625 Clinton St

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$2,300.00	$1,671.47	$628.53	12.93%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$13,322.76	$23,690.00	31.84%	12.93%

Property Information

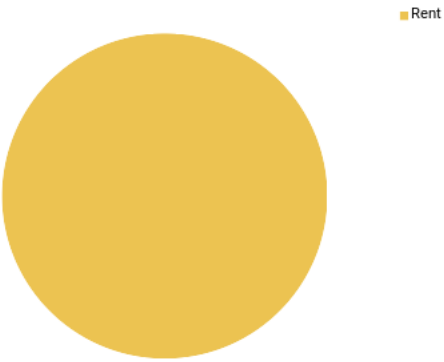
Purchase Price:	$103,000.00
Purchase Closing Costs:	$3,090.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$106,090.00**
After Repair Value	

Property Description

3 bed/1.5 bath on one side rented for $600 3 bed/1 bath on the other side rented for $575 Currently under rented. Potential rents - $2300 monthly Has a full basement - Each side has its own laundry Has a detached garage - also separated in the middle for each side. Furnace was new this September side #1 Furnace is 5 years old on side #2 New wate...

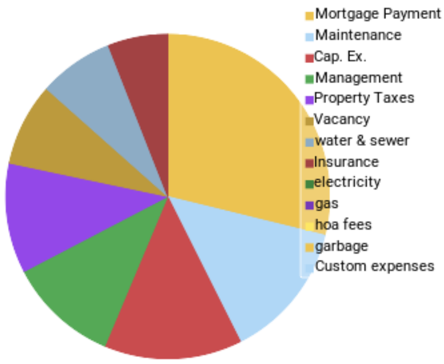
Down Payment:	$20,600.00
Loan Amount:	$82,400.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	25 years
Loan Interest Rate:	5.000%
Monthly P&I:	**$481.70**

Income



Rent	$2,300.00
Total	**$2,300.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$125.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	
Vacancy	$137.77	Maintenance	$230.00
Cap. Ex.	$230.00	Management	$184.00
Insurance	$100.00	Property Taxes	$183.00
Mortgage Payment	$481.70		
Total	**$1,671.47**		

Financial Projections

Total Initial Equity:	-$82,400.00		
Gross Rent Multiplier:	3.73		
Income-Expense Ratio (2% Rule):	2.17%		
Typical Cap Rate:	12.93%	Debt Coverage Ratio:	2.30
ARV based on Cap Rate:	$103,000.00		

50% Rule Cash Flow Estimates

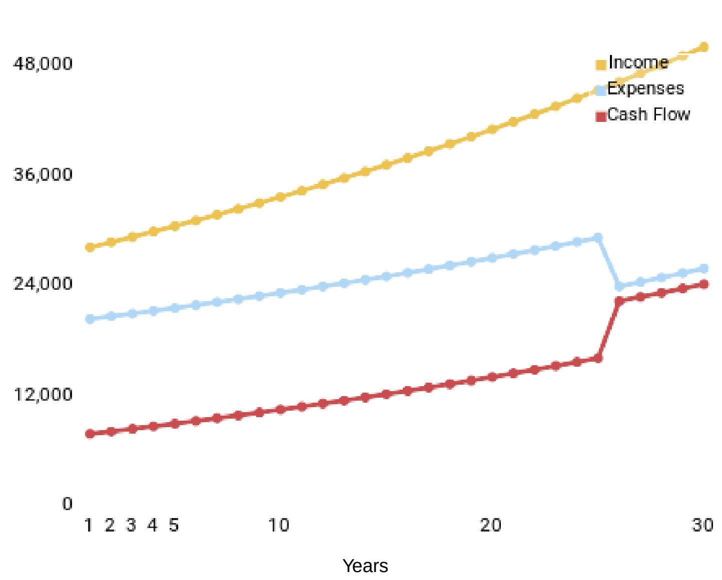
Total Monthly Income:	$2,300.00
x50% for Expenses:	$1,150.00
Monthly Payment/Interest Payment:	$481.70
Total Monthly Cash Flow using 50% Rule:	**$668.30**

Analysis Over Time

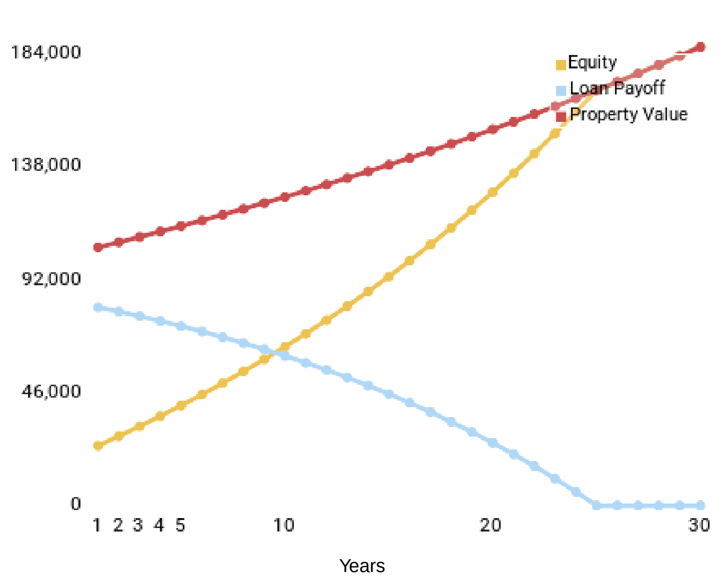
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$28,152	$28,715	$30,473	$33,644	$37,146	$41,012	$49,994
Total Annual Expenses	$20,343	$20,634	$21,544	$23,184	$24,996	$26,996	$25,861
Total Annual Cashflow	$7,809	$8,081	$8,929	$10,460	$12,150	$14,016	$24,132
Cash on Cash ROI	32.96%	34.11%	37.69%	44.15%	51.29%	59.17%	101.87%
Property Value	$105,060	$107,161	$113,720	$125,556	$138,624	$153,053	$186,570
Equity	$24,359	$28,246	$40,730	$64,643	$93,209	$127,527	$186,570
Loan Balance	$80,701	$78,915	$72,990	$60,914	$45,416	$25,526	$0
Total Profit if Sold	$8,478	$20,446	$58,857	$131,947	$217,816	$318,411	$569,658
Compound Annual Growth Rate	36%	36%	28%	21%	17%	14%	11%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



House Size (sq. ft)	2848.0
Year Built	1918