

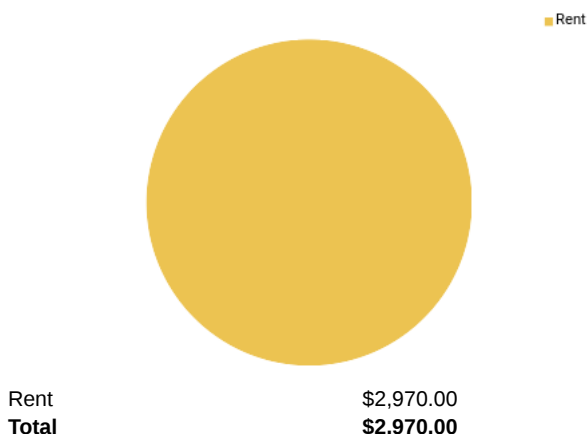
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,970.00	\$2,781.92	\$188.08	8.30%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$26,148.00	\$30,750.00	7.34%	8.30%

Property Information

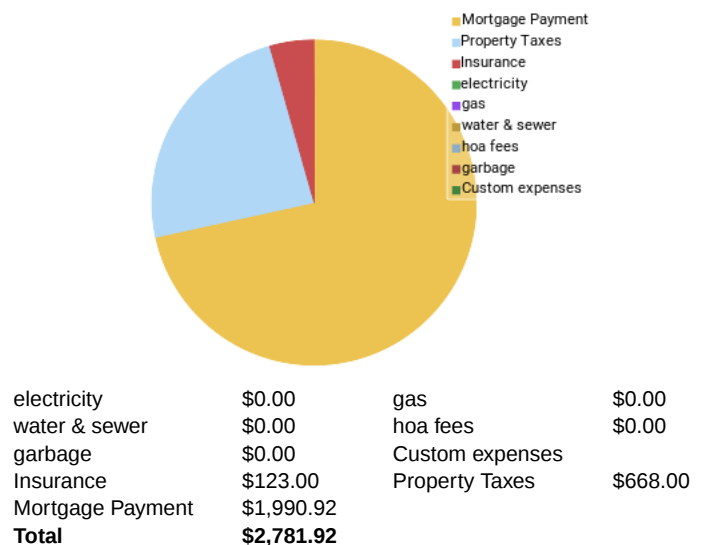
Purchase Price:	\$315,000.00
Purchase Closing Costs:	\$15,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$330,000.00
After Repair Value	

Down Payment:	\$15,750.00
Loan Amount:	\$299,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,990.92

Income



Expenses



Financial Projections

Total Initial Equity:	-\$299,250.00		
Gross Rent Multiplier:	8.84		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	8.30%	Debt Coverage Ratio:	1.09
ARV based on Cap Rate:	\$315,000.00		

50% Rule Cash Flow Estimates

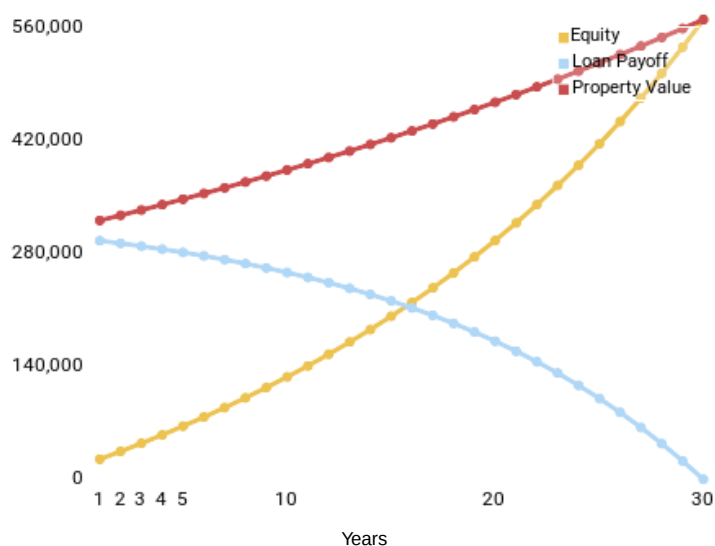
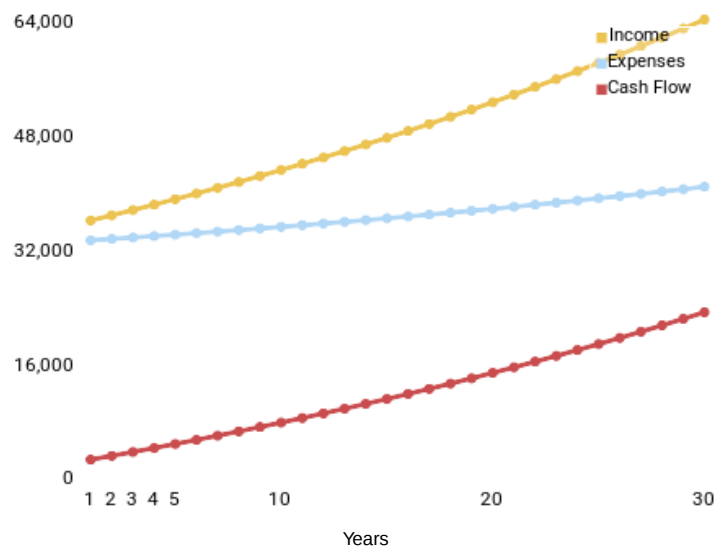
Total Monthly Income:	\$2,970.00
x50% for Expenses:	\$1,485.00
Monthly Payment/Interest Payment:	\$1,990.92
Total Monthly Cash Flow using 50% Rule:	-\$505.92

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	\$36,353	\$37,080	\$39,349	\$43,445	\$47,967	\$52,959	\$64,557
Total Annual Expenses	\$33,573	\$33,766	\$34,371	\$35,462	\$36,666	\$37,996	\$41,084
Total Annual Cashflow	\$2,780	\$3,313	\$4,978	\$7,983	\$11,301	\$14,964	\$23,472
Cash on Cash ROI	9.04%	10.78%	16.19%	25.96%	36.75%	48.66%	76.33%
Property Value	\$321,300	\$327,726	\$347,785	\$383,983	\$423,949	\$468,073	\$570,579
Equity	\$25,090	\$34,775	\$66,097	\$127,190	\$202,447	\$296,603	\$570,579
Loan Balance	\$296,210	\$292,951	\$281,689	\$256,794	\$221,501	\$171,470	\$0
Total Profit if Sold	-\$2,880	\$10,119	\$54,688	\$149,569	\$274,564	\$436,067	\$905,088
Compound Annual Growth Rate	-9%	15%	23%	19%	17%	15%	12%

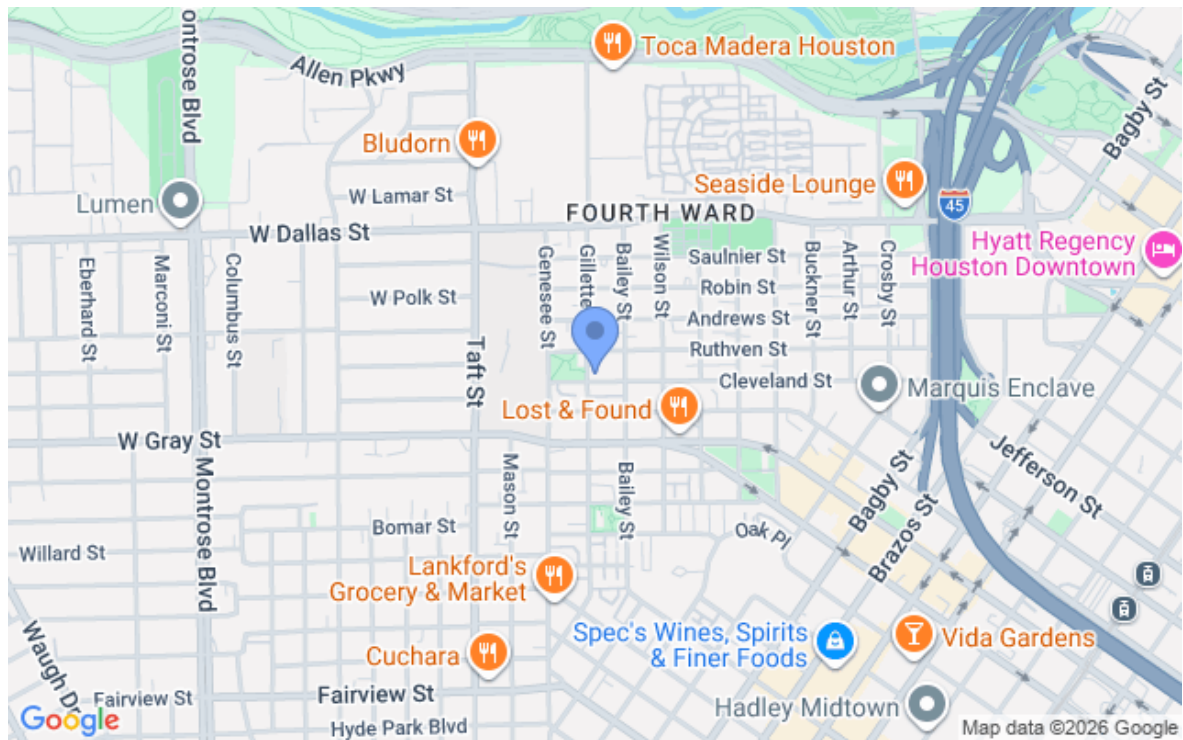
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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