



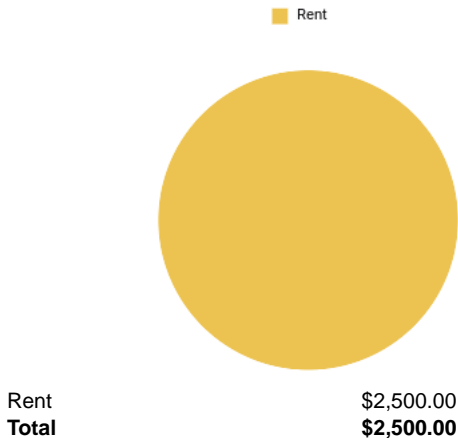
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,500.00	\$2,011.90	\$488.10	6.34%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$15,840.00	\$106,750.00	5.49%	6.34%

Property Information

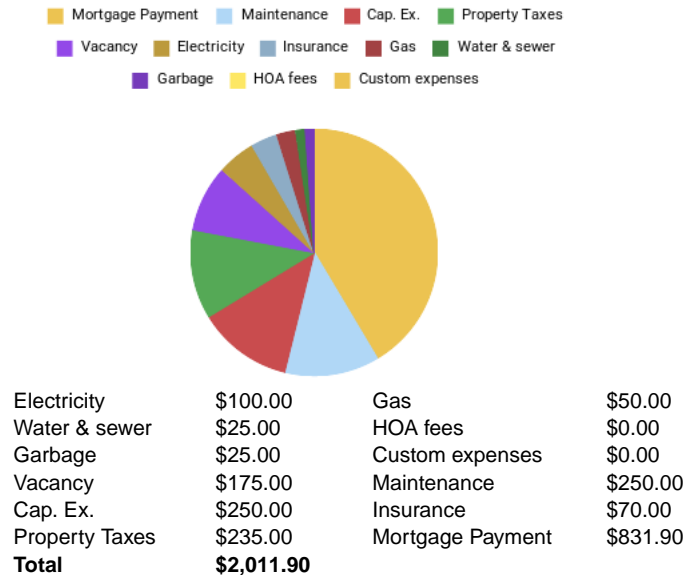
Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$3,750.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$253,750.00
After Repair Value	

Down Payment:	\$100,000.00
Loan Amount:	\$150,000.00
Loan Points:	2.0
Loan Fees:	\$3,000.00
Amortized Over:	20 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$831.90

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$150,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.99%		
Typical Cap Rate:	6.34%	Debt Coverage Ratio:	1.59
ARV based on Cap Rate:	\$250,000.00		

50% Rule Cash Flow Estimates

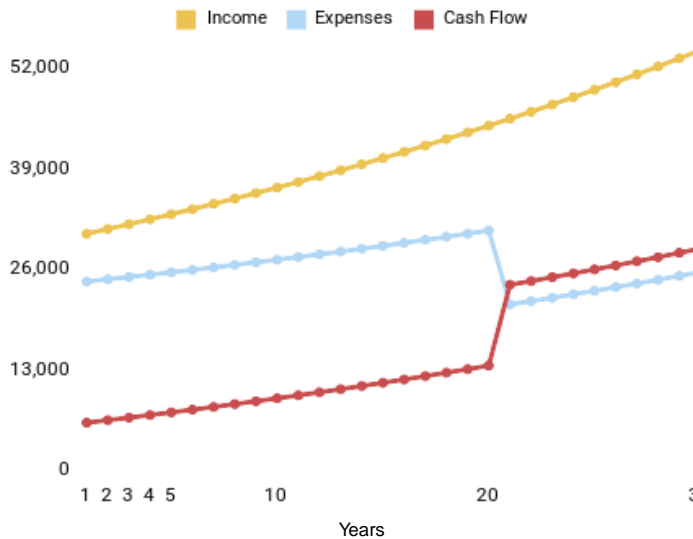
Total Monthly Income:	\$2,500.00
x50% for Expenses:	\$1,250.00
Monthly Payment/Interest Payment:	\$831.90
Total Monthly Cash Flow using 50% Rule:	\$418.10

Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$30,600	\$31,212	\$33,122	\$36,570	\$40,376	\$44,578	\$54,341
Total Annual Expenses	\$24,426	\$24,715	\$25,617	\$27,244	\$29,040	\$31,024	\$25,649
Total Annual Cashflow	\$6,174	\$6,497	\$7,506	\$9,326	\$11,336	\$13,555	\$28,692
Cash on Cash ROI	5.78%	6.09%	7.03%	8.74%	10.62%	12.70%	26.88%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$110,559	\$121,387	\$155,557	\$218,596	\$290,170	\$371,487	\$452,840
Loan Balance	\$144,441	\$138,713	\$120,463	\$86,153	\$46,297	\$0	\$0
Total Profit if Sold	\$9,983	\$27,308	\$82,974	\$188,931	\$313,085	\$457,649	\$801,886
Annualized Total Return	9%	12%	12%	11%	10%	9%	7%

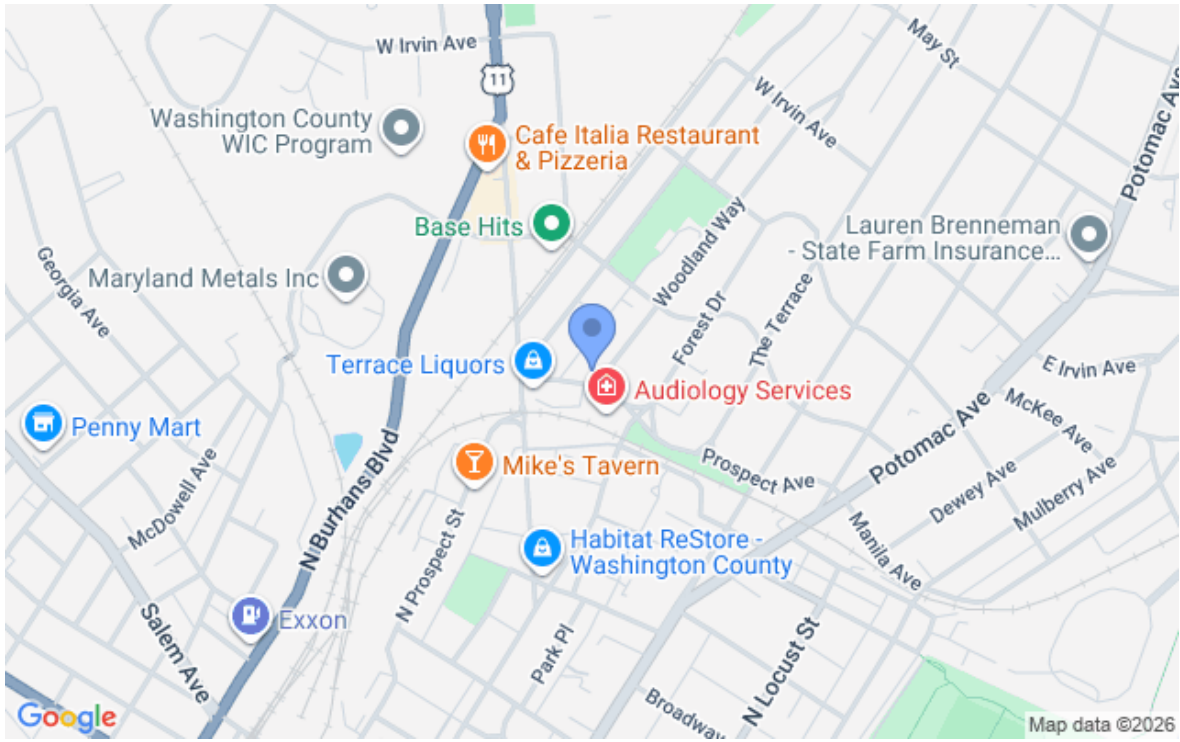
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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