

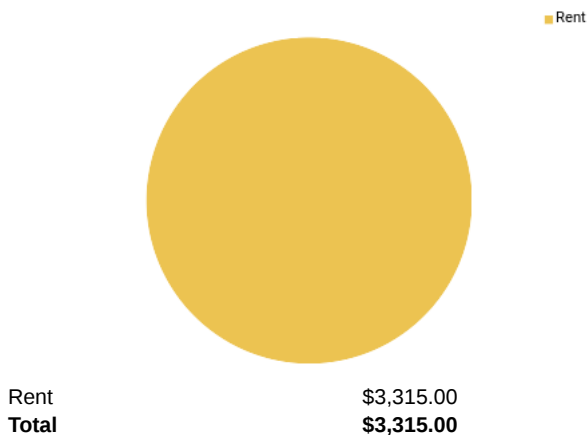
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,315.00	\$3,458.63	-\$143.63	6.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$19,408.80	\$67,000.00	-2.57%	6.47%

Property Information

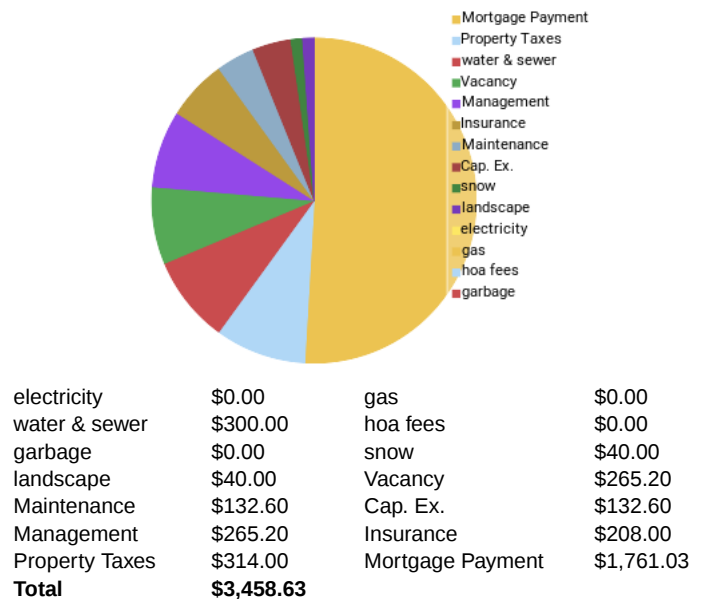
Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$7,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$307,000.00
After Repair Value	

Down Payment:	\$60,000.00
Loan Amount:	\$240,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$1,761.03

Income



Expenses



Financial Projections

Total Initial Equity:	-\$240,000.00		
Gross Rent Multiplier:	7.54		
Income-Expense Ratio (2% Rule):	1.08%		
Typical Cap Rate:	6.47%	Debt Coverage Ratio:	0.92
ARV based on Cap Rate:	\$300,000.00		

50% Rule Cash Flow Estimates

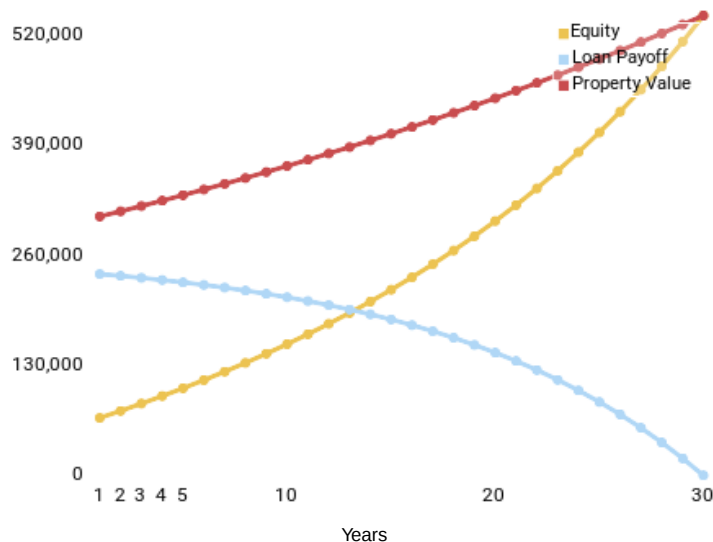
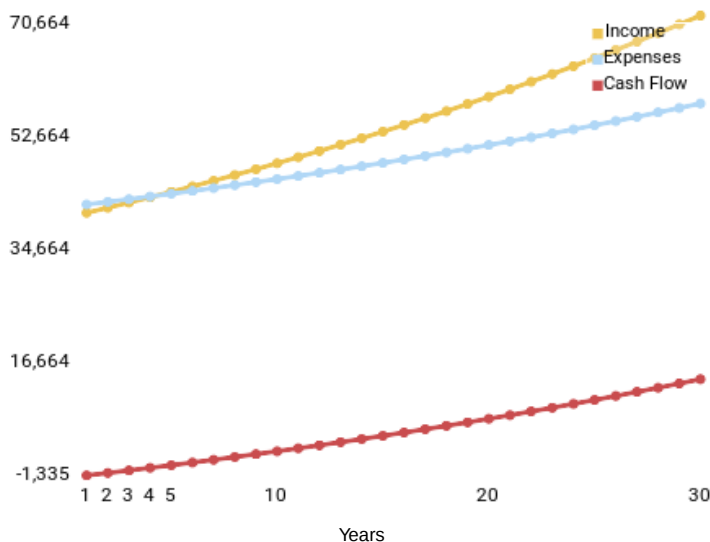
Total Monthly Income:	\$3,315.00
x50% for Expenses:	\$1,657.50
Monthly Payment/Interest Payment:	\$1,761.03
Total Monthly Cash Flow using 50% Rule:	-\$103.53

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	\$40,576	\$41,387	\$43,920	\$48,492	\$53,539	\$59,111	\$72,056
Total Annual Expenses	\$41,911	\$42,327	\$43,624	\$45,965	\$48,549	\$51,403	\$58,032
Total Annual Cashflow	-\$1,335	-\$940	\$296	\$2,527	\$4,989	\$7,708	\$14,024
Cash on Cash ROI	-1.99%	-1.40%	0.44%	3.77%	7.45%	11.50%	20.93%
Property Value	\$306,000	\$312,120	\$331,224	\$365,698	\$403,761	\$445,784	\$543,408
Equity	\$68,005	\$76,296	\$103,057	\$155,159	\$219,485	\$300,637	\$543,408
Loan Balance	\$237,995	\$235,824	\$228,168	\$210,539	\$184,276	\$145,147	\$0
Total Profit if Sold	-\$331	\$7,021	\$33,419	\$93,606	\$177,856	\$292,003	\$645,561
Compound Annual Growth Rate	0%	5%	8%	9%	9%	9%	8%

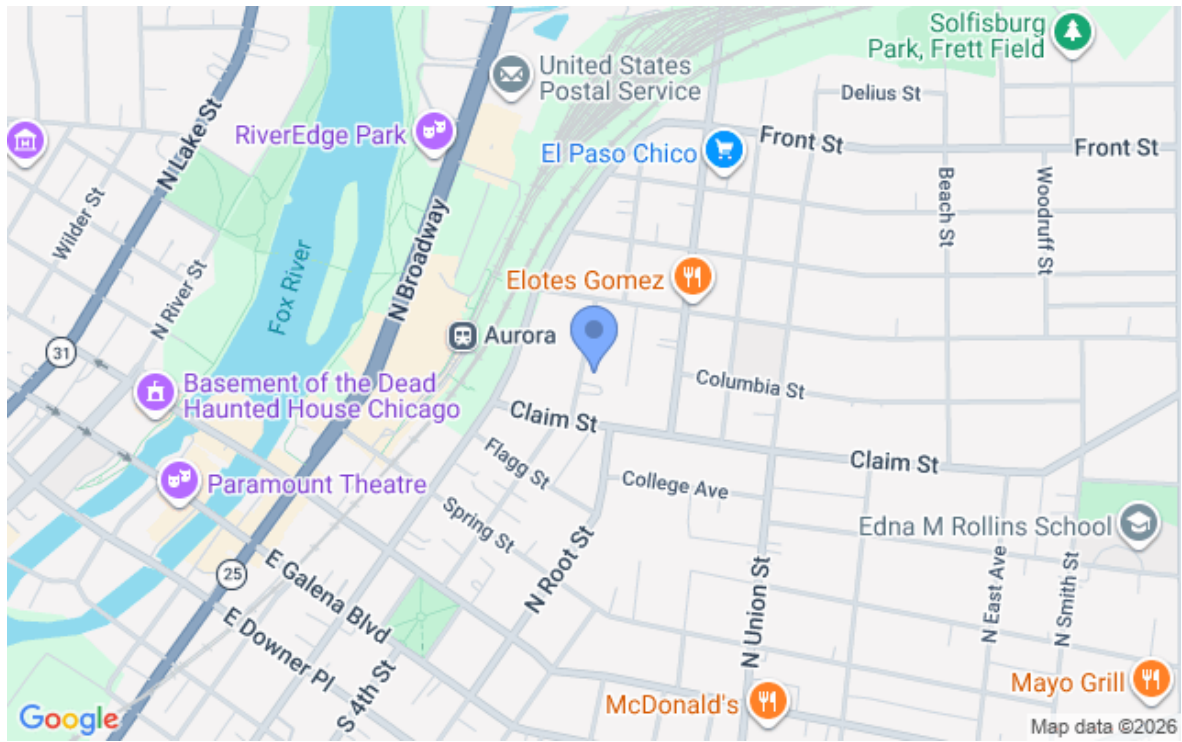
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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