

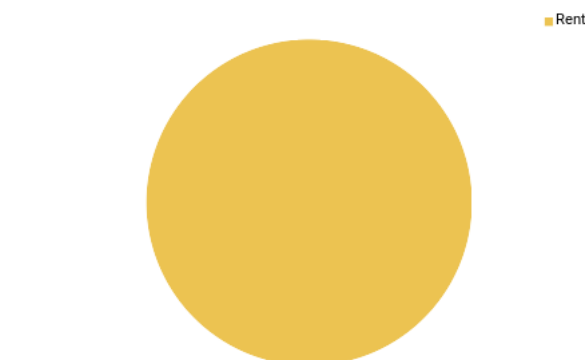
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,838.00	\$797.20	\$1,040.80	8.44%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$20,249.61	\$12,200.00	102.37%	8.44%

Property Information

Purchase Price:	\$240,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$245,000.00
After Repair Value	

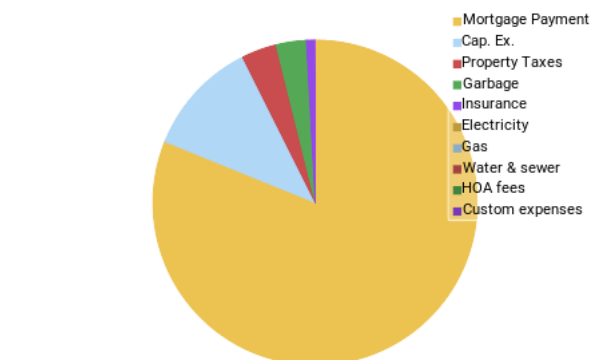
Down Payment:	\$7,200.00
Loan Amount:	\$232,800.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	0.000%
Monthly P&I:	\$646.67

Income



Rent	\$1,838.00
Total	\$1,838.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$24.00	Custom expenses	
Cap. Ex.	\$91.53	Insurance	\$7.00
Property Taxes	\$28.00	Mortgage Payment	\$646.67
Total	\$797.20		

Financial Projections

Total Initial Equity:	-\$232,800.00		
Gross Rent Multiplier:	10.88		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	8.44%	Debt Coverage Ratio:	2.61
ARV based on Cap Rate:	\$240,000.00		

50% Rule Cash Flow Estimates

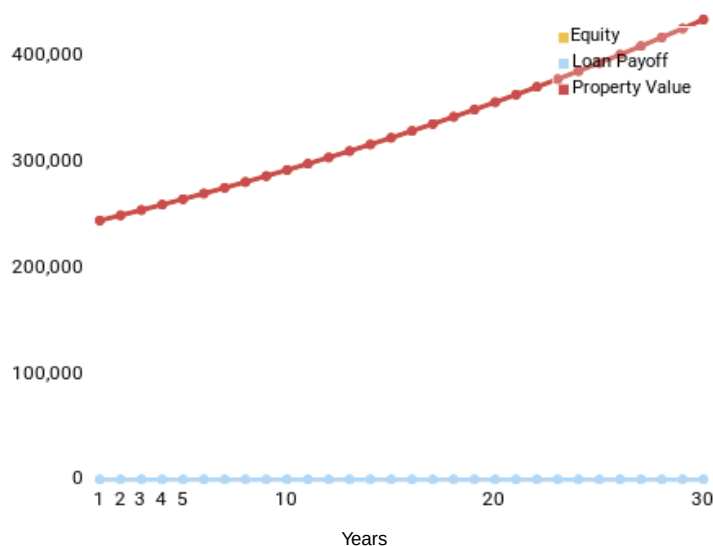
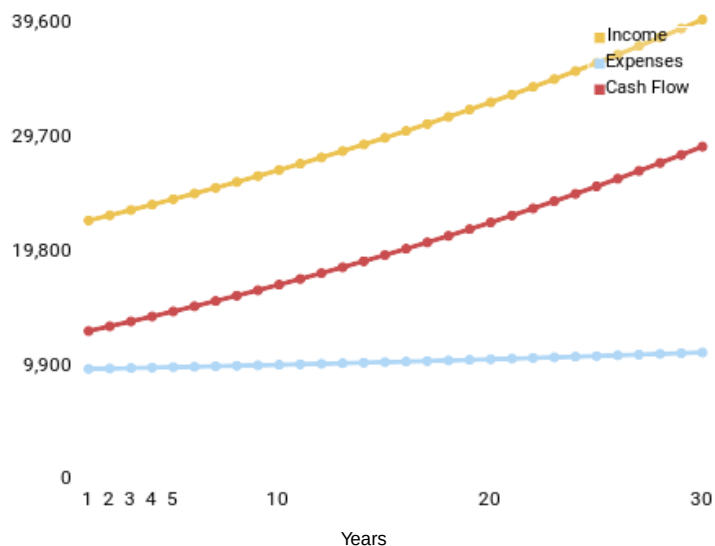
Total Monthly Income:	\$1,838.00
x50% for Expenses:	\$919.00
Monthly Payment/Interest Payment:	\$646.67
Total Monthly Cash Flow using 50% Rule:	\$272.33

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	\$22,497	\$22,947	\$24,352	\$26,886	\$29,684	\$32,774	\$39,951
Total Annual Expenses	\$9,603	\$9,639	\$9,754	\$9,962	\$10,191	\$10,444	\$11,032
Total Annual Cashflow	\$12,895	\$13,308	\$14,597	\$16,924	\$19,493	\$22,330	\$28,919
Cash on Cash ROI	105.69%	109.08%	119.65%	138.72%	159.78%	183.03%	237.04%
Property Value	\$244,800	\$249,696	\$264,979	\$292,559	\$323,008	\$356,627	\$434,727
Equity	\$244,800	\$249,696	\$264,979	\$292,559	\$323,008	\$356,627	\$434,727
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$245,495	\$263,698	\$321,467	\$428,921	\$551,597	\$691,080	\$1,027,644
Compound Annual Growth Rate	2012%	376%	94%	43%	29%	22%	16%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

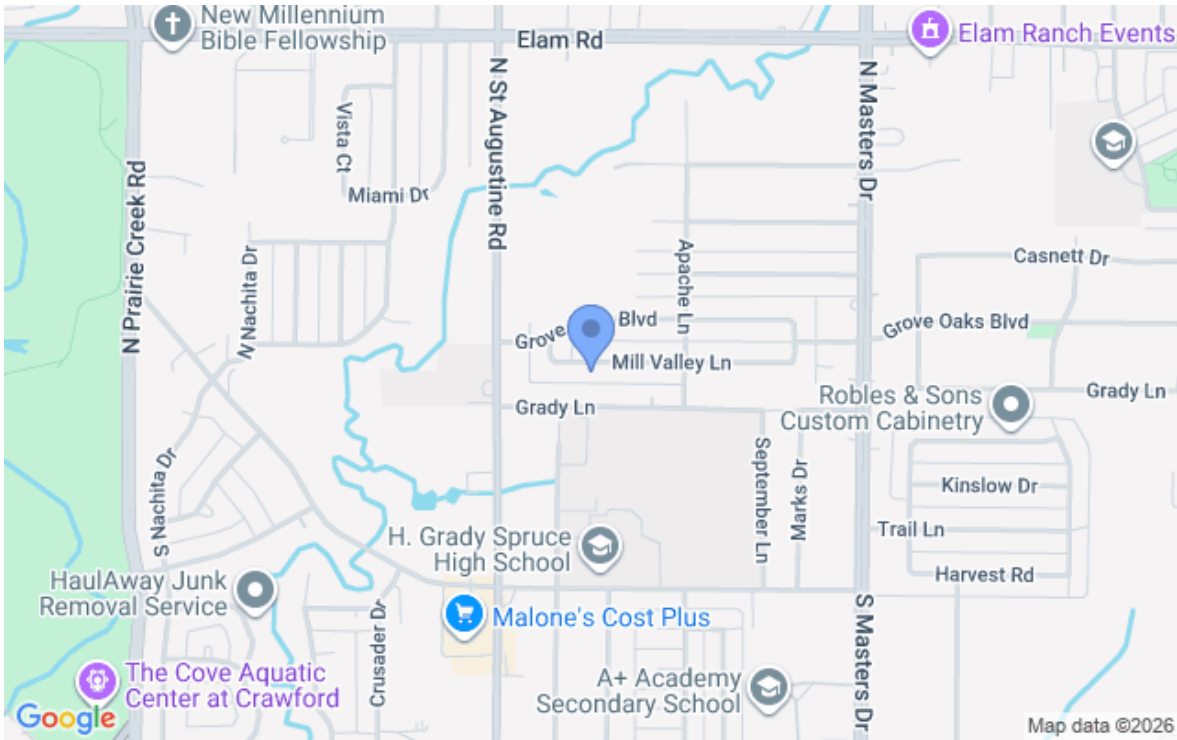


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Year Built

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