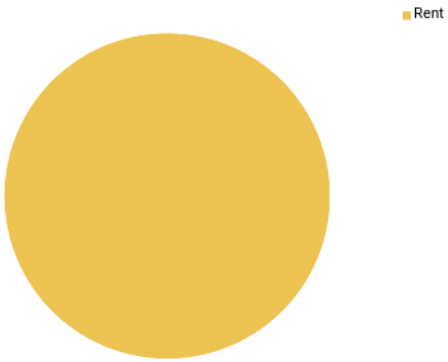
Benton Park Properties

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$7,500.00	$4,257.50	$3,242.50	14.98%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$74,883.00	$0.00	Inf%	14.98%

Property Information

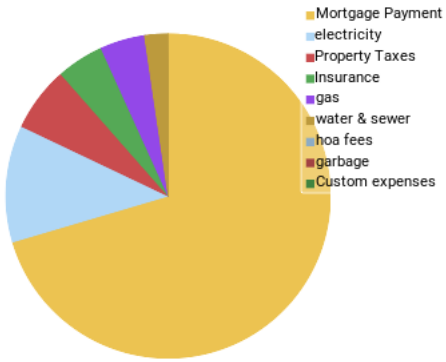
Purchase Price:	$500,000.00
Purchase Closing Costs:	$0.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$500,000.00**
After Repair Value	
Down Payment:	$0.00
Loan Amount:	$500,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	**$2,997.75**

Income



Rent	$7,500.00
Total	**$7,500.00**

Expenses



electricity	$495.75	gas	$189.00
water & sewer	$100.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Insurance	$200.00	Property Taxes	$275.00
Mortgage Payment	$2,997.75		
Total	**$4,257.50**		

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Financial Projections

Total Initial Equity:	-$500,000.00		
Gross Rent Multiplier:	5.56		
Income-Expense Ratio (2% Rule):	1.50%		
Typical Cap Rate:	14.98%	Debt Coverage Ratio:	2.08
ARV based on Cap Rate:	$500,000.00		

50% Rule Cash Flow Estimates

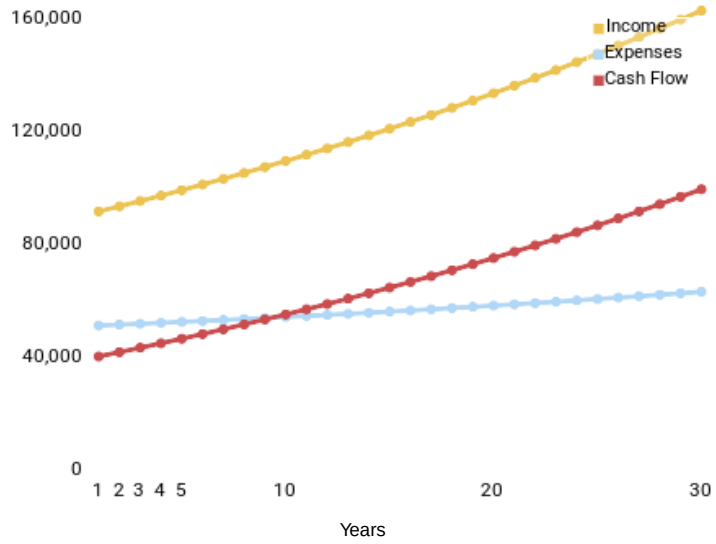
Total Monthly Income:	$7,500.00
x50% for Expenses:	$3,750.00
Monthly Payment/Interest Payment:	$2,997.75
Total Monthly Cash Flow using 50% Rule:	**$752.25**

Analysis Over Time

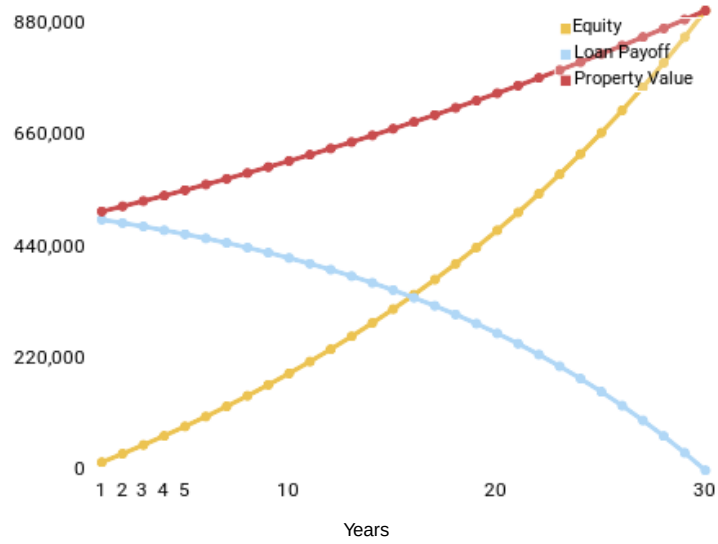
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$91,800	$93,636	$99,367	$109,709	$121,128	$133,735	$163,023
Total Annual Expenses	$51,392	$51,701	$52,663	$54,401	$56,319	$58,436	$63,355
Total Annual Cashflow	$40,408	$41,935	$46,704	$55,309	$64,810	$75,299	$99,667
Cash on Cash ROI	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%
Property Value	$510,000	$520,200	$552,040	$609,497	$672,934	$742,974	$905,681
Equity	$16,140	$32,859	$86,769	$191,069	$317,690	$472,956	$905,681
Loan Balance	$493,860	$487,341	$465,272	$418,429	$355,244	$270,018	$0
Total Profit if Sold	$56,548	$115,202	$304,391	$667,685	$1,098,977	$1,609,344	$2,925,107
Compound Annual Growth Rate	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%	Inf%

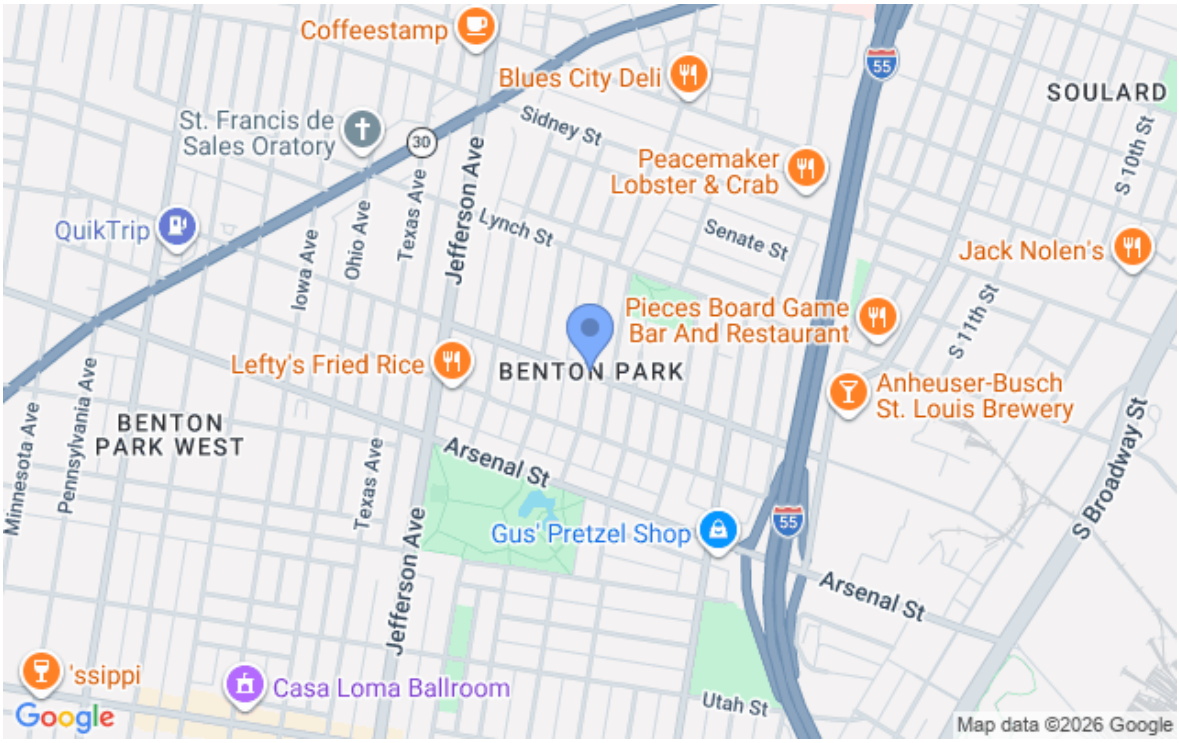
Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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