

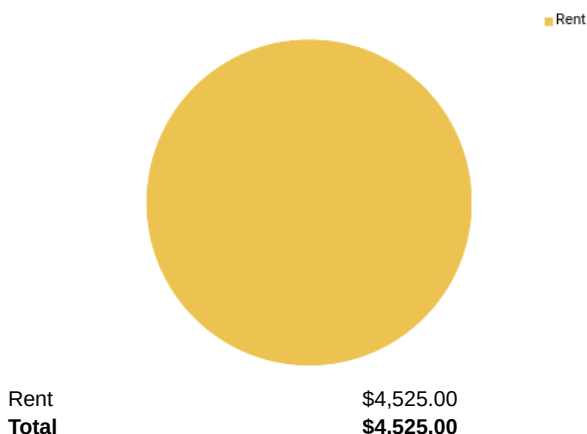
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,525.00	\$10,503.89	-\$5,978.89	1.07%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,783.00	\$264,000.00	-27.18%	1.07%

Property Information

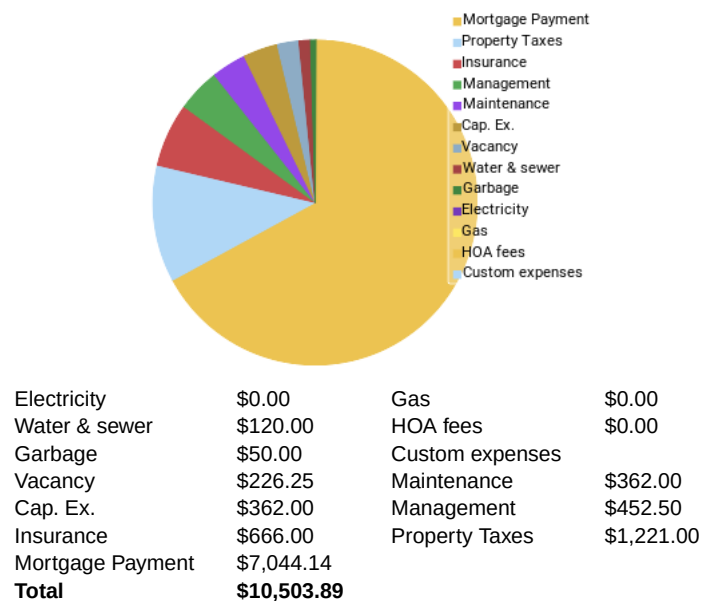
Purchase Price:	\$1,200,000.00
Purchase Closing Costs:	\$24,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,224,000.00
After Repair Value	

Down Payment:	\$240,000.00
Loan Amount:	\$960,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$7,044.14

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$960,000.00		
Gross Rent Multiplier:		22.10		
Income-Expense Ratio (2% Rule):		0.37%		
Typical Cap Rate:		1.07%	Debt Coverage Ratio:	0.15
ARV based on Cap Rate:		\$1,200,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,525.00
x50% for Expenses:	\$2,262.50
Monthly Payment/Interest Payment:	\$7,044.14
Total Monthly Cash Flow using 50% Rule:	-\$4,781.64

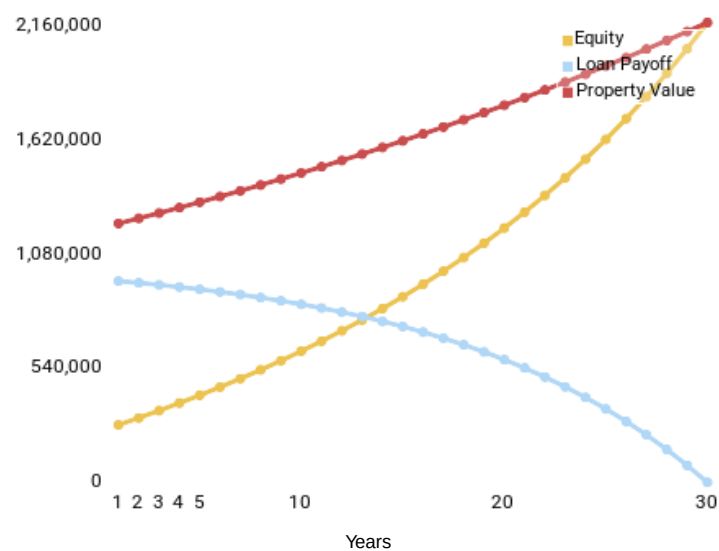
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$55,386	\$56,494	\$59,952	\$66,191	\$73,081	\$80,687	\$98,357
Total Annual Expenses	\$126,877	\$127,724	\$130,368	\$135,139	\$140,406	\$146,222	\$159,732
Total Annual Cashflow	-\$71,491	-\$71,230	-\$70,416	-\$68,947	-\$67,325	-\$65,535	-\$61,375
Cash on Cash ROI	-27.08%	-26.98%	-26.67%	-26.12%	-25.50%	-24.82%	-23.25%
Property Value	\$1,224,000	\$1,248,480	\$1,324,897	\$1,462,793	\$1,615,042	\$1,783,137	\$2,173,634
Equity	\$272,019	\$305,185	\$412,226	\$620,636	\$877,939	\$1,202,548	\$2,173,634
Loan Balance	\$951,981	\$943,295	\$912,671	\$842,157	\$737,103	\$580,588	\$0
Total Profit if Sold	-\$63,472	-\$101,537	-\$206,568	-\$345,891	-\$428,523	-\$435,240	-\$97,303
Compound Annual Growth Rate	-24%	-22%	-26%	0%	0%	0%	-2%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



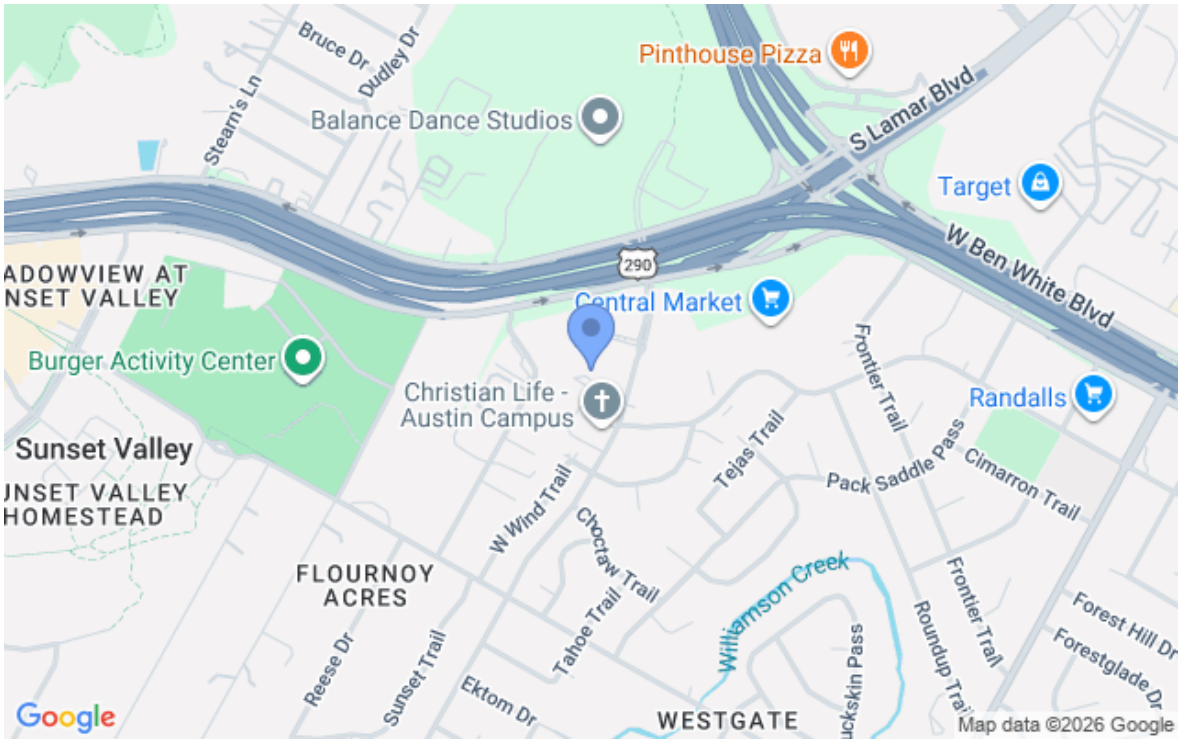
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House Size (sq. ft)

800.0

Year Built

1972



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