

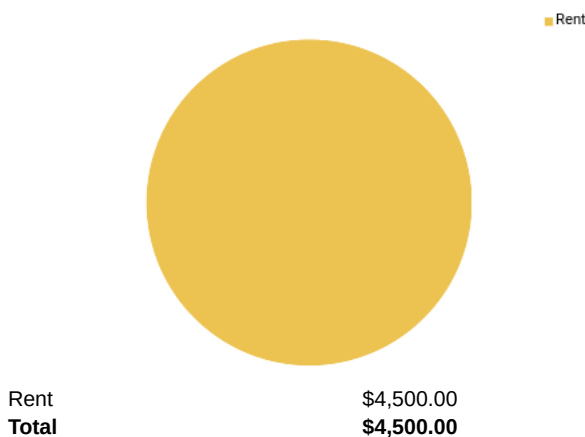
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,500.00	\$3,502.07	\$997.93	8.91%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$35,542.80	\$96,197.00	12.45%	9.63%

Property Information

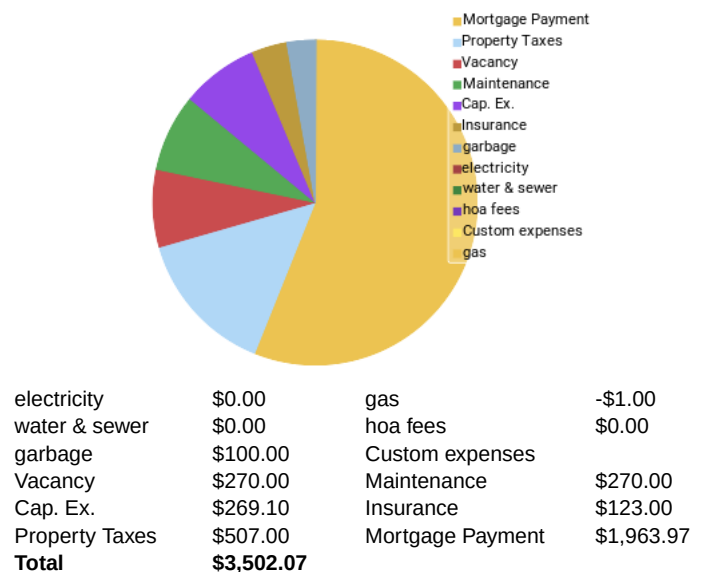
Purchase Price:	\$369,000.00
Purchase Closing Costs:	\$7,397.00
Estimated Repair Costs:	\$15,000.00
Total Cost of Project:	\$391,397.00
After Repair Value	\$398,998.00

Down Payment:	\$73,800.00
Loan Amount:	\$295,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,963.97

Income



Expenses



Financial Projections

Total Initial Equity:	\$103,798.00		
Gross Rent Multiplier:	6.83		
Income-Expense Ratio (2% Rule):	1.15%		
Typical Cap Rate:	9.63%	Debt Coverage Ratio:	1.51
ARV based on Cap Rate:	\$369,000.00		

50% Rule Cash Flow Estimates

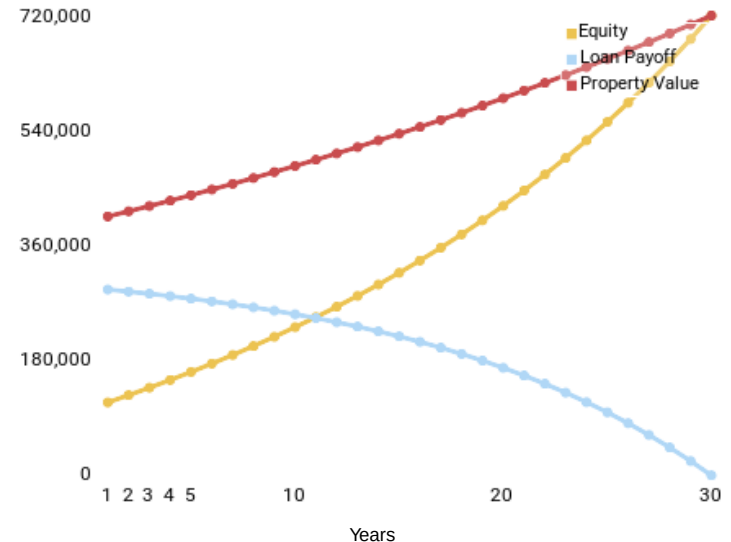
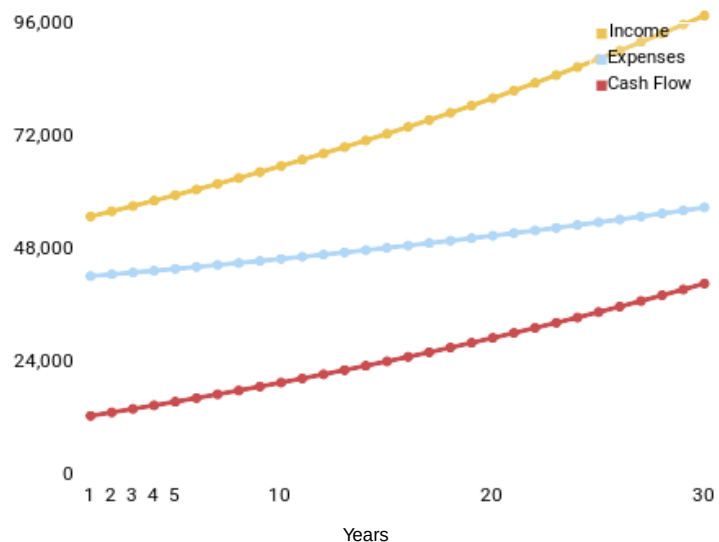
Total Monthly Income:	\$4,500.00
x50% for Expenses:	\$2,250.00
Monthly Payment/Interest Payment:	\$1,963.97
Total Monthly Cash Flow using 50% Rule:	\$286.03

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	\$55,080	\$56,182	\$59,620	\$65,826	\$72,677	\$80,241	\$97,814
Total Annual Expenses	\$42,394	\$42,771	\$43,946	\$46,067	\$48,409	\$50,994	\$57,000
Total Annual Cashflow	\$12,686	\$13,411	\$15,674	\$19,759	\$24,268	\$29,247	\$40,813
Cash on Cash ROI	13.19%	13.94%	16.29%	20.54%	25.23%	30.40%	42.43%
Property Value	\$406,978	\$415,118	\$440,526	\$486,376	\$536,999	\$592,890	\$722,730
Equity	\$114,777	\$126,132	\$162,650	\$233,058	\$318,495	\$423,740	\$722,730
Loan Balance	\$292,201	\$288,986	\$277,876	\$253,318	\$218,504	\$169,150	\$0
Total Profit if Sold	\$31,266	\$56,032	\$137,280	\$298,152	\$495,733	\$737,058	\$1,390,244
Compound Annual Growth Rate	33%	26%	19%	15%	13%	11%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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