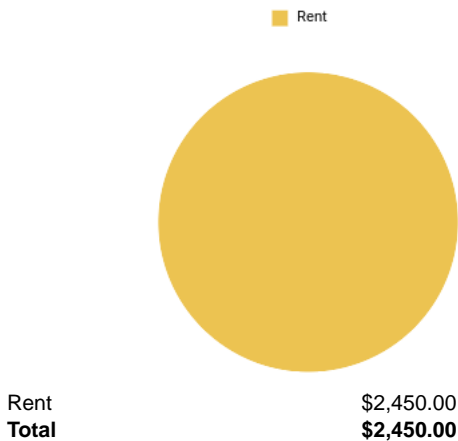


Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,450.00	\$895.76	\$1,554.24	5.83%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$18,650.94	\$326,500.00	5.71%	5.83%

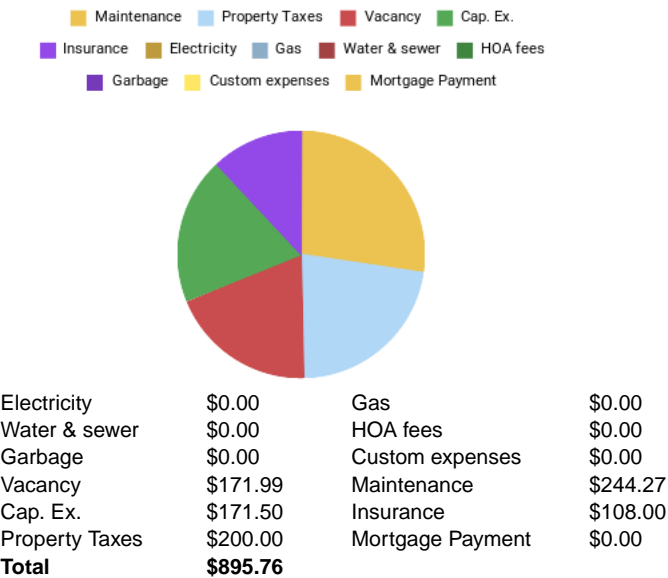
Property Information

Purchase Price:	\$320,000.00
Purchase Closing Costs:	\$6,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$326,500.00
After Repair Value	
Down Payment:	\$320,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	10.88		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	5.83%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$320,000.00		

50% Rule Cash Flow Estimates

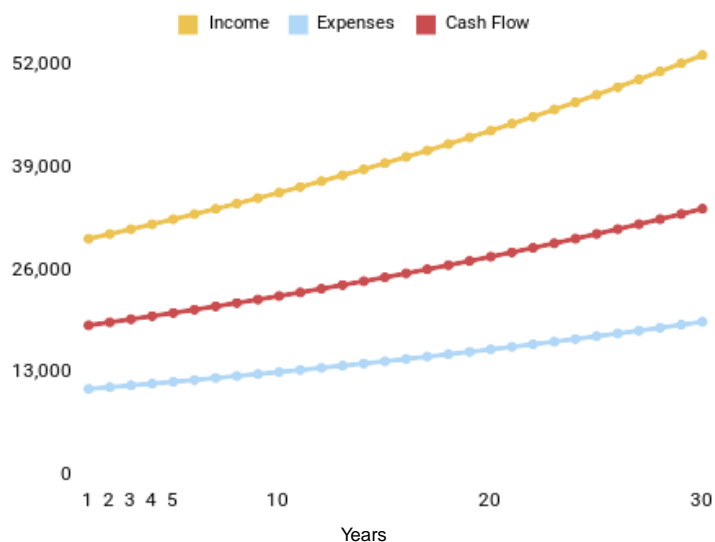
Total Monthly Income:	\$2,450.00
x50% for Expenses:	\$1,225.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$1,225.00

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	\$29,988	\$30,588	\$32,460	\$35,838	\$39,569	\$43,687	\$53,254
Total Annual Expenses	\$10,964	\$11,183	\$11,868	\$13,103	\$14,467	\$15,973	\$19,470
Total Annual Cashflow	\$19,024	\$19,404	\$20,592	\$22,735	\$25,102	\$27,714	\$33,784
Cash on Cash ROI	5.83%	5.94%	6.31%	6.96%	7.69%	8.49%	10.35%
Property Value	\$326,400	\$332,928	\$353,306	\$390,078	\$430,678	\$475,503	\$579,636
Equity	\$326,400	\$332,928	\$353,306	\$390,078	\$430,678	\$475,503	\$579,636
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$18,924	\$44,856	\$125,807	\$271,885	\$433,167	\$611,235	\$1,024,901
Annualized Total Return	6%	7%	7%	6%	6%	5%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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