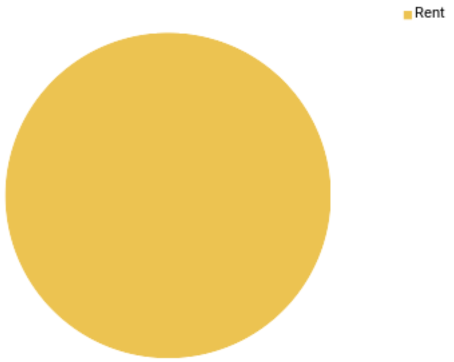
176 Sterling Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$4,500.00	$3,971.41	$528.59	7.27%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$36,336.00	$104,999.00	6.04%	7.27%

Property Information

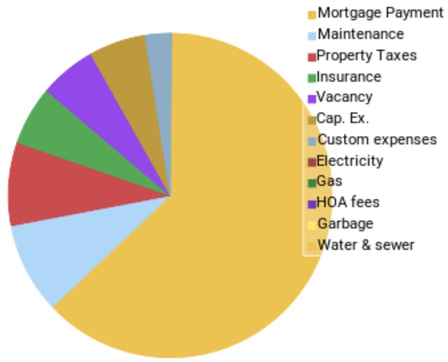
Purchase Price:	$500,000.00
Purchase Closing Costs:	$4,999.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$504,999.00**
After Repair Value	
Down Payment:	$100,000.00
Loan Amount:	$400,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.390%
Monthly P&I:	**$2,499.41**

Income



Rent	$4,500.00
Total	**$4,500.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	-$1.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	$100.00
Vacancy	$225.00	Maintenance	$360.00
Cap. Ex.	$225.00	Insurance	$233.00
Property Taxes	$330.00	Mortgage Payment	$2,499.41
Total	**$3,971.41**		

Financial Projections

Total Initial Equity:	-$400,000.00		
Gross Rent Multiplier:	9.26		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	7.27%	Debt Coverage Ratio:	1.21
ARV based on Cap Rate:	$500,000.00		

50% Rule Cash Flow Estimates

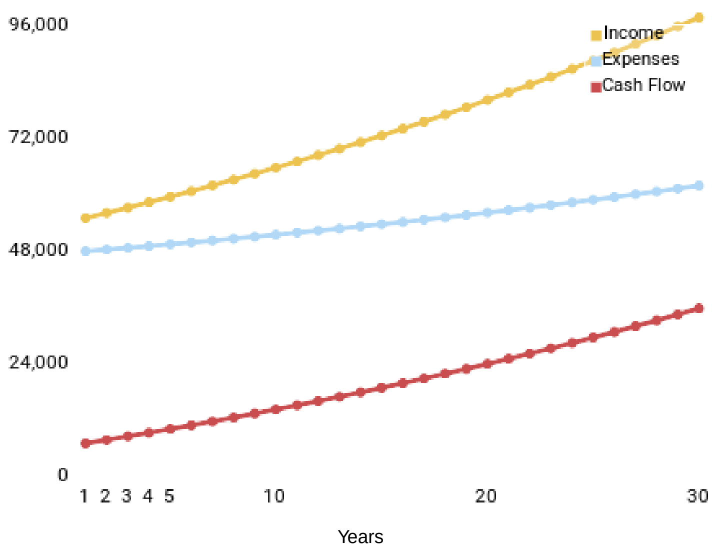
Total Monthly Income:	$4,500.00
x50% for Expenses:	$2,250.00
Monthly Payment/Interest Payment:	$2,499.41
Total Monthly Cash Flow using 50% Rule:	**-$249.41**

Analysis Over Time

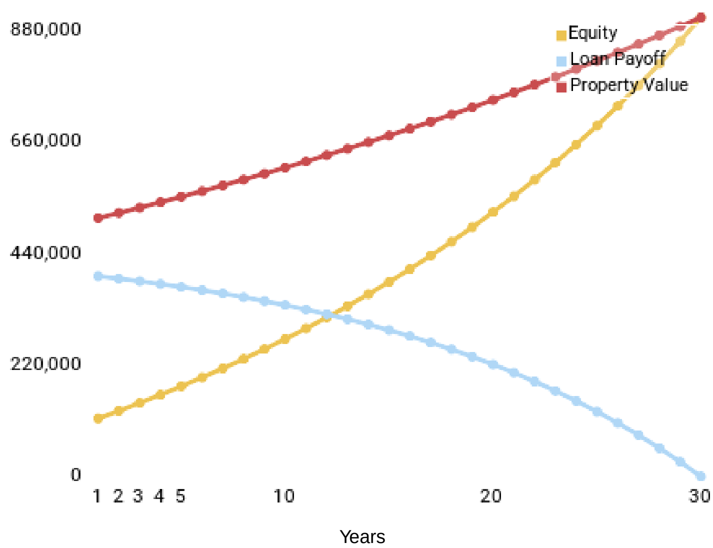
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$55,080	$56,182	$59,620	$65,826	$72,677	$80,241	$97,814
Total Annual Expenses	$48,010	$48,370	$49,495	$51,525	$53,766	$56,241	$61,989
Total Annual Cashflow	$7,070	$7,811	$10,125	$14,301	$18,911	$24,001	$35,825
Cash on Cash ROI	6.73%	7.44%	9.64%	13.62%	18.01%	22.86%	34.12%
Property Value	$510,000	$520,200	$552,040	$609,497	$672,934	$742,974	$905,681
Equity	$114,565	$129,630	$178,074	$271,334	$384,010	$521,766	$905,681
Loan Balance	$395,435	$390,570	$373,967	$338,164	$288,925	$221,208	$0
Total Profit if Sold	$16,636	$39,512	$115,986	$272,232	$470,059	$717,436	$1,404,459
Compound Annual Growth Rate	16%	17%	16%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



Year Built	1900