

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,000.00	\$6,543.07	-\$1,543.07	4.40%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$29,040.00	\$66,000.00	-28.06%	4.40%

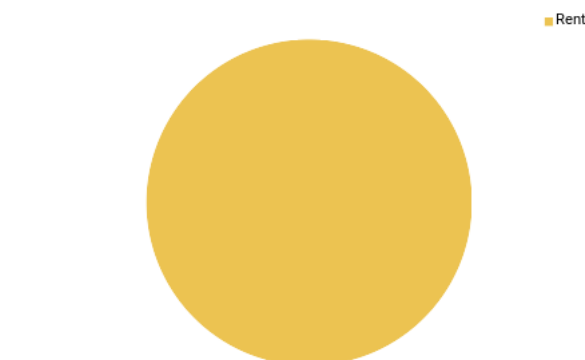
Property Information

Purchase Price:	\$660,000.00
Purchase Closing Costs:	\$33,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$693,000.00
After Repair Value	

Down Payment:	\$33,000.00
Loan Amount:	\$627,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$3,963.07

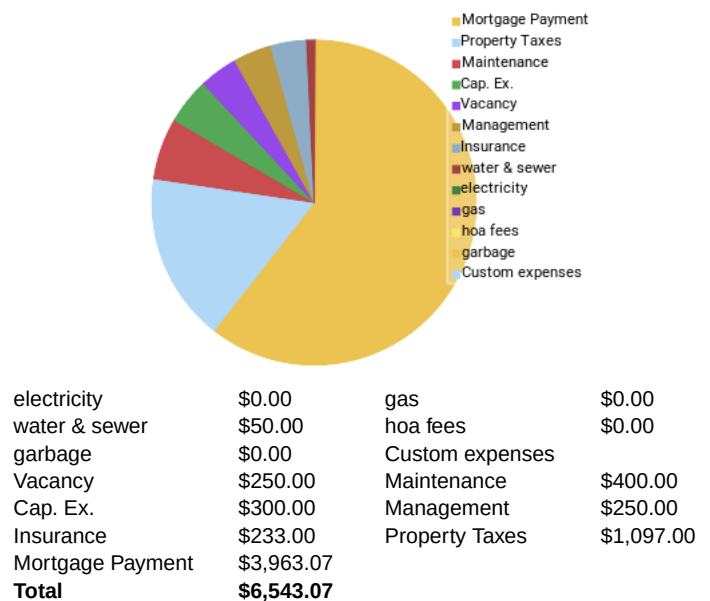


Income



Rent	\$5,000.00
Total	\$5,000.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$50.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$250.00	Maintenance	\$400.00
Cap. Ex.	\$300.00	Management	\$250.00
Insurance	\$233.00	Property Taxes	\$1,097.00
Mortgage Payment	\$3,963.07		
Total	\$6,543.07		

Financial Projections

Total Initial Equity:	-\$627,000.00		
Gross Rent Multiplier:	11.00		
Income-Expense Ratio (2% Rule):	0.72%		
Typical Cap Rate:	4.40%	Debt Coverage Ratio:	0.61
ARV based on Cap Rate:	\$660,000.00		

50% Rule Cash Flow Estimates

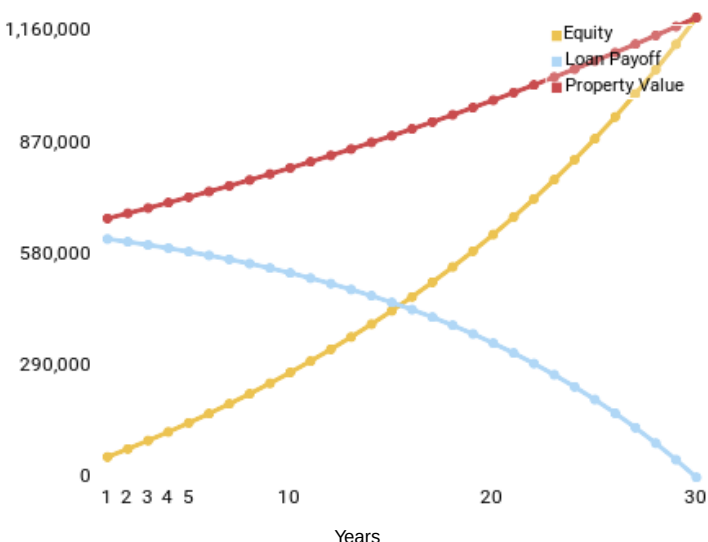
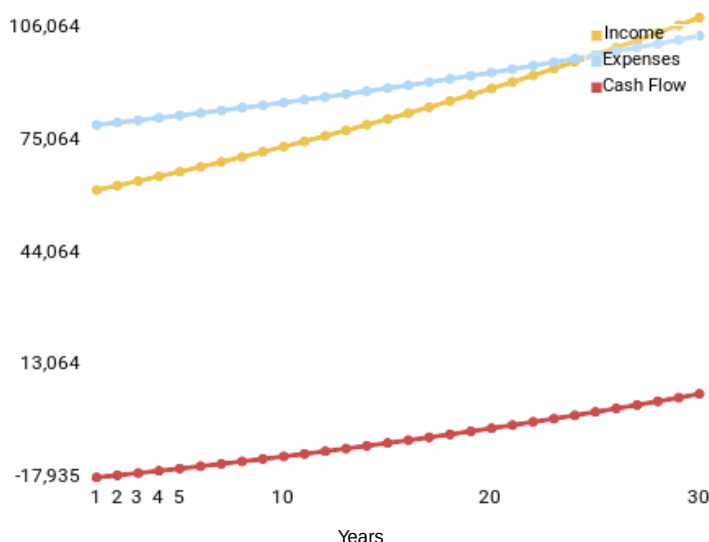
Total Monthly Income:	\$5,000.00
x50% for Expenses:	\$2,500.00
Monthly Payment/Interest Payment:	\$3,963.07
Total Monthly Cash Flow using 50% Rule:	-\$1,463.07

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	\$61,200	\$62,424	\$66,245	\$73,140	\$80,752	\$89,157	\$108,682
Total Annual Expenses	\$79,136	\$79,768	\$81,739	\$85,297	\$89,225	\$93,562	\$103,637
Total Annual Cashflow	-\$17,936	-\$17,344	-\$15,494	-\$12,157	-\$8,473	-\$4,405	\$5,045
Cash on Cash ROI	-27.18%	-26.28%	-23.48%	-18.42%	-12.84%	-6.67%	7.64%
Property Value	\$673,200	\$686,664	\$728,693	\$804,536	\$888,273	\$980,725	\$1,195,499
Equity	\$53,208	\$74,150	\$141,753	\$272,990	\$433,327	\$631,704	\$1,195,499
Loan Balance	\$619,992	\$612,514	\$586,941	\$531,546	\$454,946	\$349,021	\$0
Total Profit if Sold	-\$30,728	-\$27,130	-\$7,884	\$55,762	\$166,220	\$334,276	\$904,454
Compound Annual Growth Rate	-47%	-23%	-3%	6%	9%	9%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

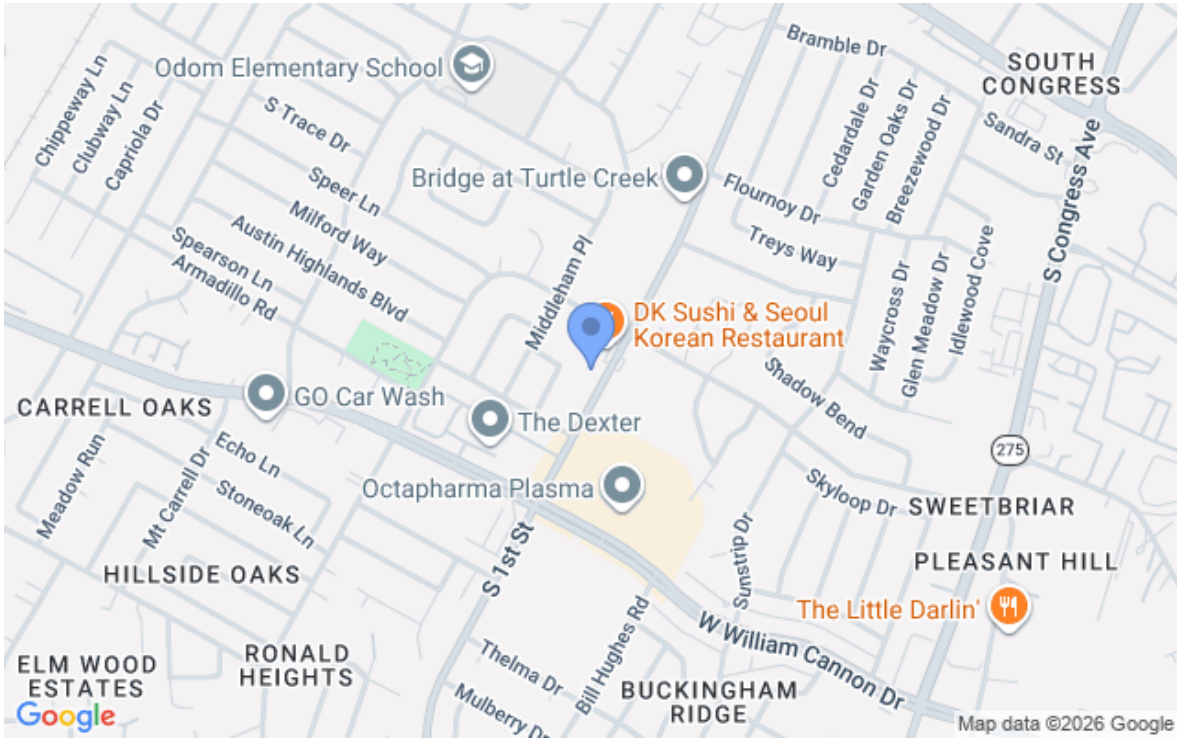


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Year Built

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