

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$23,805.00	\$22,722.16	\$1,082.84	7.56%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$181,356.00	\$36,000.00	36.09%	7.56%

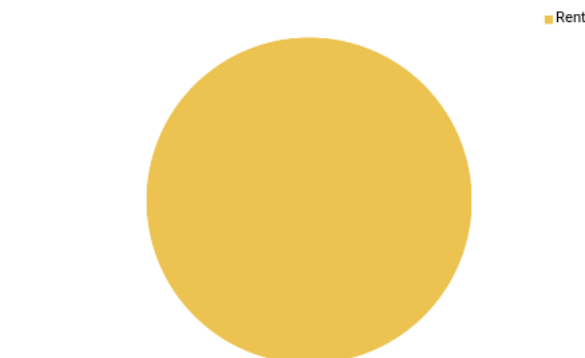
Property Information

Purchase Price:	\$2,400,000.00
Purchase Closing Costs:	\$36,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$2,436,000.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$2,400,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$14,030.16

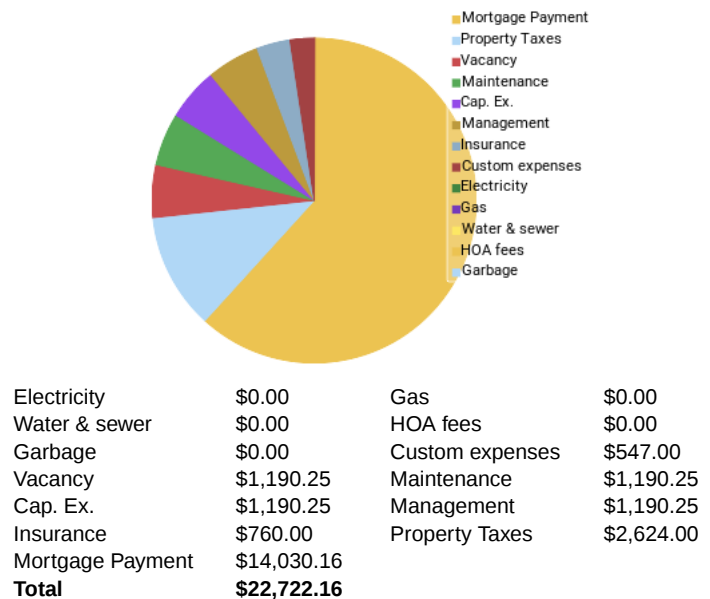


Income



Rent	\$23,805.00
Total	\$23,805.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$547.00
Vacancy	\$1,190.25	Maintenance	\$1,190.25
Cap. Ex.	\$1,190.25	Management	\$1,190.25
Insurance	\$760.00	Property Taxes	\$2,624.00
Mortgage Payment	\$14,030.16		
Total	\$22,722.16		

Financial Projections

Total Initial Equity:	-\$2,400,000.00		
Gross Rent Multiplier:	8.40		
Income-Expense Ratio (2% Rule):	0.98%		
Typical Cap Rate:	7.56%	Debt Coverage Ratio:	1.08
ARV based on Cap Rate:	\$2,400,000.00		

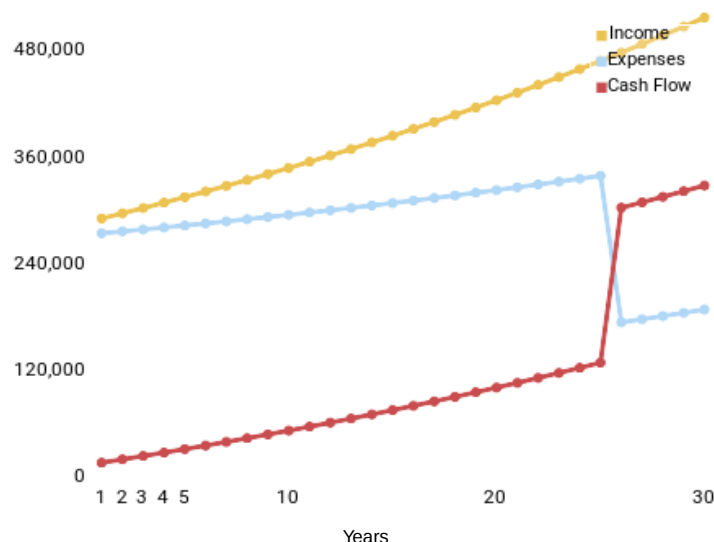
50% Rule Cash Flow Estimates

Total Monthly Income:	\$23,805.00
x50% for Expenses:	\$11,902.50
Monthly Payment/Interest Payment:	\$14,030.16
Total Monthly Cash Flow using 50% Rule:	-\$2,127.66

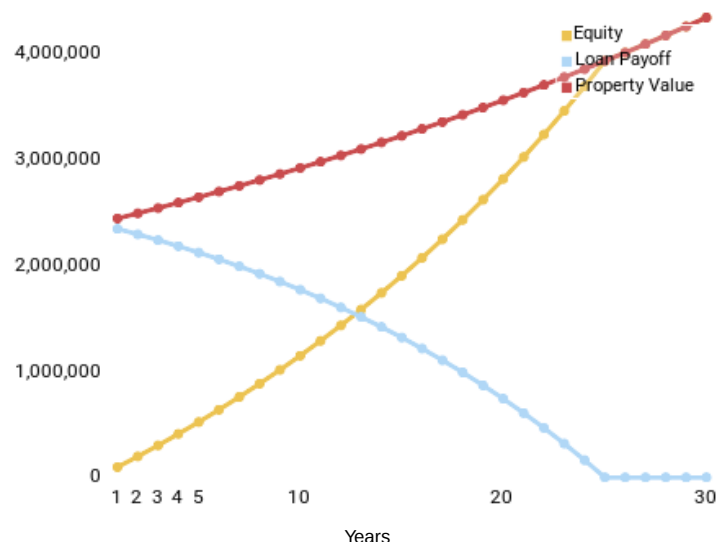
Analysis Over Time

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	\$291,373	\$297,201	\$315,392	\$348,218	\$384,461	\$424,476	\$517,434
Total Annual Expenses	\$274,752	\$276,880	\$283,522	\$295,508	\$308,741	\$323,352	\$188,932
Total Annual Cashflow	\$16,621	\$20,321	\$31,870	\$52,710	\$75,719	\$101,124	\$328,501
Cash on Cash ROI	46.17%	56.45%	88.53%	146.42%	210.33%	280.90%	912.50%
Property Value	\$2,448,000	\$2,496,960	\$2,649,794	\$2,925,587	\$3,230,084	\$3,566,274	\$4,347,268
Equity	\$97,486	\$198,463	\$523,869	\$1,151,399	\$1,907,301	\$2,822,806	\$4,347,268
Loan Balance	\$2,350,514	\$2,298,497	\$2,125,925	\$1,774,187	\$1,322,783	\$743,468	\$0
Total Profit if Sold	\$78,107	\$199,405	\$608,719	\$1,457,293	\$2,544,863	\$3,914,170	\$7,606,629
Compound Annual Growth Rate	217%	156%	78%	45%	33%	26%	20%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

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