



4828 Glenway Ave

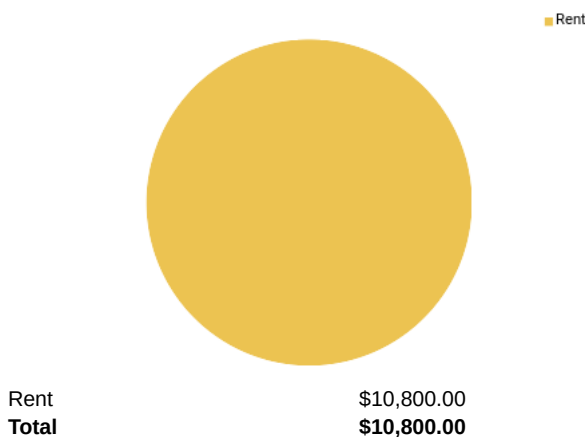
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$10,800.00	\$8,949.69	\$1,850.31	10.04%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$72,792.00	\$202,687.50	10.95%	10.04%

Property Information

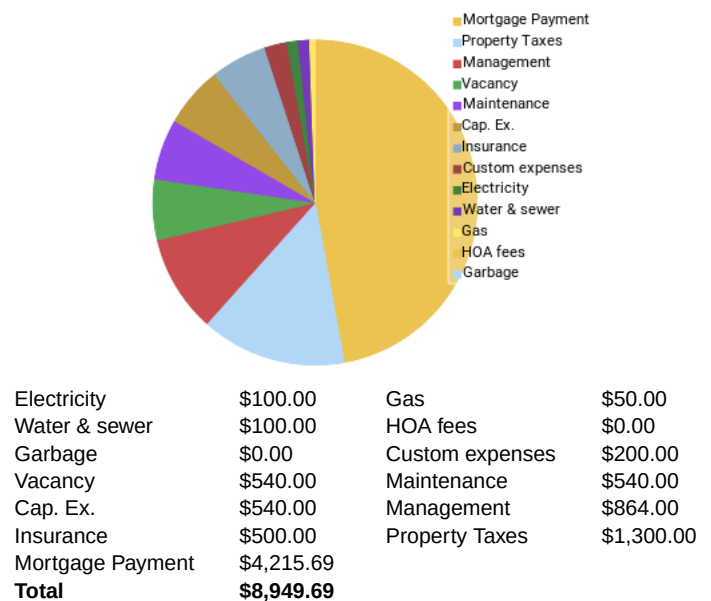
Purchase Price:	\$725,000.00
Purchase Closing Costs:	\$16,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$741,000.00
After Repair Value	\$1,100,000.00

Down Payment:	\$181,250.00
Loan Amount:	\$543,750.00
Loan Points:	1.0
Loan Fees:	\$5,437.50
Amortized Over:	20 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$4,215.69

Income



Expenses



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Financial Projections

Total Initial Equity:	\$556,250.00		
Gross Rent Multiplier:	5.59		
Income-Expense Ratio (2% Rule):	1.46%		
Typical Cap Rate:	10.04%	Debt Coverage Ratio:	1.44
ARV based on Cap Rate:	\$725,000.00		

50% Rule Cash Flow Estimates

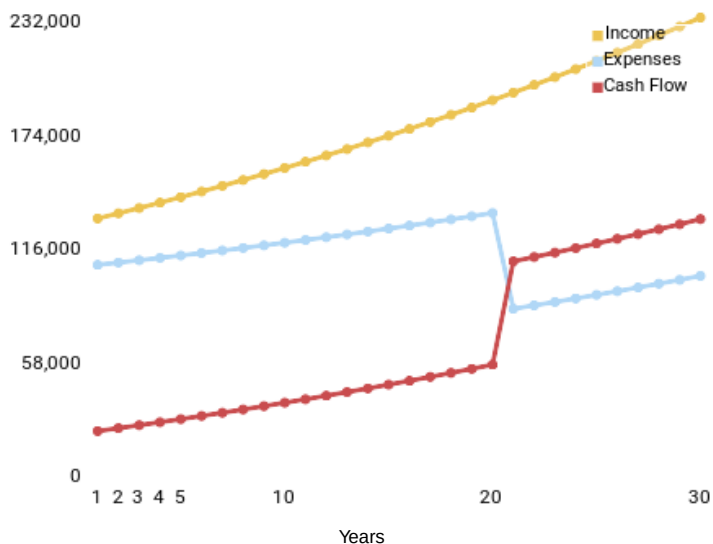
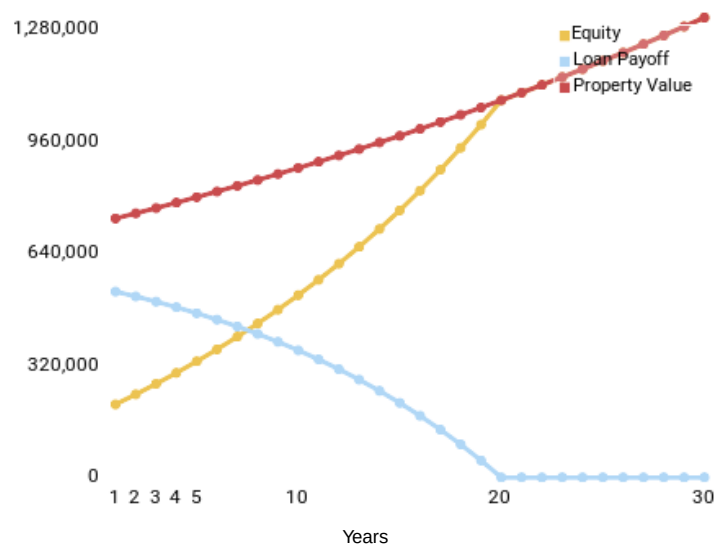
Total Monthly Income:	\$10,800.00
x50% for Expenses:	\$5,400.00
Monthly Payment/Interest Payment:	\$4,215.69
Total Monthly Cash Flow using 50% Rule:	\$1,184.31

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	\$132,192	\$134,836	\$143,089	\$157,982	\$174,425	\$192,579	\$234,752
Total Annual Expenses	\$108,532	\$109,691	\$113,309	\$119,837	\$127,044	\$135,002	\$102,900
Total Annual Cashflow	\$23,660	\$25,145	\$29,780	\$38,145	\$47,380	\$57,577	\$131,853
Cash on Cash ROI	11.67%	12.41%	14.69%	18.82%	23.38%	28.41%	65.05%
Property Value	\$739,500	\$754,290	\$800,459	\$883,771	\$975,755	\$1,077,312	\$1,313,237
Equity	\$208,686	\$237,346	\$331,438	\$520,689	\$762,854	\$1,077,312	\$1,313,237
Loan Balance	\$530,814	\$516,944	\$469,020	\$363,082	\$212,901	\$0	\$0
Total Profit if Sold	\$29,658	\$83,463	\$262,198	\$625,112	\$1,085,341	\$1,666,886	\$3,110,877
Compound Annual Growth Rate	15%	19%	18%	15%	13%	12%	10%

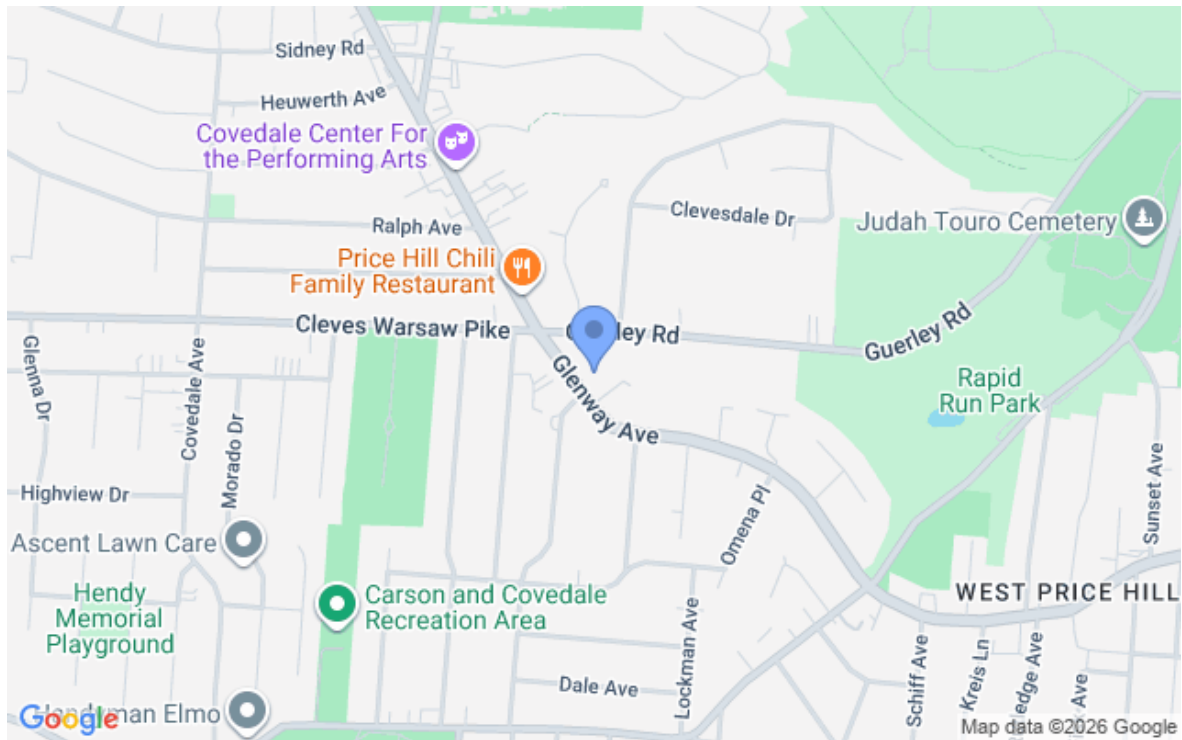
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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