

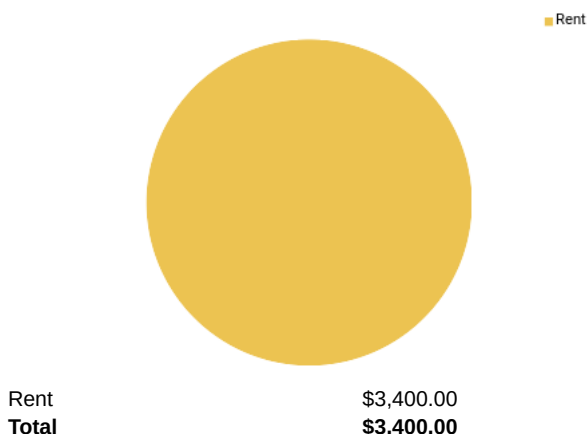
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,400.00	\$3,474.71	-\$74.71	5.28%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$27,720.00	\$112,875.00	-0.79%	5.28%

Property Information

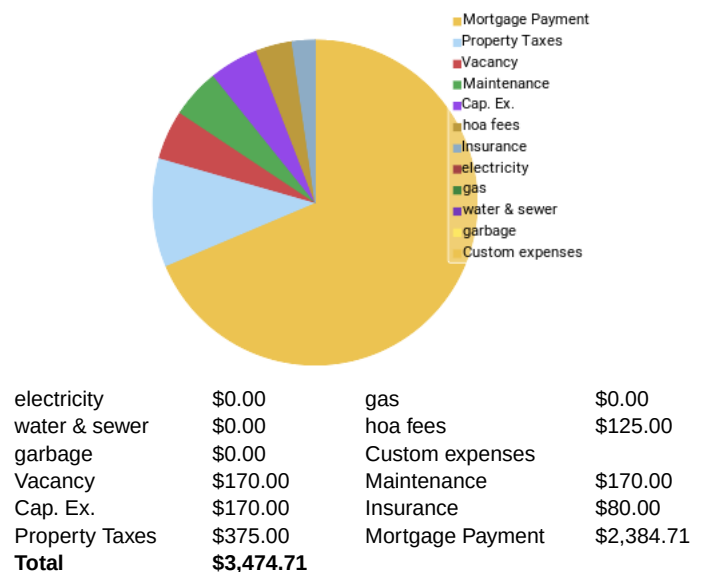
Purchase Price:	\$525,000.00
Purchase Closing Costs:	\$7,875.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$532,875.00
After Repair Value	

Down Payment:	\$105,000.00
Loan Amount:	\$420,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.500%
Monthly P&I:	\$2,384.71

Income



Expenses



Financial Projections

Total Initial Equity:	-\$420,000.00		
Gross Rent Multiplier:	12.87		
Income-Expense Ratio (2% Rule):	0.64%		
Typical Cap Rate:	5.28%	Debt Coverage Ratio:	0.97
ARV based on Cap Rate:	\$525,000.00		

50% Rule Cash Flow Estimates

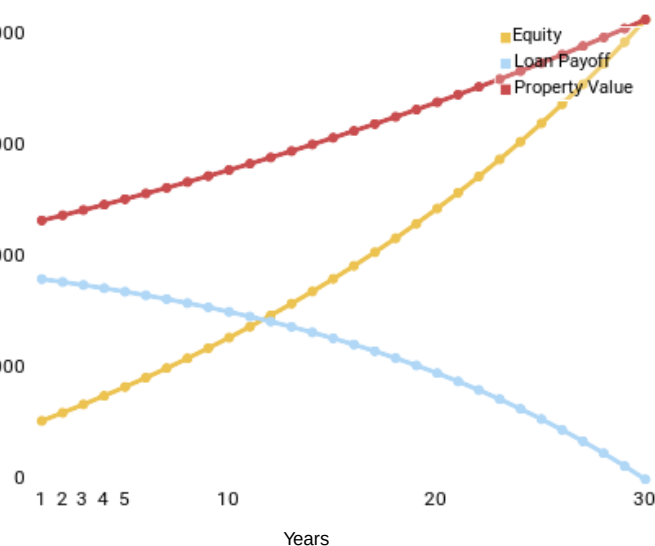
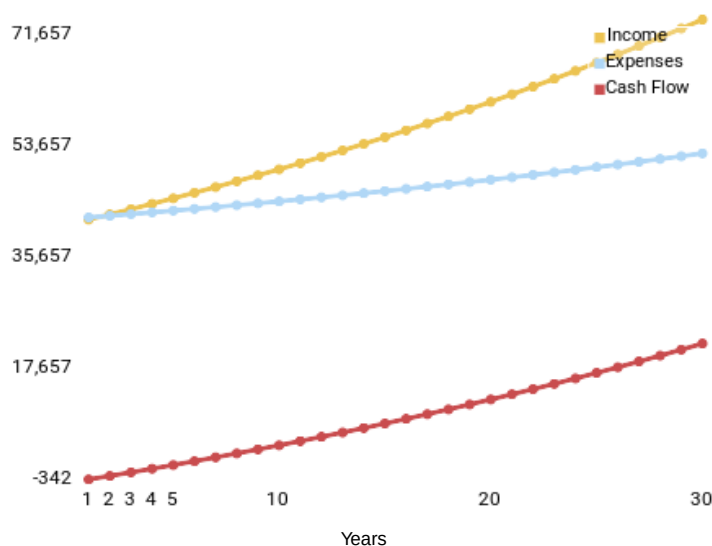
Total Monthly Income:	\$3,400.00
x50% for Expenses:	\$1,700.00
Monthly Payment/Interest Payment:	\$2,384.71
Total Monthly Cash Flow using 50% Rule:	-\$684.71

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	\$41,616	\$42,448	\$45,046	\$49,735	\$54,911	\$60,627	\$73,904
Total Annual Expenses	\$41,958	\$42,225	\$43,058	\$44,561	\$46,221	\$48,053	\$52,309
Total Annual Cashflow	-\$342	\$223	\$1,989	\$5,174	\$8,691	\$12,574	\$21,594
Cash on Cash ROI	-0.30%	0.20%	1.76%	4.58%	7.70%	11.14%	19.13%
Property Value	\$535,500	\$546,210	\$579,642	\$639,972	\$706,581	\$780,122	\$950,965
Equity	\$121,158	\$137,845	\$191,308	\$293,300	\$414,724	\$560,386	\$950,965
Loan Balance	\$414,342	\$408,365	\$388,335	\$346,672	\$291,857	\$219,736	\$0
Total Profit if Sold	\$7,941	\$24,851	\$82,491	\$203,856	\$361,562	\$562,174	\$1,126,631
Compound Annual Growth Rate	7%	10%	12%	11%	10%	9%	8%

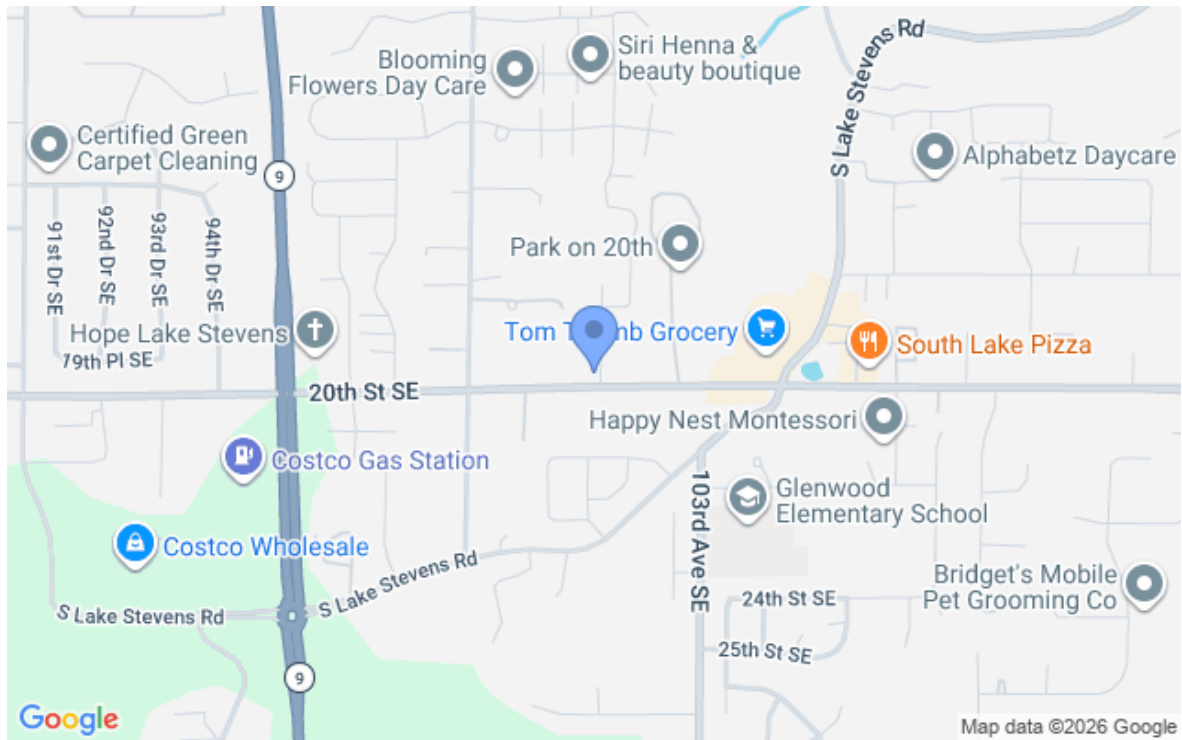
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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