

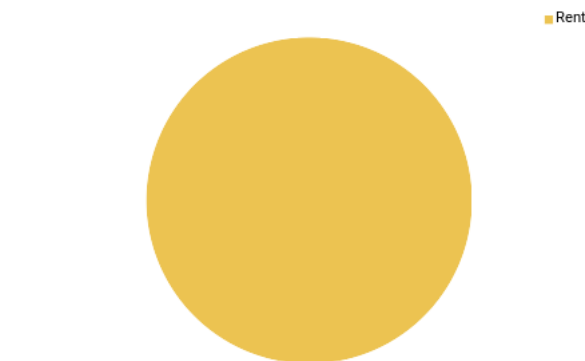
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,800.00	\$3,389.73	\$410.27	7.17%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$29,892.00	\$114,250.00	4.31%	7.17%

Property Information

Purchase Price:	\$417,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$427,000.00
After Repair Value	

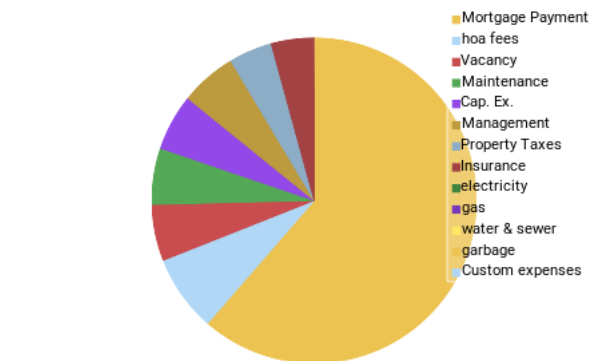
Down Payment:	\$104,250.00
Loan Amount:	\$312,750.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$2,080.73

Income



Rent	\$3,800.00
Total	\$3,800.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$258.00
garbage	\$0.00	Custom expenses	\$190.00
Vacancy	\$190.00	Maintenance	\$190.00
Cap. Ex.	\$190.00	Management	\$190.00
Insurance	\$145.00	Property Taxes	\$146.00
Mortgage Payment	\$2,080.73		
Total	\$3,389.73		

Financial Projections

Total Initial Equity:	-\$312,750.00		
Gross Rent Multiplier:	9.14		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	7.17%	Debt Coverage Ratio:	1.20
ARV based on Cap Rate:	\$417,000.00		

50% Rule Cash Flow Estimates

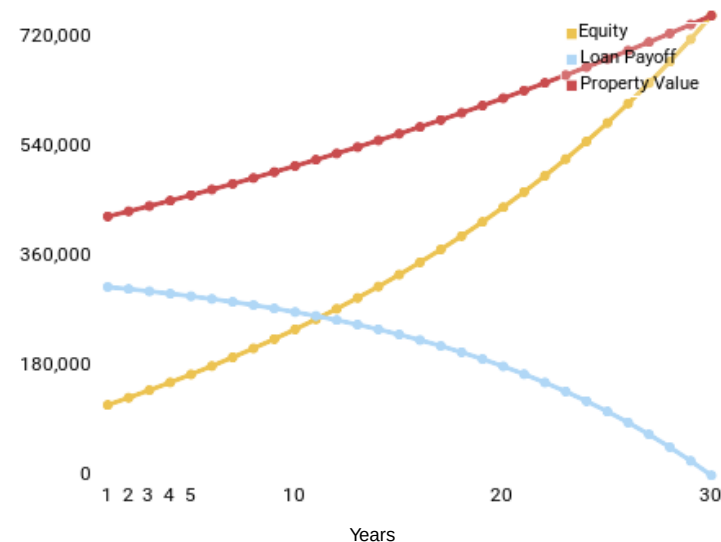
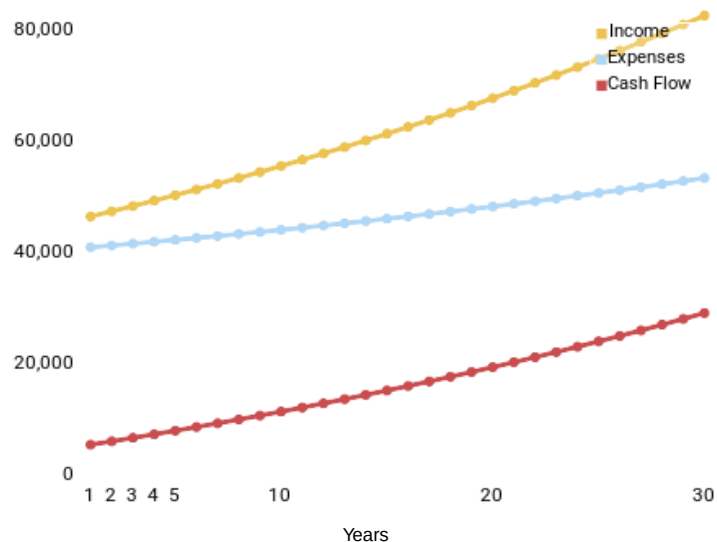
Total Monthly Income:	\$3,800.00
x50% for Expenses:	\$1,900.00
Monthly Payment/Interest Payment:	\$2,080.73
Total Monthly Cash Flow using 50% Rule:	-\$180.73

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	\$46,512	\$47,442	\$50,346	\$55,586	\$61,372	\$67,759	\$82,598
Total Annual Expenses	\$40,991	\$41,311	\$42,312	\$44,117	\$46,110	\$48,310	\$53,422
Total Annual Cashflow	\$5,521	\$6,131	\$8,034	\$11,469	\$15,262	\$19,449	\$29,176
Cash on Cash ROI	4.83%	5.37%	7.03%	10.04%	13.36%	17.02%	25.54%
Property Value	\$425,340	\$433,847	\$460,402	\$508,321	\$561,227	\$619,640	\$755,338
Equity	\$115,767	\$127,680	\$166,005	\$239,942	\$329,733	\$440,434	\$755,338
Loan Balance	\$309,573	\$306,166	\$294,397	\$268,378	\$231,494	\$179,206	\$0
Total Profit if Sold	\$7,038	\$25,082	\$85,581	\$209,860	\$368,225	\$567,631	\$1,128,938
Compound Annual Growth Rate	6%	10%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

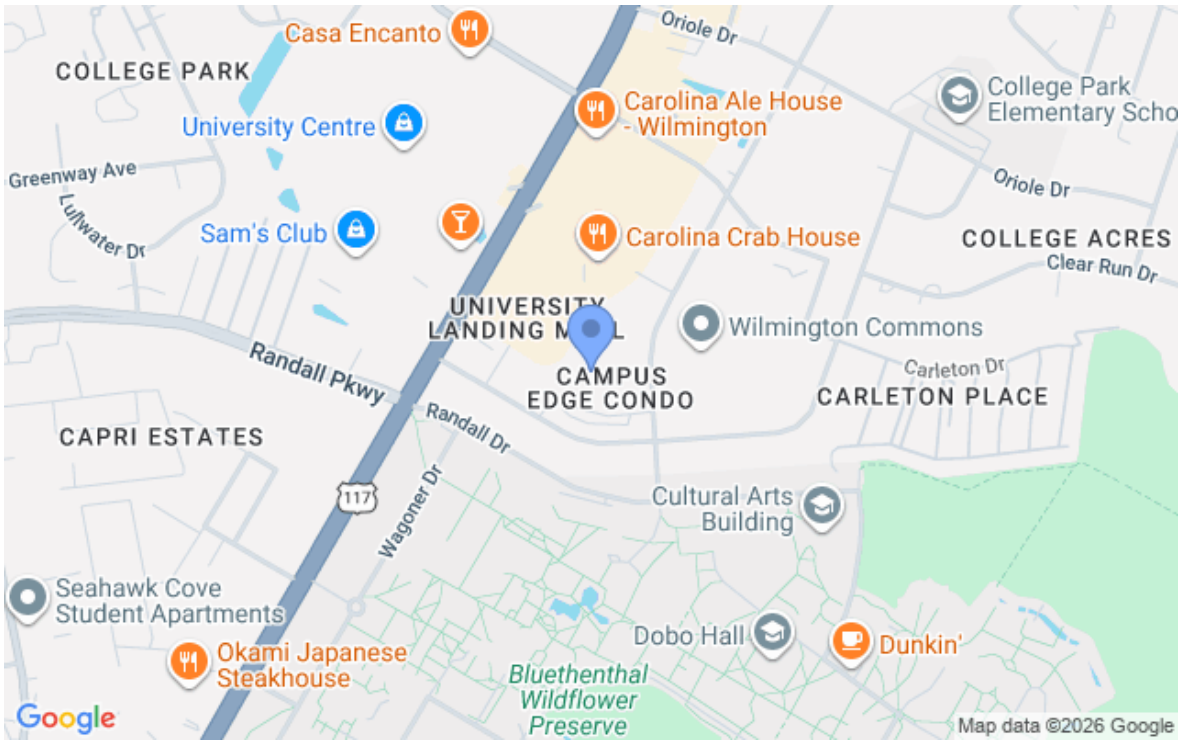


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Year Built

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