



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$13,500.00	\$5,650.00	\$7,850.00	8.02%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$94,200.00	\$1,198,406.00	7.86%	8.02%

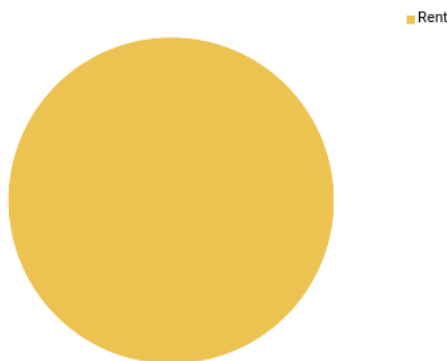
**Property Information**

Purchase Price:	\$1,175,000.00
Purchase Closing Costs:	\$23,406.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$1,198,406.00</b>
After Repair Value	

Down Payment:	\$1,175,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

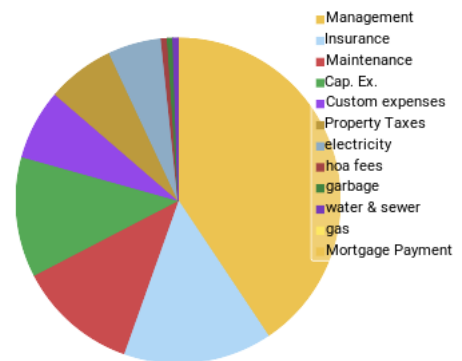


**Income**



Rent	\$13,500.00
<b>Total</b>	<b>\$13,500.00</b>

**Expenses**



electricity	\$300.00	gas	\$0.00
water & sewer	\$30.00	hoa fees	\$34.00
garbage	\$31.00	Custom expenses	\$394.00
Maintenance	\$675.00	Cap. Ex.	\$675.00
Management	\$2,295.00	Insurance	\$837.00
Property Taxes	\$379.00	Mortgage Payment	\$0.00
<b>Total</b>	<b>\$5,650.00</b>		

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## Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	7.25		
Income-Expense Ratio (2% Rule):	1.13%		
Typical Cap Rate:	8.02%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$1,175,000.00		

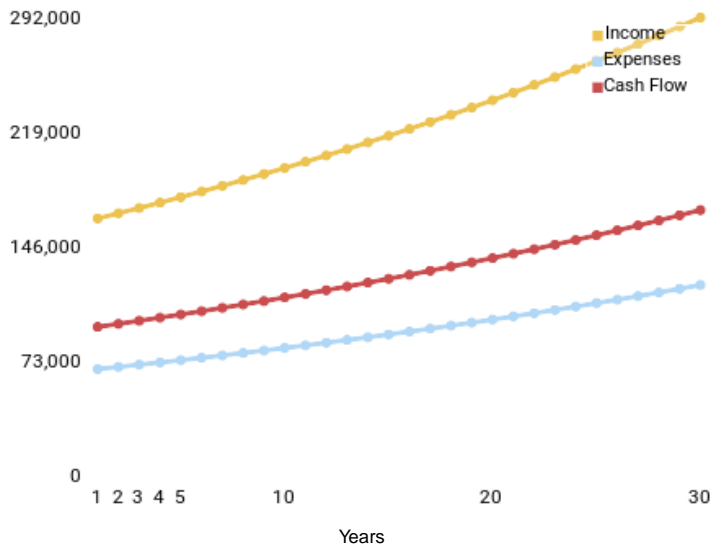
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$13,500.00
x50% for Expenses:	\$6,750.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$6,750.00</b>

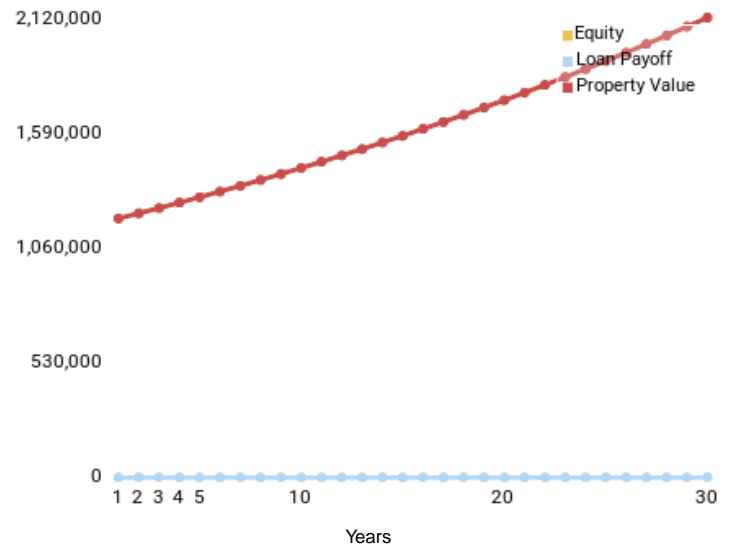
## Analysis Over Time

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	\$165,240	\$168,545	\$178,861	\$197,477	\$218,031	\$240,723	\$293,441
Total Annual Expenses	\$69,156	\$70,539	\$74,857	\$82,648	\$91,250	\$100,747	\$122,810
Total Annual Cashflow	\$96,084	\$98,006	\$104,004	\$114,829	\$126,781	\$139,976	\$170,630
Cash on Cash ROI	8.02%	8.18%	8.68%	9.58%	10.58%	11.68%	14.24%
Property Value	\$1,198,500	\$1,222,470	\$1,297,295	\$1,432,318	\$1,581,395	\$1,745,988	\$2,128,350
Equity	\$1,198,500	\$1,222,470	\$1,297,295	\$1,432,318	\$1,581,395	\$1,745,988	\$2,128,350
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$96,178	\$218,154	\$598,914	\$1,286,005	\$2,044,610	\$2,882,171	\$4,827,887
Compound Annual Growth Rate	8%	9%	8%	8%	7%	6%	6%

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



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



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**Year Built**

1995

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