

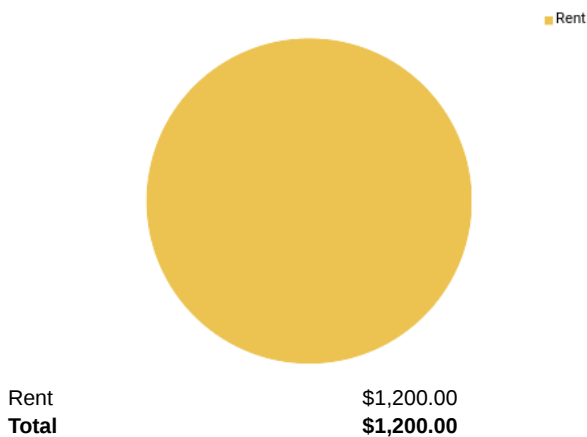
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$1,225.18	-\$25.18	6.48%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,424.00	\$33,080.00	-0.91%	6.48%

Property Information

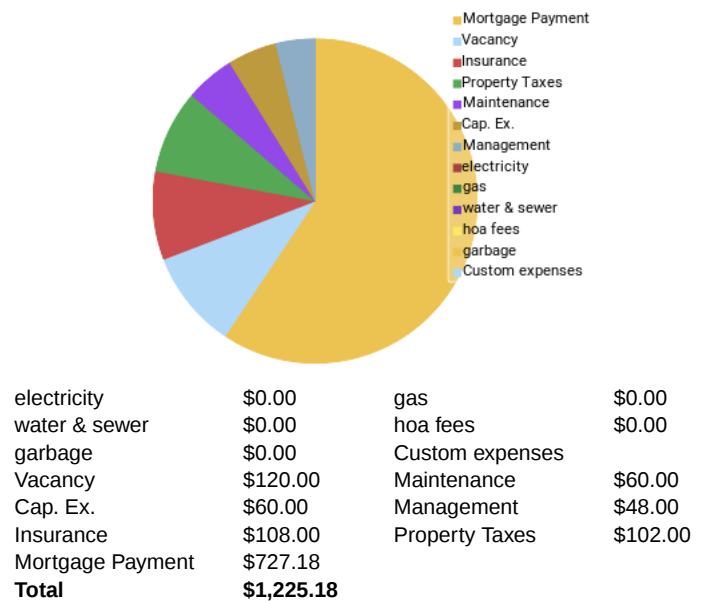
Purchase Price:	\$130,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$135,000.00
After Repair Value	

Down Payment:	\$26,000.00
Loan Amount:	\$104,000.00
Loan Points:	2.0
Loan Fees:	\$2,080.00
Amortized Over:	30 years
Loan Interest Rate:	7.500%
Monthly P&I:	\$727.18

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$104,000.00		
Gross Rent Multiplier:		9.03		
Income-Expense Ratio (2% Rule):		0.89%		
Typical Cap Rate:		6.48%	Debt Coverage Ratio:	0.97
ARV based on Cap Rate:		\$130,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$727.18
Total Monthly Cash Flow using 50% Rule:	-\$127.18

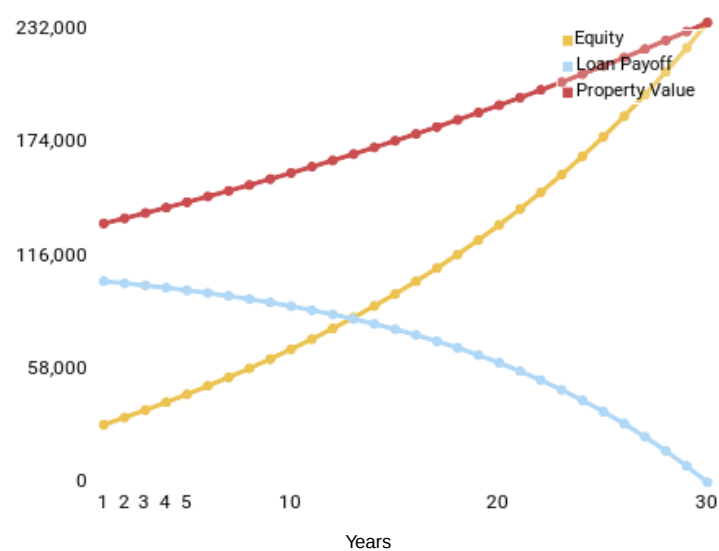
Analysis Over Time

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	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$14,822	\$14,944	\$15,324	\$16,011	\$16,769	\$17,606	\$19,551
Total Annual Cashflow	-\$134	\$38	\$575	\$1,543	\$2,611	\$3,791	\$6,533
Cash on Cash ROI	-0.40%	0.12%	1.74%	4.66%	7.89%	11.46%	19.75%
Property Value	\$132,600	\$135,252	\$143,531	\$158,469	\$174,963	\$193,173	\$235,477
Equity	\$29,559	\$33,244	\$45,128	\$68,202	\$96,519	\$131,912	\$235,477
Loan Balance	\$103,041	\$102,008	\$98,402	\$90,267	\$78,444	\$61,261	\$0
Total Profit if Sold	-\$13,600	-\$10,076	\$2,368	\$30,061	\$68,017	\$118,595	\$271,531
Compound Annual Growth Rate	-41%	-17%	1%	7%	8%	8%	8%

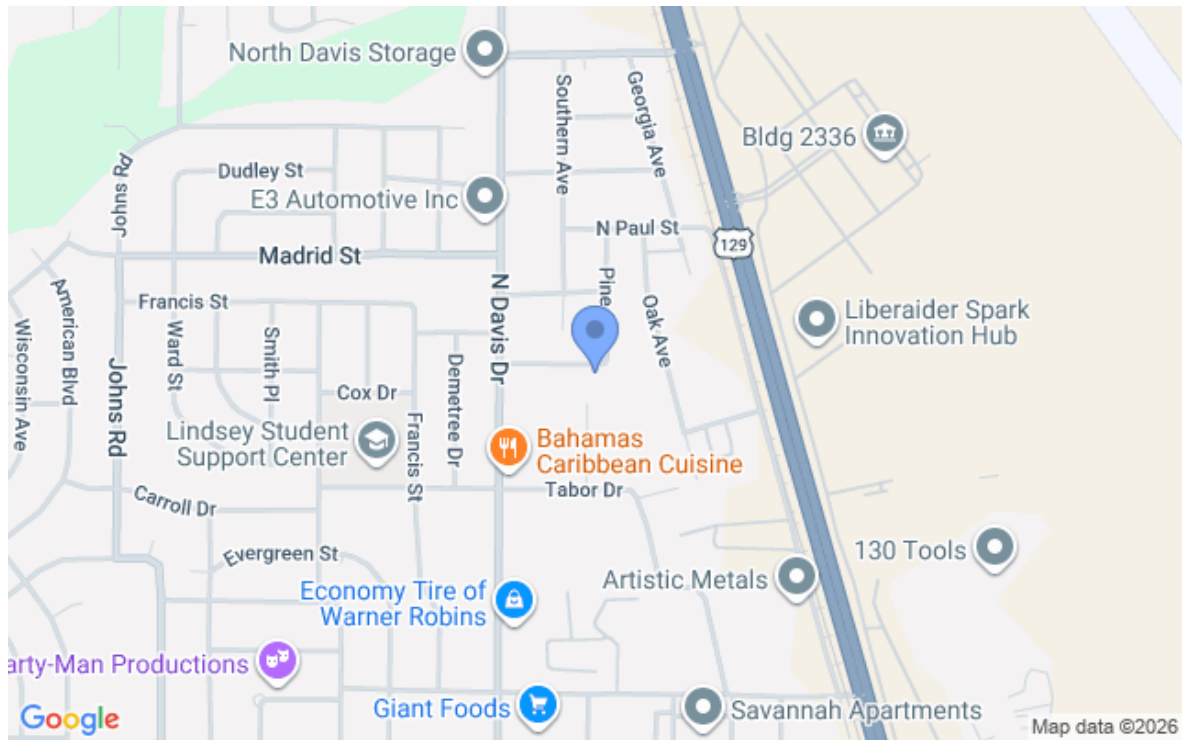
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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