

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,425.00	\$1,833.30	\$591.70	11.71%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$16,279.80	\$36,835.00	19.28%	11.71%

Property Information

Purchase Price:	\$139,000.00
Purchase Closing Costs:	\$2,085.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$141,085.00
After Repair Value	\$145,000.00

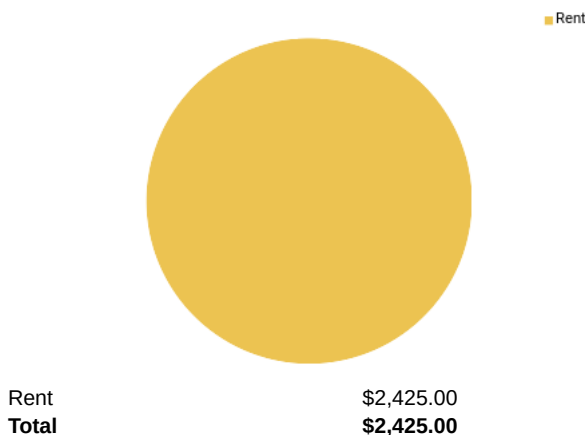
Property Description

houseboat

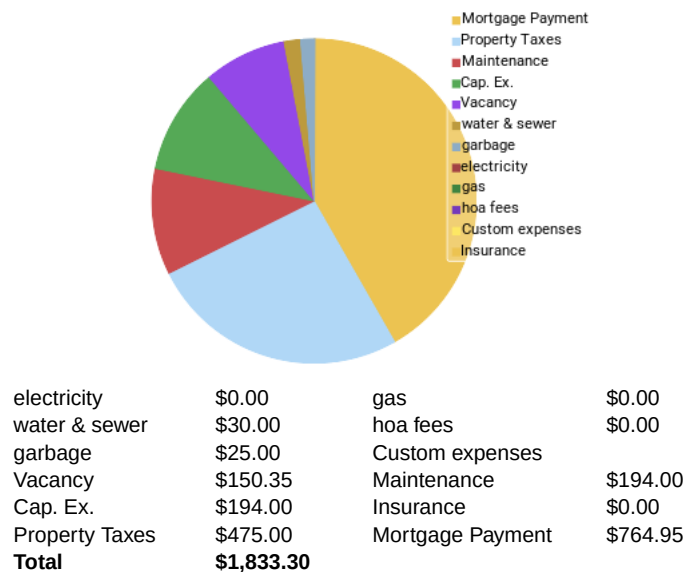
Down Payment:	\$34,750.00
Loan Amount:	\$104,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	\$764.95



Income



Expenses



Financial Projections

Total Initial Equity:	\$40,750.00		
Gross Rent Multiplier:	4.78		
Income-Expense Ratio (2% Rule):	1.72%		
Typical Cap Rate:	11.71%	Debt Coverage Ratio:	1.77
ARV based on Cap Rate:	\$139,000.00		

50% Rule Cash Flow Estimates

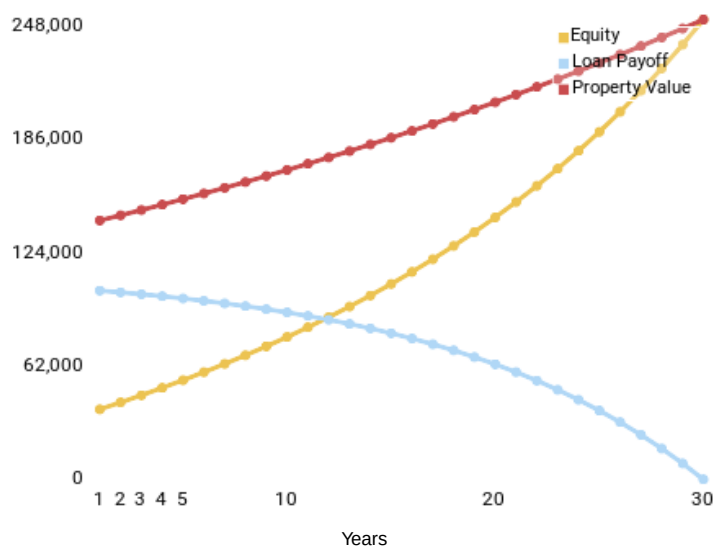
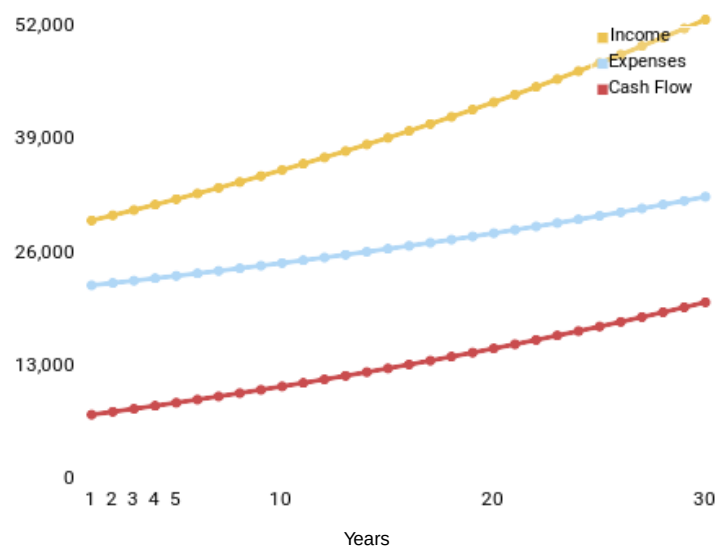
Total Monthly Income:	\$2,425.00
x50% for Expenses:	\$1,212.50
Monthly Payment/Interest Payment:	\$764.95
Total Monthly Cash Flow using 50% Rule:	\$447.55

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	\$29,682	\$30,276	\$32,129	\$35,473	\$39,165	\$43,241	\$52,711
Total Annual Expenses	\$22,256	\$22,518	\$23,334	\$24,807	\$26,434	\$28,230	\$32,401
Total Annual Cashflow	\$7,426	\$7,758	\$8,795	\$10,666	\$12,731	\$15,012	\$20,309
Cash on Cash ROI	20.16%	21.06%	23.88%	28.96%	34.56%	40.75%	55.14%
Property Value	\$141,780	\$144,616	\$153,467	\$169,440	\$187,076	\$206,547	\$251,779
Equity	\$38,401	\$42,180	\$54,357	\$77,987	\$107,031	\$143,498	\$251,779
Loan Balance	\$103,379	\$102,436	\$99,110	\$91,453	\$80,045	\$63,048	\$0
Total Profit if Sold	\$8,992	\$20,529	\$58,040	\$131,183	\$219,669	\$326,543	\$613,211
Compound Annual Growth Rate	24%	25%	21%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1986



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