10807 Sugarhill

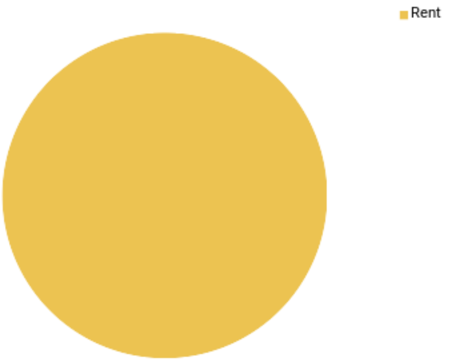
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$3,383.00	$3,236.84	$146.16	5.81%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$24,392.64	$111,700.00	1.57%	5.81%

Property Information

Purchase Price:	$420,000.00
Purchase Closing Costs:	$6,700.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$426,700.00**
After Repair Value	

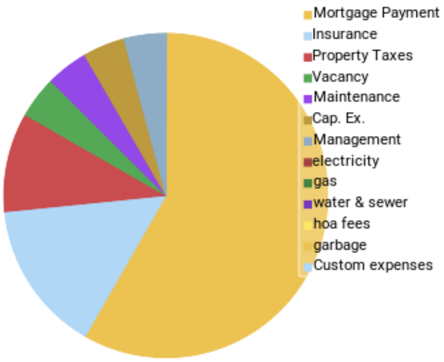
Down Payment:	$105,000.00
Loan Amount:	$315,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.990%
Monthly P&I:	**$1,886.56**

Income



Rent	$3,383.00
Total	**$3,383.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$135.32	Maintenance	$135.32
Cap. Ex.	$135.32	Management	$135.32
Insurance	$489.00	Property Taxes	$320.00
Mortgage Payment	$1,886.56		
Total	**$3,236.84**		

Financial Projections

Total Initial Equity:	-$315,000.00		
Gross Rent Multiplier:	10.35		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	5.81%	Debt Coverage Ratio:	1.08
ARV based on Cap Rate:	$420,000.00		

50% Rule Cash Flow Estimates

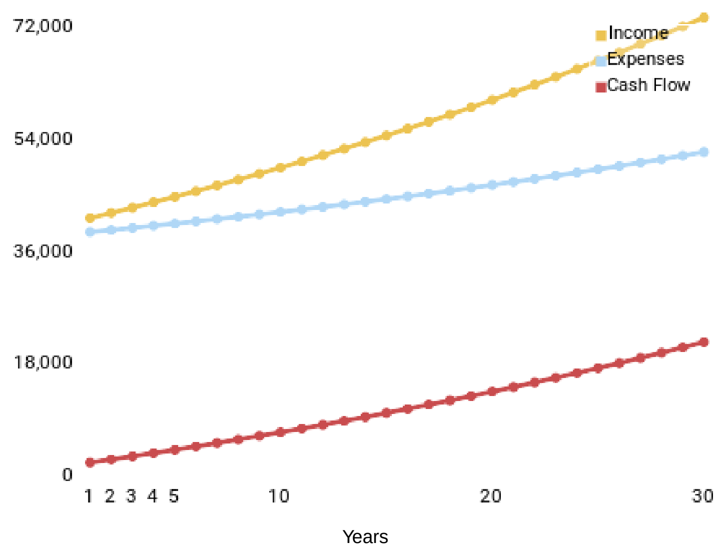
Total Monthly Income:	$3,383.00
x50% for Expenses:	$1,691.50
Monthly Payment/Interest Payment:	$1,886.56
Total Monthly Cash Flow using 50% Rule:	**-$195.06**

Analysis Over Time

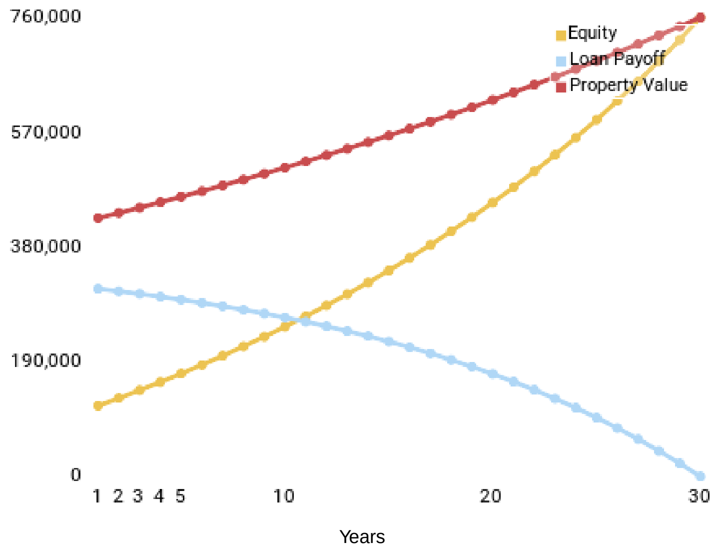
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

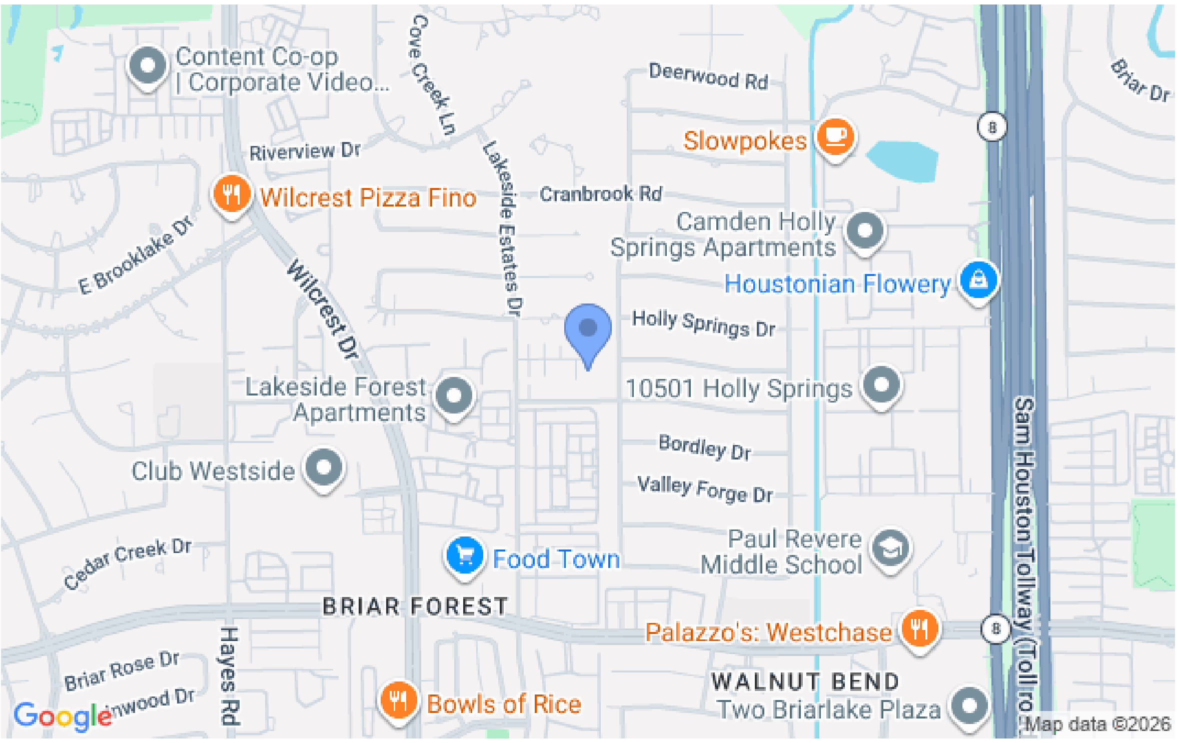
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$41,408	$42,236	$44,821	$49,486	$54,637	$60,324	$73,534
Total Annual Expenses	$39,166	$39,497	$40,529	$42,391	$44,446	$46,716	$51,989
Total Annual Cashflow	$2,242	$2,739	$4,293	$7,096	$10,191	$13,607	$21,545
Cash on Cash ROI	2.01%	2.45%	3.84%	6.35%	9.12%	12.18%	19.29%
Property Value	$428,400	$436,968	$463,714	$511,978	$565,265	$624,098	$760,772
Equity	$117,275	$129,958	$170,629	$248,438	$341,558	$454,092	$760,772
Loan Balance	$311,125	$307,010	$293,085	$263,540	$223,707	$170,006	$0
Total Profit if Sold	$7,817	$23,239	$75,214	$182,785	$320,546	$494,148	$979,264
Compound Annual Growth Rate	7%	10%	11%	10%	9%	9%	8%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)

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