

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,700.00	\$2,590.70	-\$890.70	3.38%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,140.00	\$15,500.00	-68.96%	3.38%

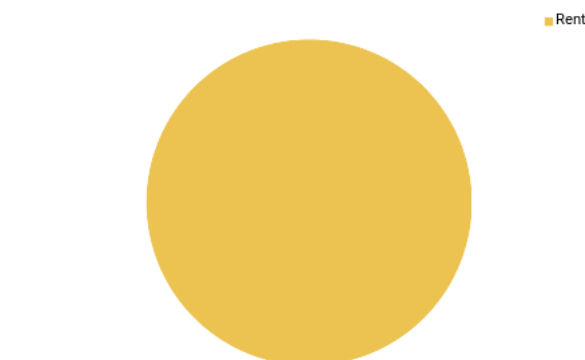
Property Information

Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$305,000.00
After Repair Value	

Down Payment:	\$10,500.00
Loan Amount:	\$289,500.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,735.70

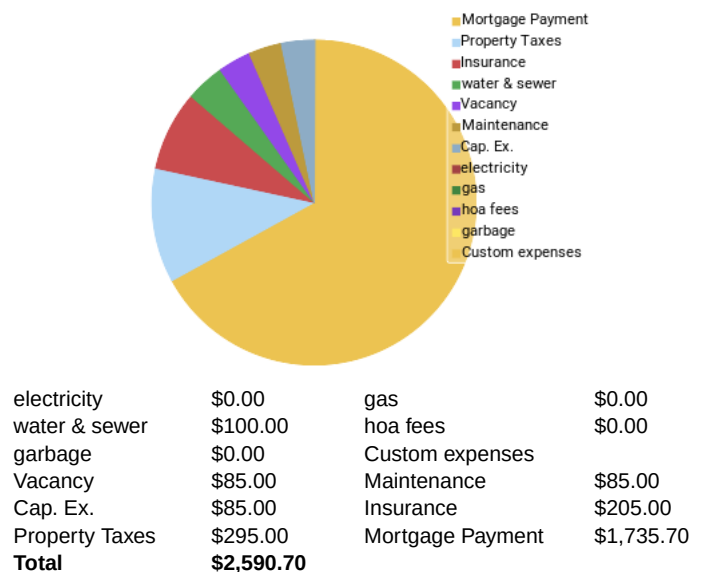


Income



Rent	\$1,700.00
Total	\$1,700.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$100.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$85.00	Maintenance	\$85.00
Cap. Ex.	\$85.00	Insurance	\$205.00
Property Taxes	\$295.00	Mortgage Payment	\$1,735.70
Total	\$2,590.70		

Financial Projections

Total Initial Equity:	-	\$289,500.00		
Gross Rent Multiplier:		14.71		
Income-Expense Ratio (2% Rule):		0.56%		
Typical Cap Rate:		3.38%	Debt Coverage Ratio:	0.49
ARV based on Cap Rate:		\$300,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,700.00
x50% for Expenses:	\$850.00
Monthly Payment/Interest Payment:	\$1,735.70
Total Monthly Cash Flow using 50% Rule:	-\$885.70

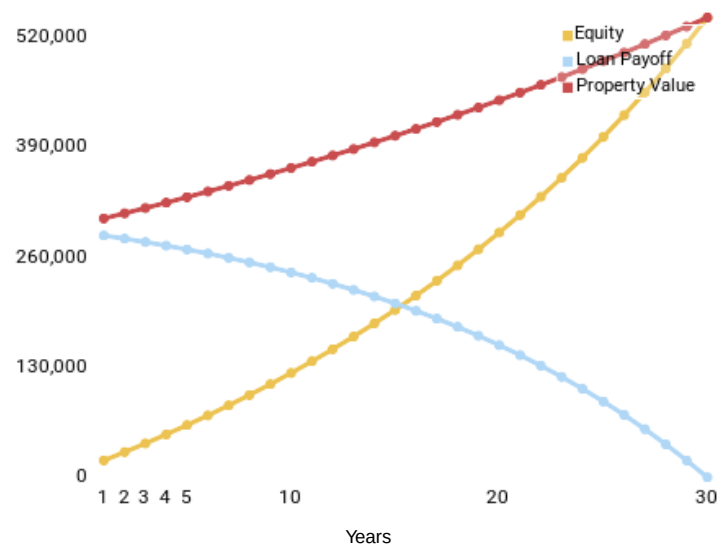
Analysis Over Time

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	\$20,808	\$21,224	\$22,523	\$24,867	\$27,456	\$30,313	\$36,952
Total Annual Expenses	\$31,294	\$31,503	\$32,156	\$33,335	\$34,637	\$36,074	\$39,413
Total Annual Cashflow	-\$10,486	-\$10,279	-\$9,633	-\$8,468	-\$7,181	-\$5,761	-\$2,461
Cash on Cash ROI	-67.65%	-66.31%	-62.15%	-54.63%	-46.33%	-37.17%	-15.88%
Property Value	\$306,000	\$312,120	\$331,224	\$365,698	\$403,761	\$445,784	\$543,408
Equity	\$20,055	\$29,949	\$61,832	\$123,428	\$198,074	\$289,444	\$543,408
Loan Balance	\$285,945	\$282,171	\$269,392	\$242,270	\$205,686	\$156,340	\$0
Total Profit if Sold	-\$5,930	-\$6,315	-\$3,986	\$12,895	\$49,011	\$108,679	\$322,644
Compound Annual Growth Rate	-38%	-23%	-6%	6%	10%	11%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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