

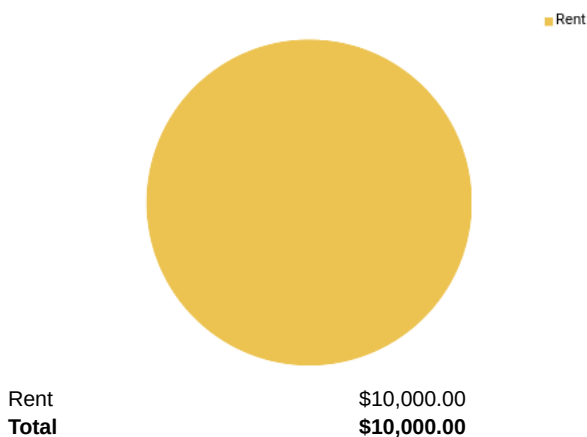
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$10,000.00	\$8,498.38	\$1,501.62	8.44%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$67,464.00	\$175,780.00	10.25%	8.44%

Property Information

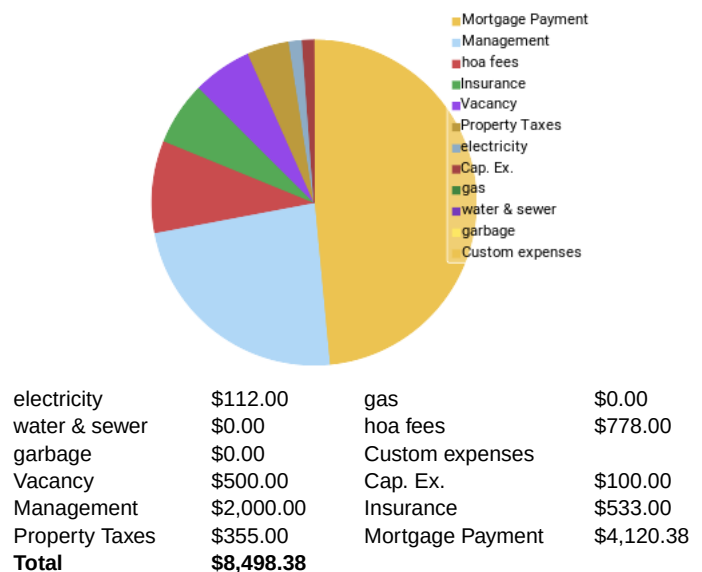
Purchase Price:	\$799,000.00
Purchase Closing Costs:	\$15,980.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$814,980.00
After Repair Value	

Down Payment:	\$159,800.00
Loan Amount:	\$639,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.690%
Monthly P&I:	\$4,120.38

Income



Expenses



Financial Projections

Total Initial Equity:	-\$639,200.00		
Gross Rent Multiplier:	6.66		
Income-Expense Ratio (2% Rule):	1.23%		
Typical Cap Rate:	8.44%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	\$799,000.00		

50% Rule Cash Flow Estimates

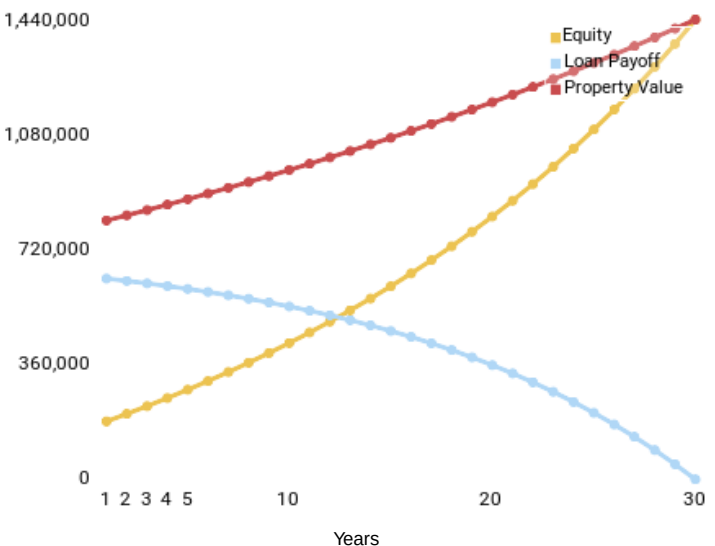
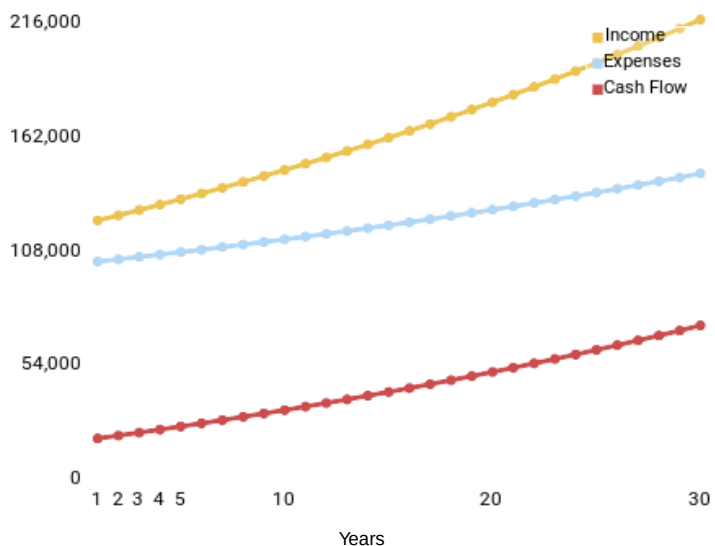
Total Monthly Income:	\$10,000.00
x50% for Expenses:	\$5,000.00
Monthly Payment/Interest Payment:	\$4,120.38
Total Monthly Cash Flow using 50% Rule:	\$879.62

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	\$122,400	\$124,848	\$132,490	\$146,279	\$161,504	\$178,314	\$217,363
Total Annual Expenses	\$103,031	\$104,103	\$107,449	\$113,486	\$120,151	\$127,510	\$144,606
Total Annual Cashflow	\$19,369	\$20,745	\$25,041	\$32,794	\$41,353	\$50,803	\$72,757
Cash on Cash ROI	11.02%	11.80%	14.25%	18.66%	23.53%	28.90%	41.39%
Property Value	\$814,980	\$831,280	\$882,161	\$973,977	\$1,075,349	\$1,187,272	\$1,447,278
Equity	\$182,671	\$206,337	\$282,508	\$429,530	\$607,967	\$827,467	\$1,447,278
Loan Balance	\$632,309	\$624,943	\$599,653	\$544,447	\$467,382	\$359,805	\$0
Total Profit if Sold	\$26,260	\$70,670	\$217,612	\$512,791	\$880,535	\$1,334,778	\$2,579,785
Compound Annual Growth Rate	15%	18%	17%	15%	13%	11%	10%

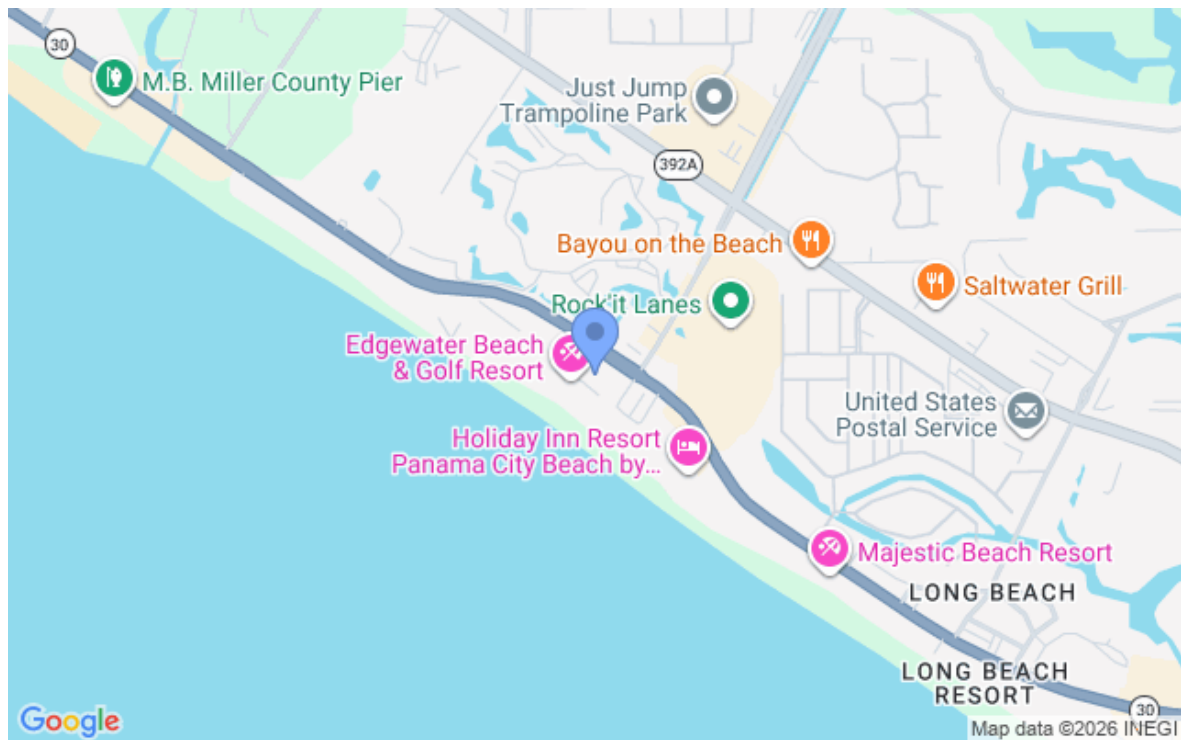
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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