



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$12,000.00	\$11,400.95	\$599.05	7.38%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$80,784.00	\$82,325.00	8.73%	7.38%

Property Information

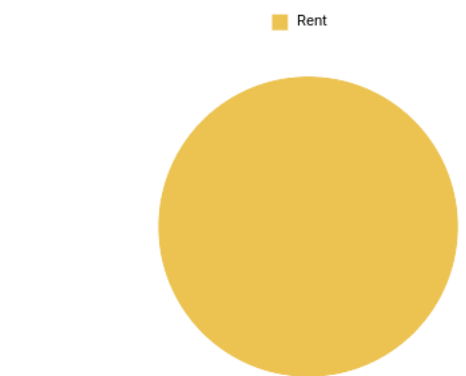
Purchase Price:	\$1,095,000.00
Purchase Closing Costs:	\$44,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,139,000.00
After Repair Value	

Property Description

Triplex; Each unit has a fully finished basement, creating (2) 4 bedroom homes & (1) 5 bedroom home, each including a 1-car detached garage. The basement of each unit is fully finished w/ 2 additional bedrooms, a laundry room, & large family room, w/ potential for use as a blended family home or mother-in-law suite. A shared front porch. Priv...

Down Payment:	\$38,325.00
Loan Amount:	\$1,056,675.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.700%
Monthly P&I:	\$6,132.95

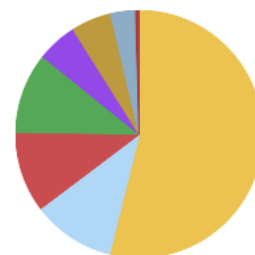
Income



Rent	\$12,000.00
Total	\$12,000.00

Expenses

- Mortgage Payment
- Insurance
- Cap. Ex.
- Management
- Vacancy
- Maintenance
- Property Taxes
- Custom expenses
- electricity
- gas
- water & sewer
- hoa fees
- garbage



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$60.00
Vacancy	\$600.00	Maintenance	\$600.00
Cap. Ex.	\$1,200.00	Management	\$1,200.00
Insurance	\$1,236.00	Property Taxes	\$372.00
Mortgage Payment	\$6,132.95		
Total	\$11,400.95		

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Financial Projections

Total Initial Equity:	-\$1,056,675.00		
Gross Rent Multiplier:	7.60		
Income-Expense Ratio (2% Rule):	1.05%		
Typical Cap Rate:	7.38%	Debt Coverage Ratio:	1.10
ARV based on Cap Rate:	\$1,095,000.00		

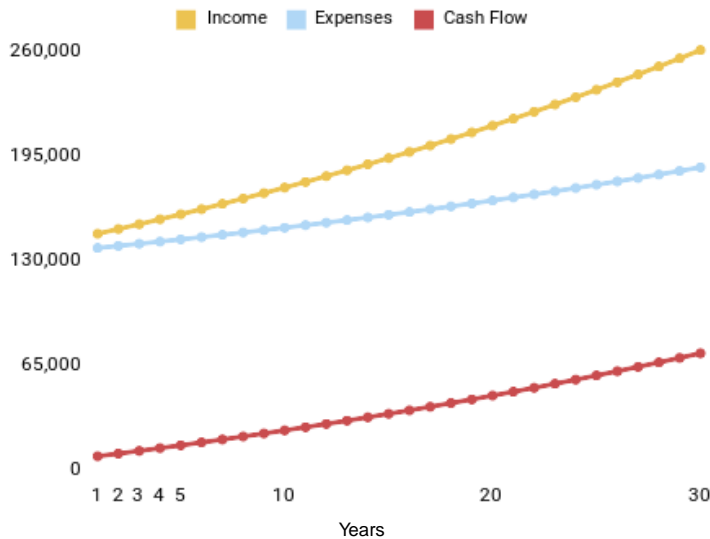
50% Rule Cash Flow Estimates

Total Monthly Income:	\$12,000.00
x50% for Expenses:	\$6,000.00
Monthly Payment/Interest Payment:	\$6,132.95
Total Monthly Cash Flow using 50% Rule:	-\$132.95

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	\$146,880	\$149,818	\$158,988	\$175,535	\$193,805	\$213,976	\$260,836
Total Annual Expenses	\$138,076	\$139,365	\$143,391	\$150,655	\$158,676	\$167,531	\$188,102
Total Annual Cashflow	\$8,804	\$10,452	\$15,597	\$24,880	\$35,129	\$46,445	\$72,734
Cash on Cash ROI	10.69%	12.70%	18.95%	30.22%	42.67%	56.42%	88.35%
Property Value	\$1,116,900	\$1,139,238	\$1,208,968	\$1,334,799	\$1,473,726	\$1,627,112	\$1,983,441
Equity	\$73,945	\$110,805	\$229,403	\$457,702	\$732,795	\$1,067,128	\$1,983,441
Loan Balance	\$1,042,955	\$1,028,433	\$979,565	\$877,097	\$740,931	\$559,984	\$0
Total Profit if Sold	\$424	\$47,737	\$207,912	\$541,677	\$971,512	\$1,514,991	\$3,036,052
Annualized Total Return	1%	26%	29%	22%	19%	16%	13%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

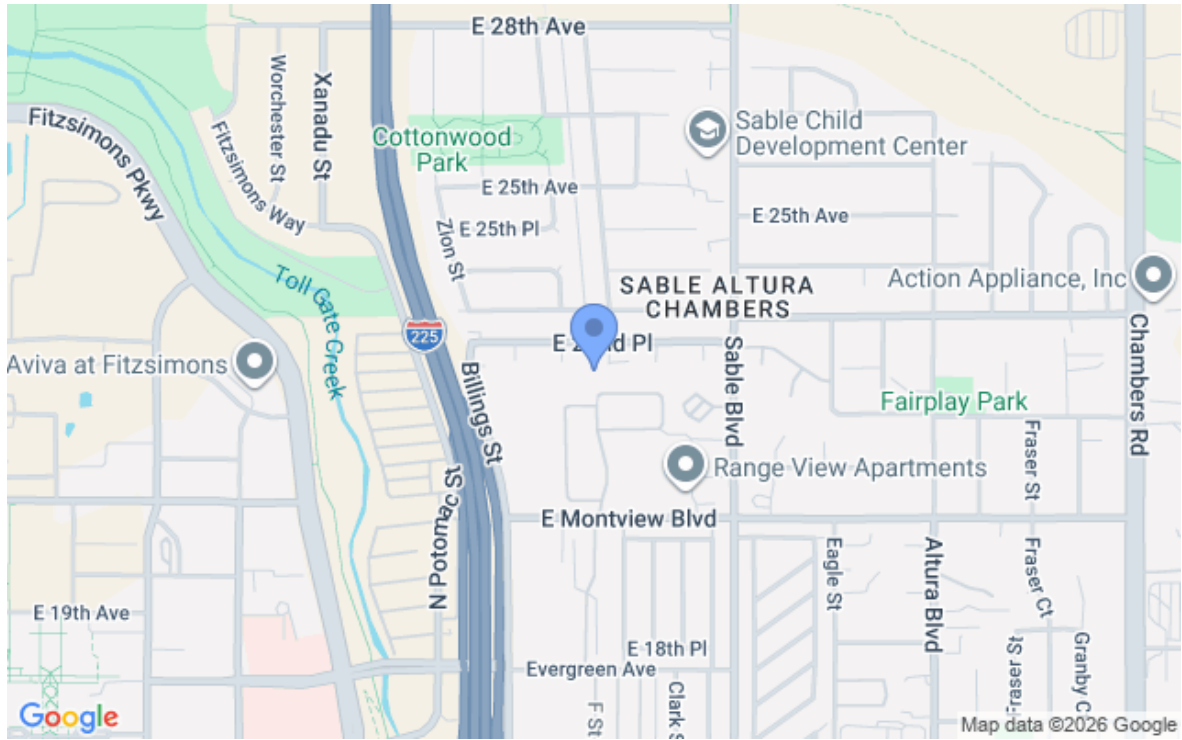


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House Size (sq. ft)
Year Built

5456.0
1979



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