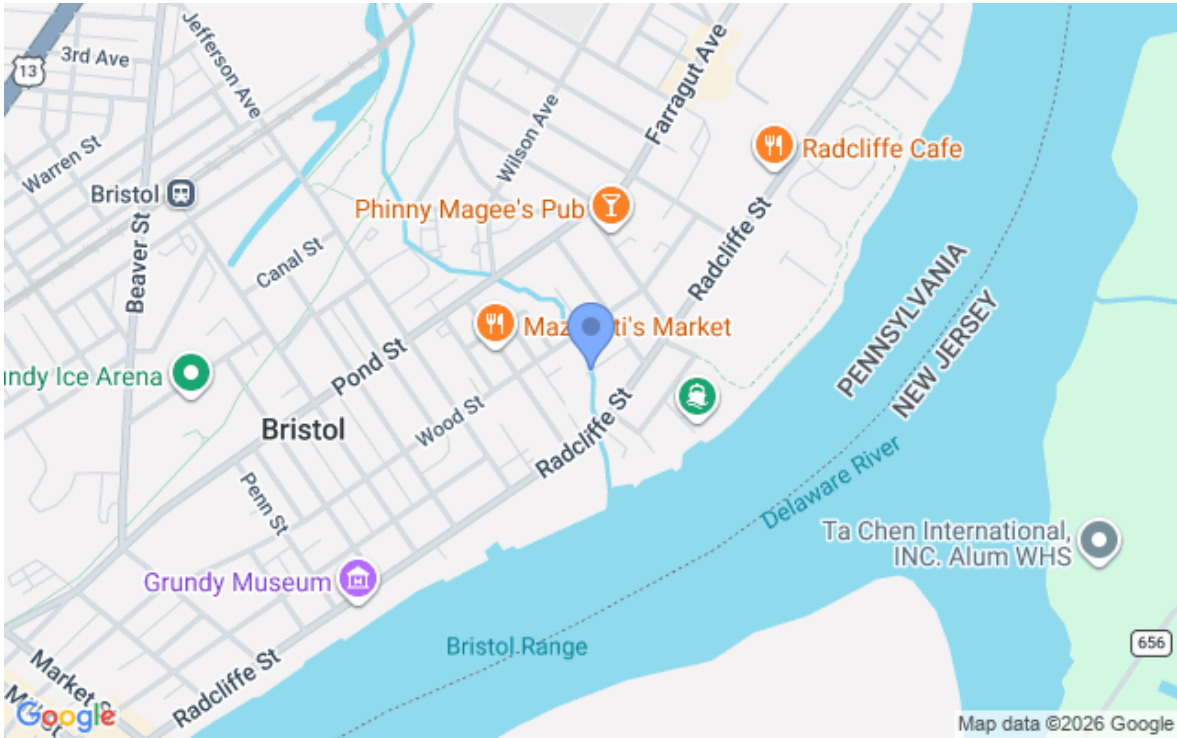


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House Size (sq. ft)

1181.0



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