

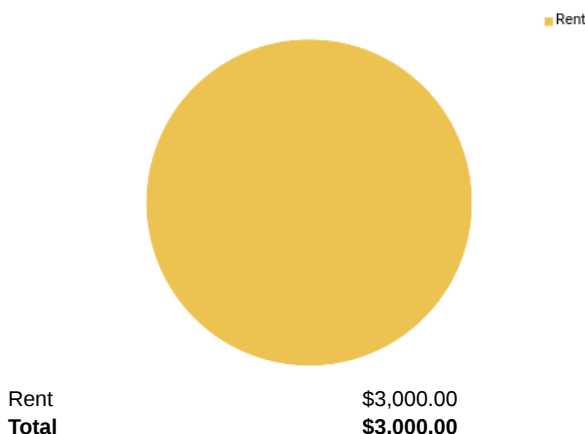
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,000.00	\$2,874.32	\$125.68	6.59%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,064.00	\$46,000.00	3.28%	7.69%

Property Information

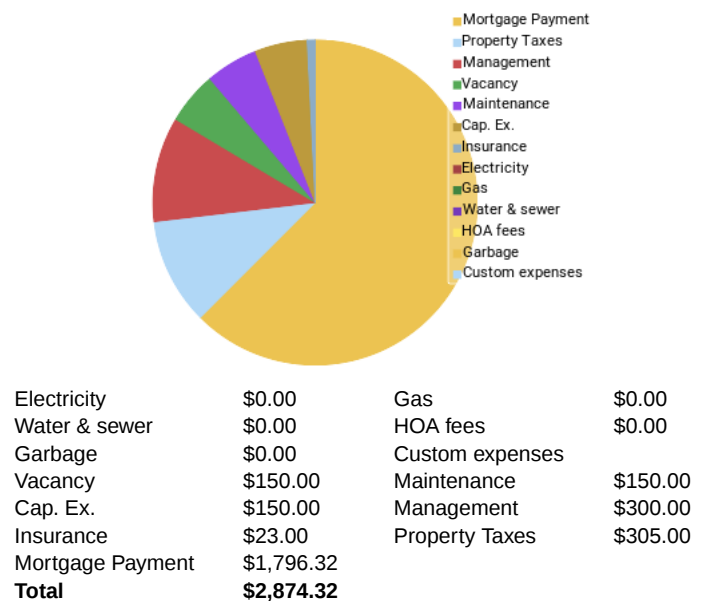
Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$6,000.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$316,000.00
After Repair Value	\$350,000.00

Down Payment:	\$30,000.00
Loan Amount:	\$270,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,796.32

Income



Expenses



Financial Projections

Total Initial Equity:	\$80,000.00		
Gross Rent Multiplier:	8.33		
Income-Expense Ratio (2% Rule):	0.95%		
Typical Cap Rate:	7.69%	Debt Coverage Ratio:	1.07
ARV based on Cap Rate:	\$300,000.00		

50% Rule Cash Flow Estimates

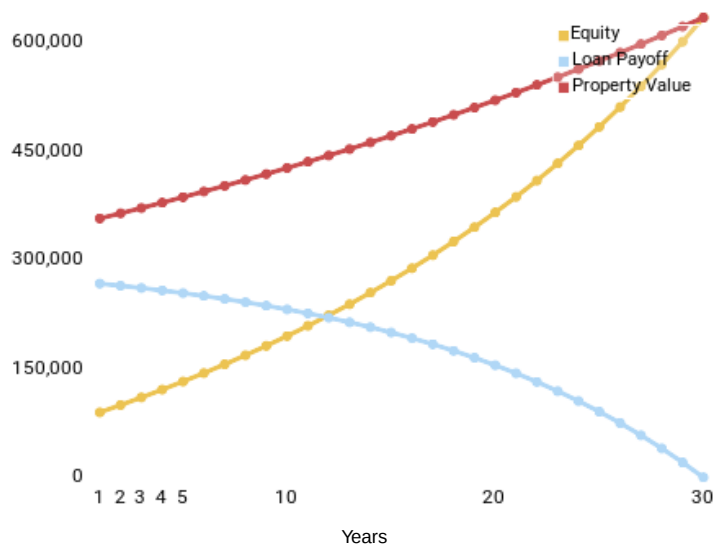
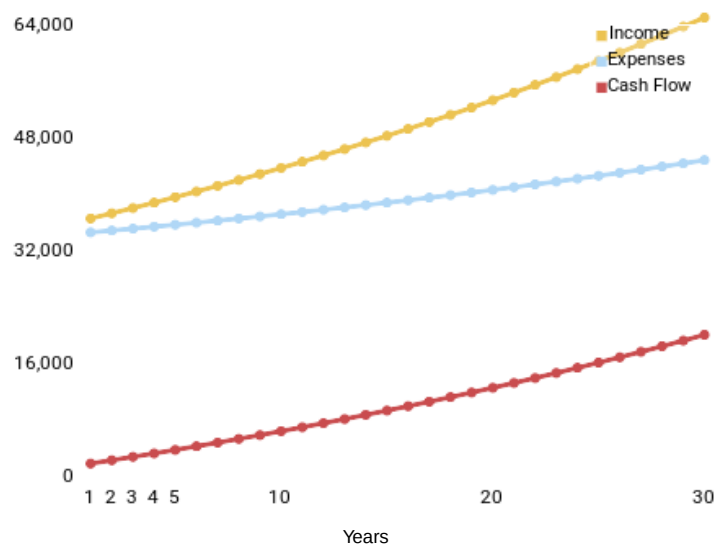
Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$1,796.32
Total Monthly Cash Flow using 50% Rule:	-\$296.32

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	\$36,720	\$37,454	\$39,747	\$43,884	\$48,451	\$53,494	\$65,209
Total Annual Expenses	\$34,751	\$35,014	\$35,838	\$37,325	\$38,966	\$40,778	\$44,988
Total Annual Cashflow	\$1,969	\$2,440	\$3,909	\$6,559	\$9,485	\$12,716	\$20,221
Cash on Cash ROI	4.28%	5.30%	8.50%	14.26%	20.62%	27.64%	43.96%
Property Value	\$357,000	\$364,140	\$386,428	\$426,648	\$471,054	\$520,082	\$633,977
Equity	\$89,743	\$99,824	\$132,273	\$194,955	\$271,203	\$365,371	\$633,977
Loan Balance	\$267,257	\$264,316	\$254,155	\$231,693	\$199,851	\$154,710	\$0
Total Profit if Sold	\$45,712	\$58,233	\$100,920	\$190,992	\$308,698	\$459,858	\$895,678
Compound Annual Growth Rate	99%	51%	26%	18%	15%	13%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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