

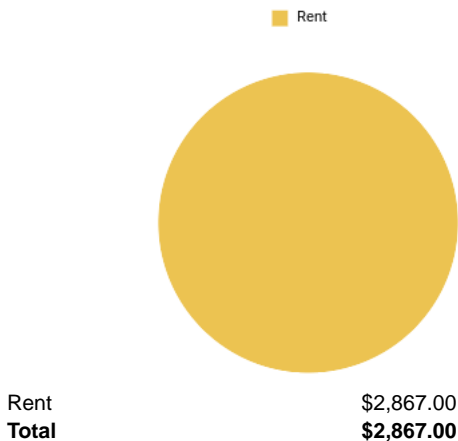


<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,867.00	\$2,451.63	\$415.37	4.04%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$15,762.36	\$150,400.00	3.31%	8.76%

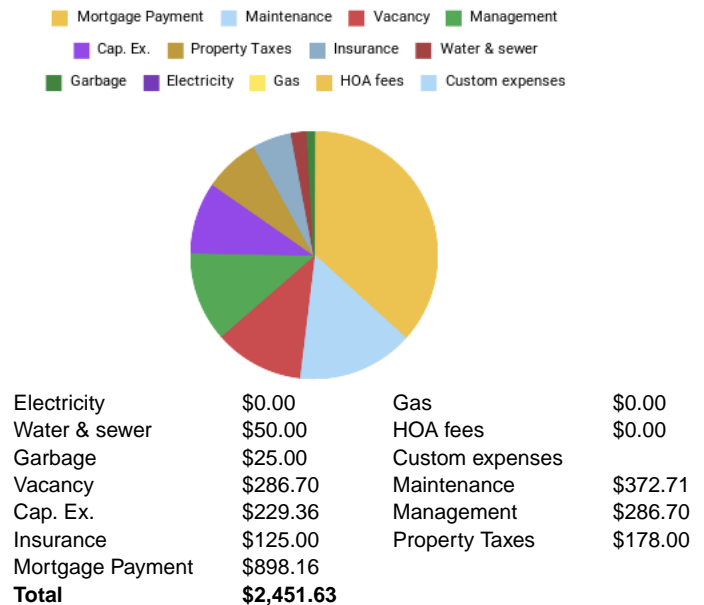
### Property Information

Purchase Price:	\$180,000.00
Purchase Closing Costs:	\$5,400.00
Estimated Repair Costs:	\$100,000.00
<b>Total Cost of Project:</b>	<b>\$285,400.00</b>
After Repair Value	\$390,000.00
Down Payment:	\$45,000.00
Loan Amount:	\$135,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
<b>Monthly P&amp;I:</b>	<b>\$898.16</b>

### Income



### Expenses



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## Financial Projections

Total Initial Equity:	\$255,000.00		
Gross Rent Multiplier:	5.23		
Income-Expense Ratio (2% Rule):	1.00%		
Typical Cap Rate:	8.76%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	\$180,000.00		

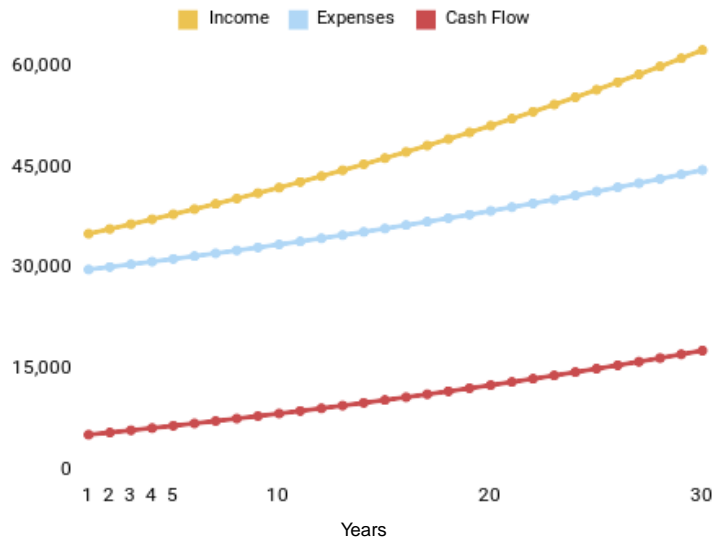
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,867.00
x50% for Expenses:	\$1,433.50
Monthly Payment/Interest Payment:	\$898.16
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$535.34</b>

## Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$35,092	\$35,794	\$37,985	\$41,938	\$46,303	\$51,123	\$62,318
Total Annual Expenses	\$29,792	\$30,173	\$31,360	\$33,502	\$35,867	\$38,478	\$44,545
Total Annual Cashflow	\$5,300	\$5,621	\$6,625	\$8,436	\$10,436	\$12,644	\$17,773
Cash on Cash ROI	3.52%	3.74%	4.40%	5.61%	6.94%	8.41%	11.82%
Property Value	\$397,800	\$405,756	\$430,592	\$475,408	\$524,889	\$579,519	\$706,431
Equity	\$264,171	\$273,598	\$303,514	\$359,561	\$424,963	\$502,164	\$706,431
Loan Balance	\$133,629	\$132,158	\$127,078	\$115,847	\$99,925	\$77,355	\$0
Total Profit if Sold	\$119,071	\$134,119	\$182,893	\$277,427	\$390,931	\$526,850	\$884,932
Annualized Total Return	79%	38%	17%	11%	9%	8%	7%

### Income, Expenses and Cash Flow (in \$)

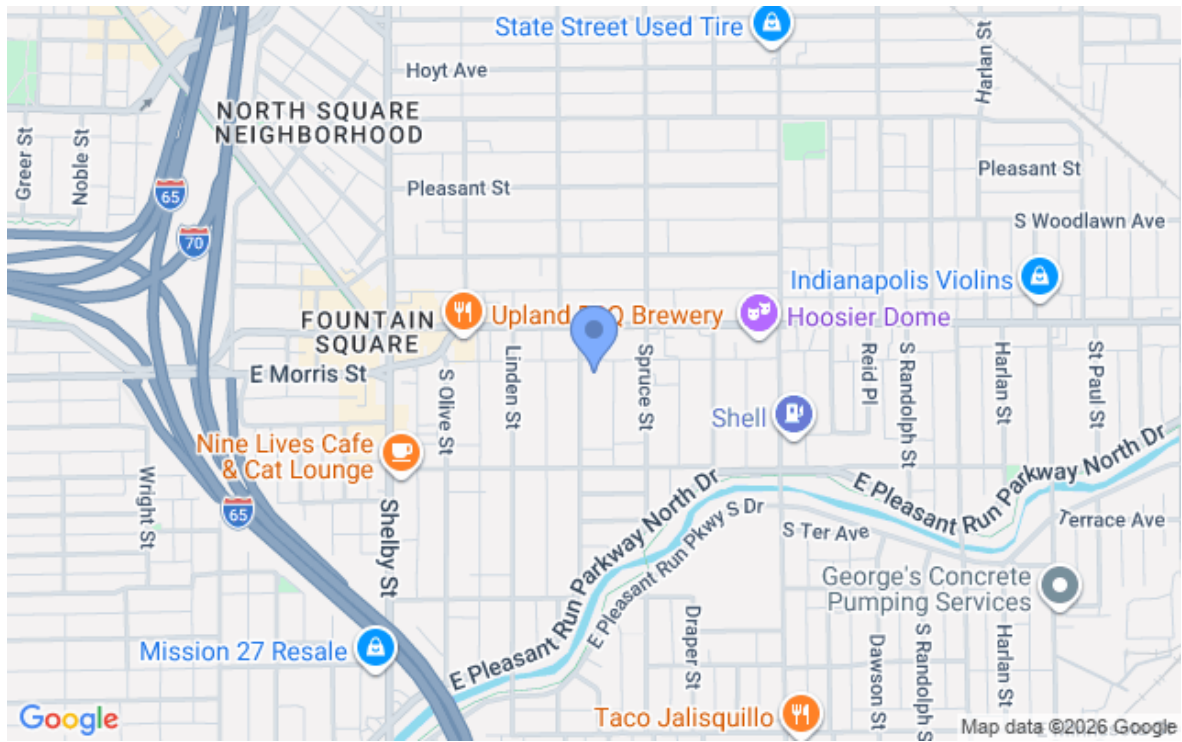


### Loan Balance, Value and Equity (in \$)



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