



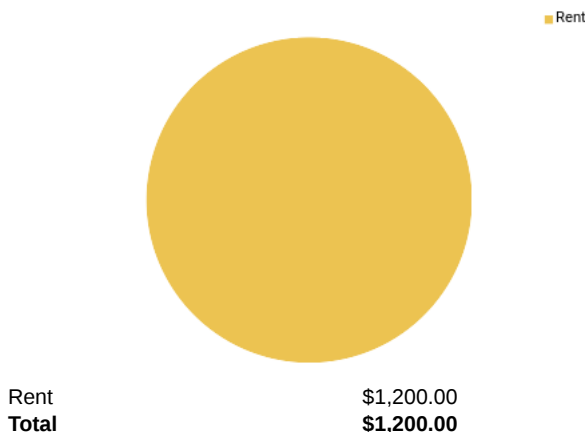
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$786.30	\$413.70	17.04%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,520.00	\$11,000.00	45.13%	17.04%

Property Information

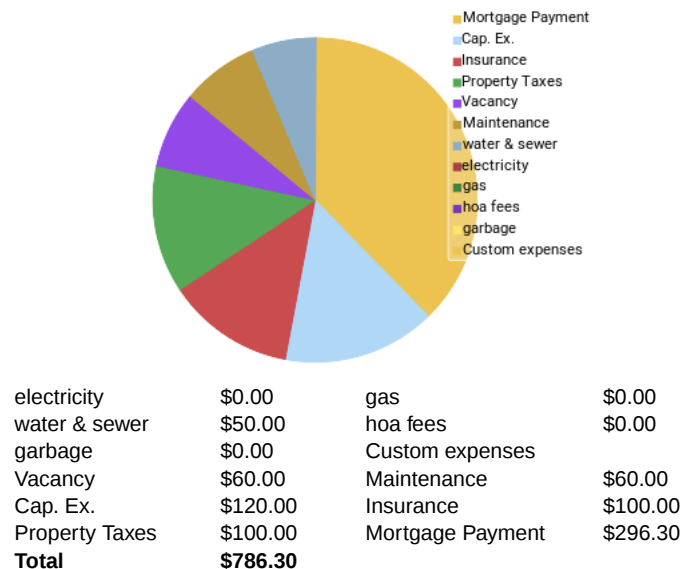
Purchase Price:	\$50,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$51,000.00
After Repair Value	

Down Payment:	\$10,000.00
Loan Amount:	\$40,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.100%
Monthly P&I:	\$296.30

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$40,000.00	
Gross Rent Multiplier:		3.47	
Income-Expense Ratio (2% Rule):		2.35%	
Typical Cap Rate:		17.04%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$50,000.00	2.40

50% Rule Cash Flow Estimates

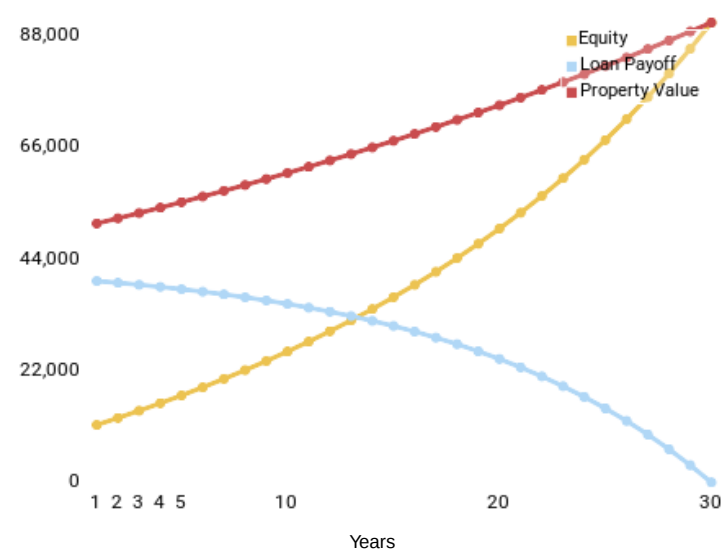
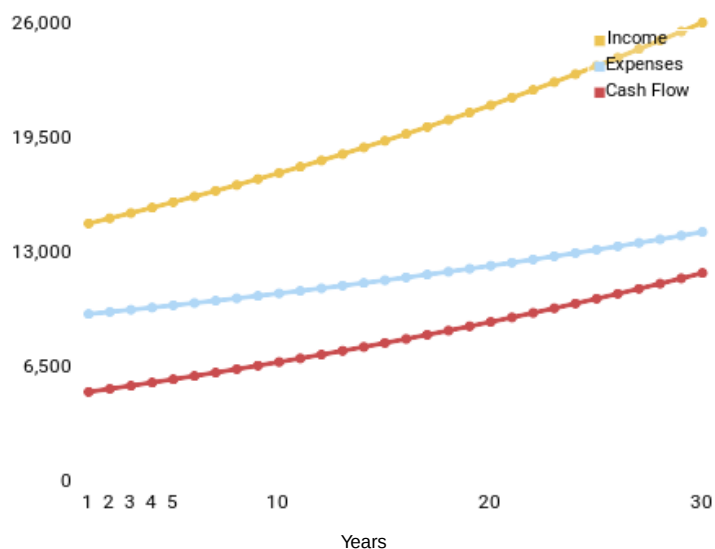
Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$296.30
Total Monthly Cash Flow using 50% Rule:	\$303.70

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$9,553	\$9,673	\$10,048	\$10,723	\$11,469	\$12,293	\$14,206
Total Annual Cashflow	\$5,135	\$5,309	\$5,851	\$6,830	\$7,911	\$9,105	\$11,877
Cash on Cash ROI	46.68%	48.26%	53.19%	62.09%	71.92%	82.77%	107.97%
Property Value	\$51,000	\$52,020	\$55,204	\$60,950	\$67,293	\$74,297	\$90,568
Equity	\$11,328	\$12,703	\$17,141	\$25,788	\$36,475	\$49,982	\$90,568
Loan Balance	\$39,672	\$39,317	\$38,063	\$35,162	\$30,818	\$24,315	\$0
Total Profit if Sold	\$5,462	\$12,146	\$33,589	\$74,390	\$122,428	\$179,024	\$325,453
Compound Annual Growth Rate	50%	45%	32%	23%	18%	15%	12%

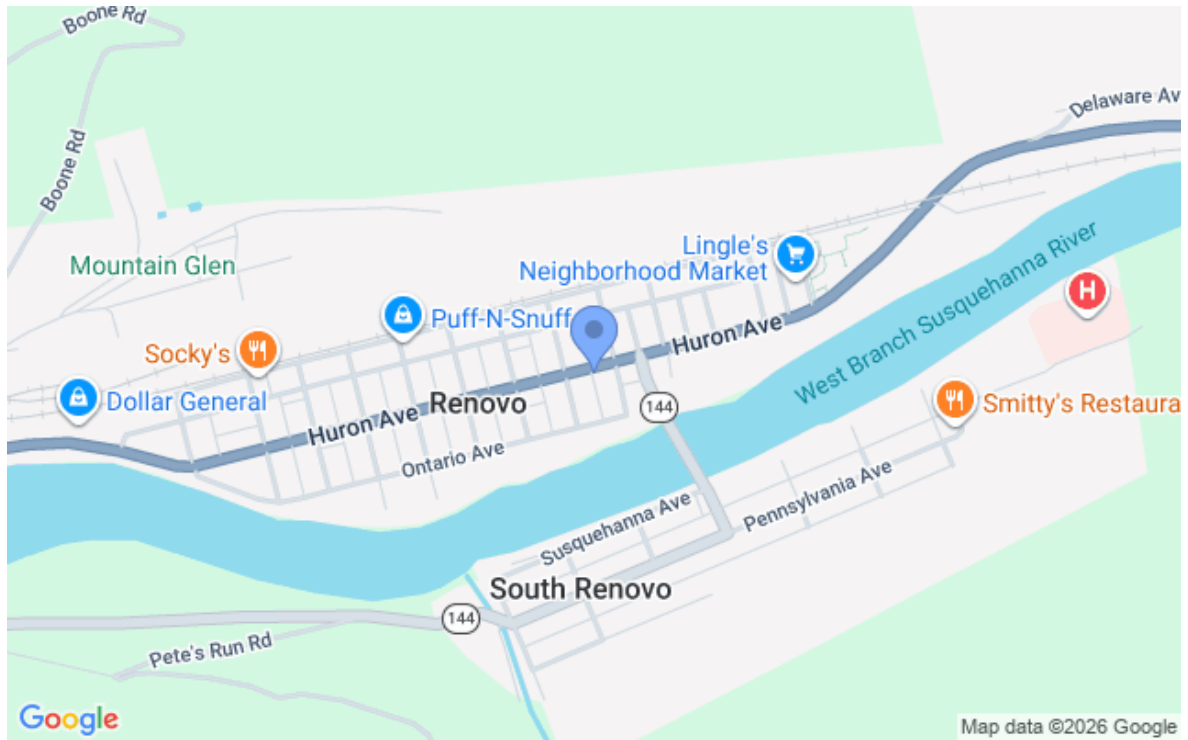
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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