

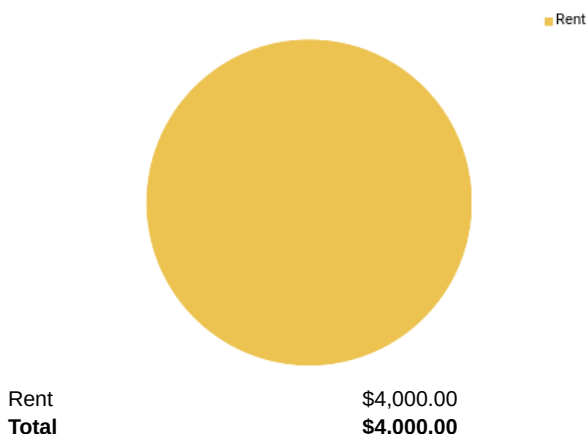
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,000.00	\$3,068.40	\$931.60	9.92%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$28,776.00	\$66,968.00	16.69%	9.92%

Property Information

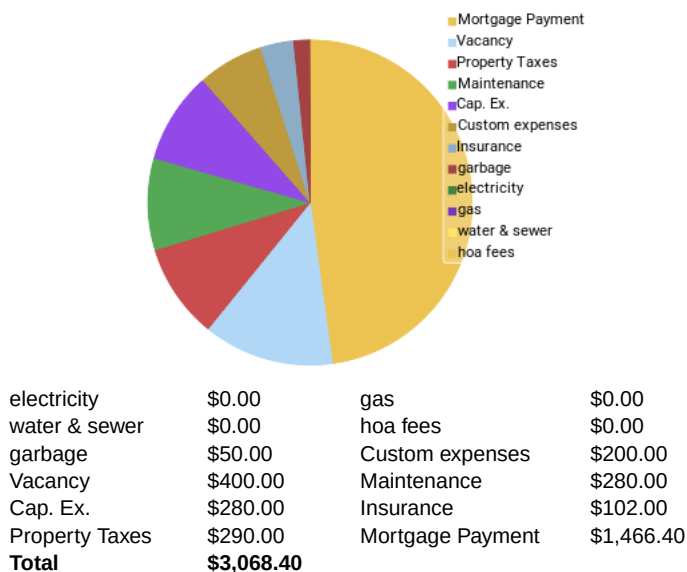
Purchase Price:	\$290,000.00
Purchase Closing Costs:	\$8,968.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$298,968.00
After Repair Value	

Down Payment:	\$58,000.00
Loan Amount:	\$232,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$1,466.40

Income



Expenses



Financial Projections

Total Initial Equity:	-\$232,000.00		
Gross Rent Multiplier:	6.04		
Income-Expense Ratio (2% Rule):	1.34%		
Typical Cap Rate:	9.92%	Debt Coverage Ratio:	1.64
ARV based on Cap Rate:	\$290,000.00		

50% Rule Cash Flow Estimates

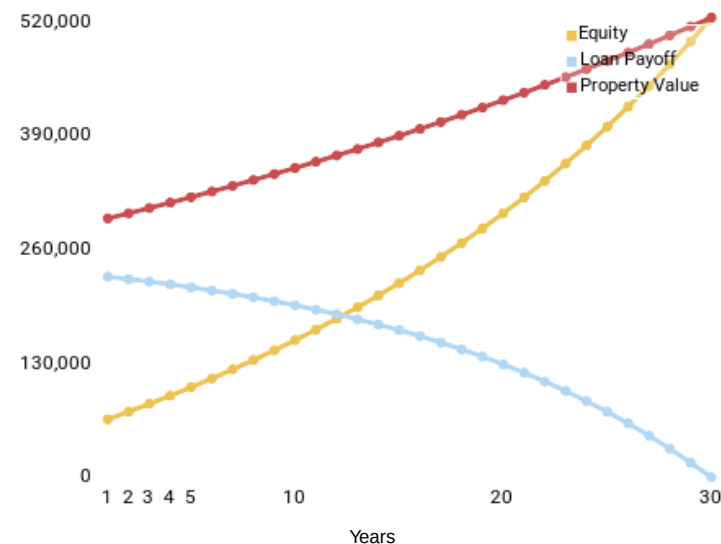
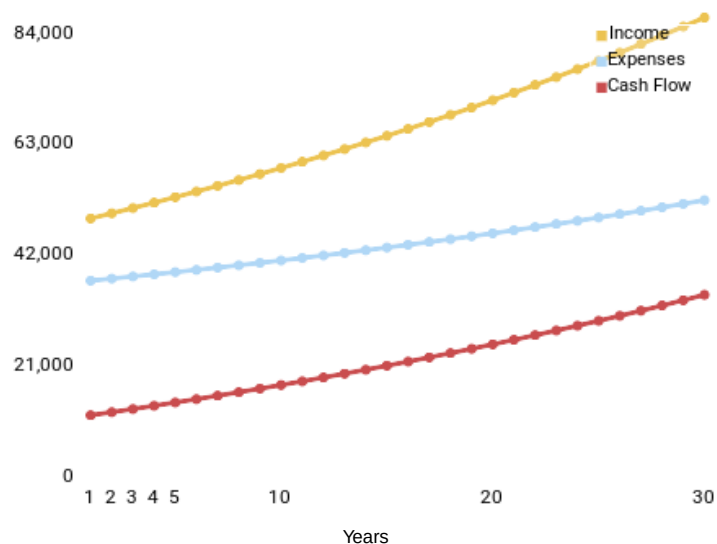
Total Monthly Income:	\$4,000.00
x50% for Expenses:	\$2,000.00
Monthly Payment/Interest Payment:	\$1,466.40
Total Monthly Cash Flow using 50% Rule:	\$533.60

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	\$48,960	\$49,939	\$52,996	\$58,512	\$64,602	\$71,325	\$86,945
Total Annual Expenses	\$37,205	\$37,597	\$38,822	\$41,031	\$43,470	\$46,163	\$52,418
Total Annual Cashflow	\$11,755	\$12,342	\$14,174	\$17,481	\$21,132	\$25,163	\$34,527
Cash on Cash ROI	17.55%	18.43%	21.17%	26.10%	31.56%	37.57%	51.56%
Property Value	\$295,800	\$301,716	\$320,183	\$353,508	\$390,302	\$430,925	\$525,295
Equity	\$66,393	\$75,076	\$103,006	\$156,828	\$221,965	\$301,781	\$525,295
Loan Balance	\$229,407	\$226,640	\$217,177	\$196,681	\$168,337	\$129,143	\$0
Total Profit if Sold	\$11,180	\$32,204	\$100,801	\$235,283	\$398,633	\$596,043	\$1,121,158
Compound Annual Growth Rate	17%	22%	20%	16%	14%	12%	10%

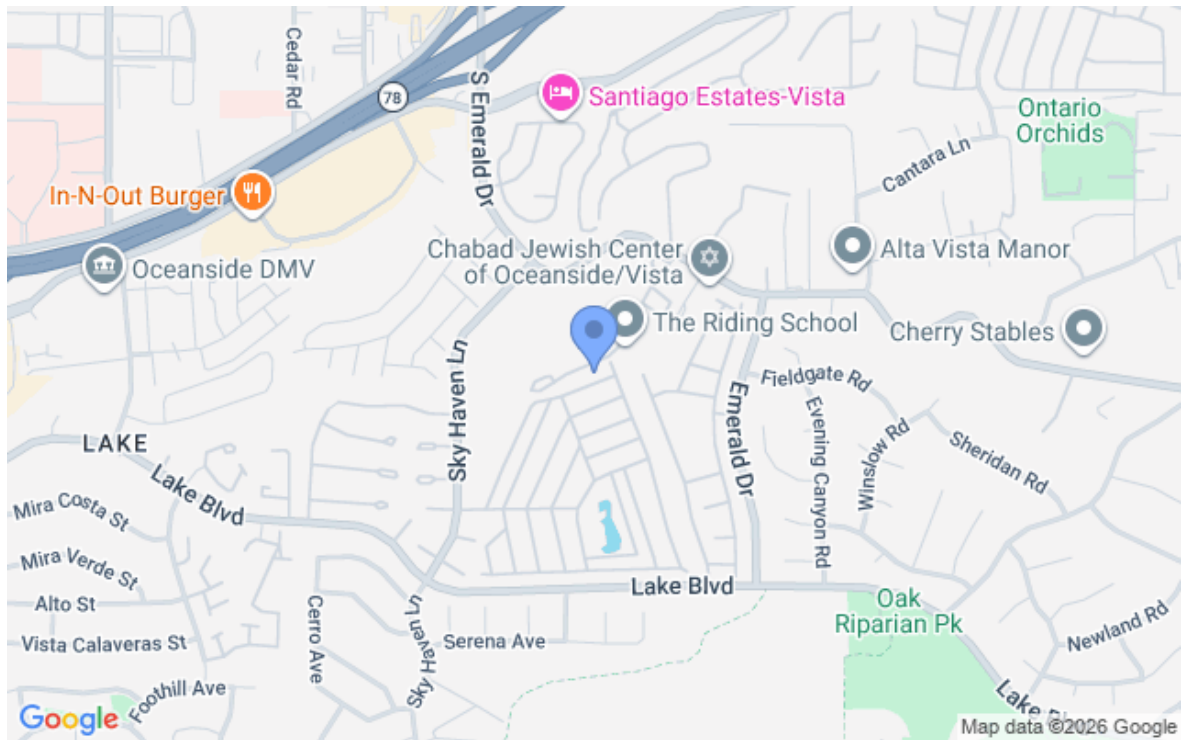
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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