

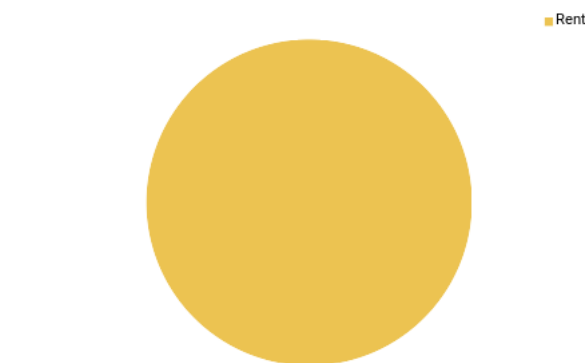
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$7,000.00	\$6,562.43	\$437.57	8.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$38,736.00	\$75,500.00	6.95%	9.45%

Property Information

Purchase Price:	\$410,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$45,000.00
Total Cost of Project:	\$465,000.00
After Repair Value	\$450,000.00

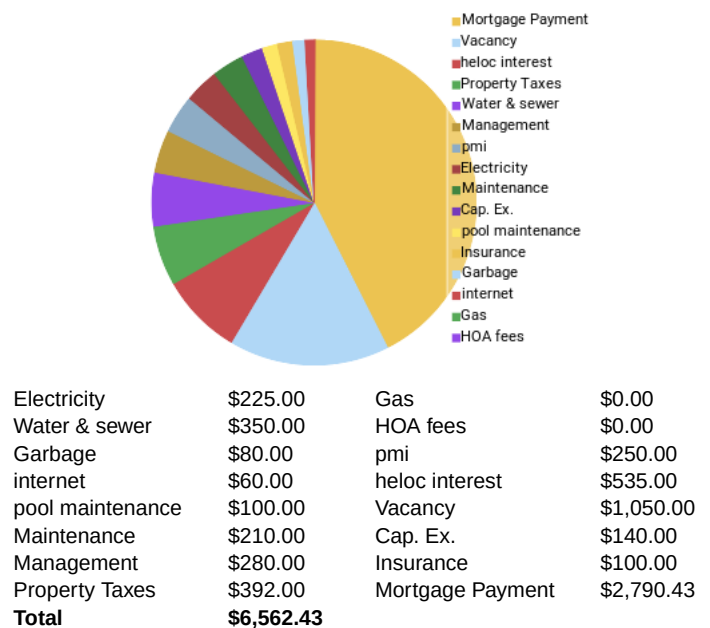
Down Payment:	\$20,500.00
Loan Amount:	\$389,500.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.750%
Monthly P&I:	\$2,790.43

Income



Rent	\$7,000.00
Total	\$7,000.00

Expenses



Electricity	\$225.00	Gas	\$0.00
Water & sewer	\$350.00	HOA fees	\$0.00
Garbage	\$80.00	pmi	\$250.00
internet	\$60.00	heloc interest	\$535.00
pool maintenance	\$100.00	Vacancy	\$1,050.00
Maintenance	\$210.00	Cap. Ex.	\$140.00
Management	\$280.00	Insurance	\$100.00
Property Taxes	\$392.00	Mortgage Payment	\$2,790.43
Total	\$6,562.43		

Financial Projections

Total Initial Equity:	\$60,500.00		
Gross Rent Multiplier:	4.88		
Income-Expense Ratio (2% Rule):	1.51%		
Typical Cap Rate:	9.45%	Debt Coverage Ratio:	1.16
ARV based on Cap Rate:	\$410,000.00		

50% Rule Cash Flow Estimates

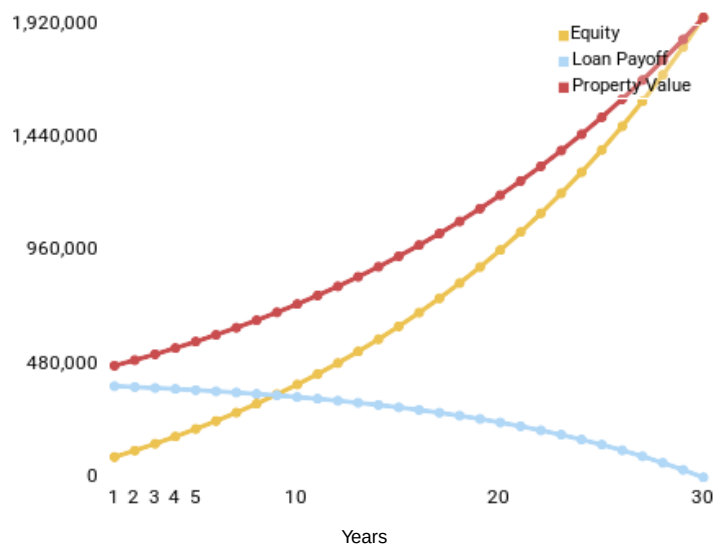
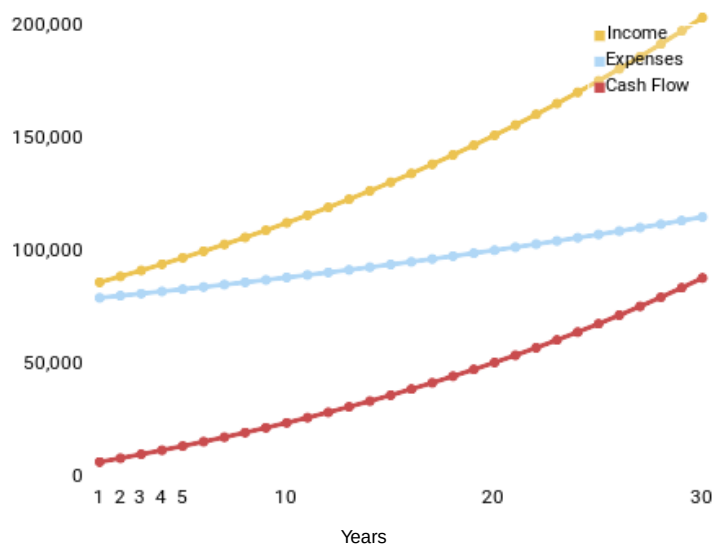
Total Monthly Income:	\$7,000.00
x50% for Expenses:	\$3,500.00
Monthly Payment/Interest Payment:	\$2,790.43
Total Monthly Cash Flow using 50% Rule:	\$709.57

Analysis Over Time

Annual Growth Assumptions	2% Expenses	3% Income	5% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$86,520	\$89,116	\$97,379	\$112,889	\$130,869	\$151,713	\$203,890
Total Annual Expenses	\$79,654	\$80,578	\$83,460	\$88,662	\$94,404	\$100,745	\$115,475
Total Annual Cashflow	\$6,866	\$8,538	\$13,919	\$24,227	\$36,465	\$50,968	\$88,415
Cash on Cash ROI	9.09%	11.31%	18.44%	32.09%	48.30%	67.51%	117.11%
Property Value	\$472,500	\$496,125	\$574,327	\$733,003	\$935,518	\$1,193,984	\$1,944,874
Equity	\$86,419	\$113,737	\$204,895	\$393,100	\$639,066	\$961,469	\$1,944,874
Loan Balance	\$386,081	\$382,388	\$369,432	\$339,903	\$296,451	\$232,515	\$0
Total Profit if Sold	\$17,784	\$53,640	\$181,049	\$469,063	\$872,043	\$1,419,300	\$3,108,047
Compound Annual Growth Rate	24%	31%	28%	22%	18%	16%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

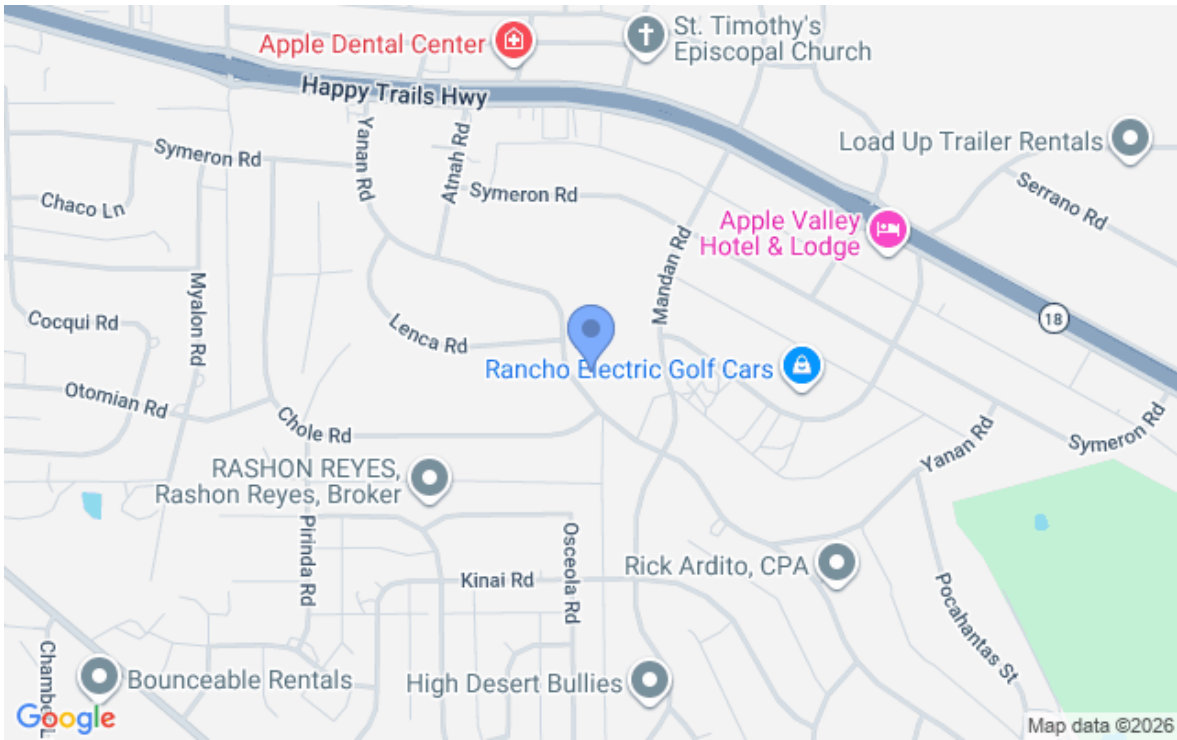


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Year Built

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