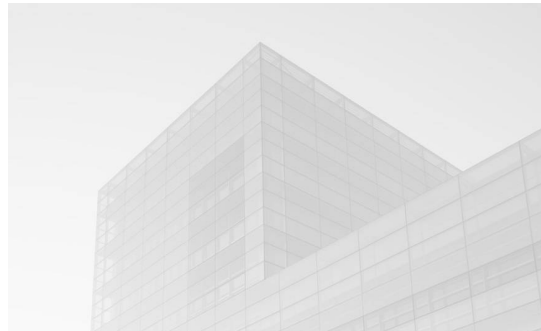




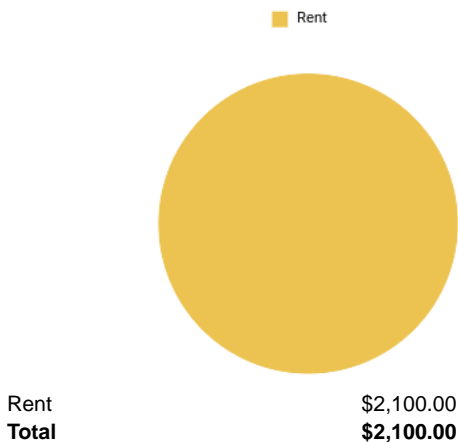
Monthly Income: \$2,100.00 NOI \$13,550.04	Monthly Expenses: \$970.83 Total Cash Needed \$102,000.00	Monthly Cash Flow: \$1,129.17 Cash on Cash ROI 13.28%	Pro Forma Cap Rate: 13.55% Purchase Cap Rate 13.55%
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Property Information

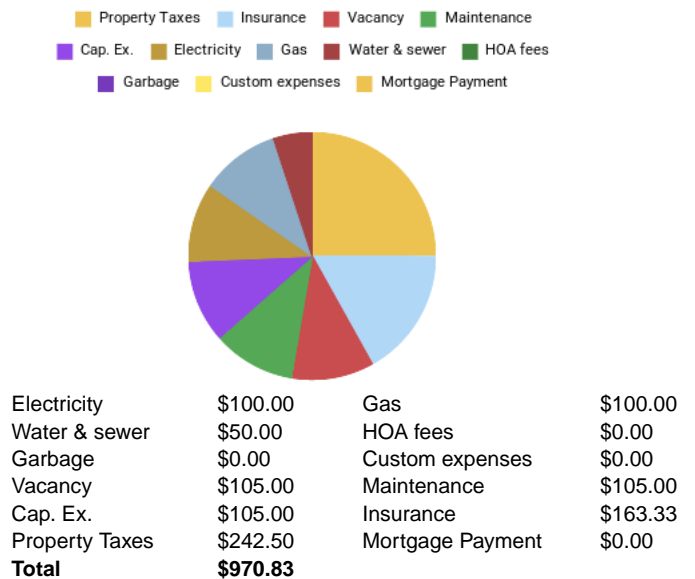
Purchase Price:	\$100,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$102,000.00
After Repair Value	
Down Payment:	\$100,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00



Income



Expenses



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Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	3.97		
Income-Expense Ratio (2% Rule):	2.06%		
Typical Cap Rate:	13.55%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$100,000.00		

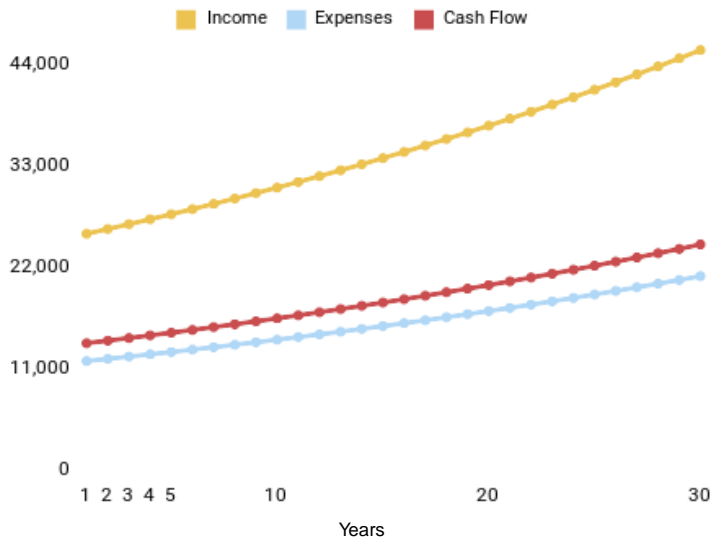
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$1,050.00

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$11,883	\$12,121	\$12,862	\$14,201	\$15,679	\$17,311	\$21,102
Total Annual Cashflow	\$13,821	\$14,097	\$14,960	\$16,517	\$18,237	\$20,135	\$24,544
Cash on Cash ROI	13.55%	13.82%	14.67%	16.19%	17.88%	19.74%	24.06%
Property Value	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Equity	\$102,000	\$104,040	\$110,408	\$121,899	\$134,587	\$148,595	\$181,136
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$10,761	\$26,837	\$77,021	\$167,579	\$267,562	\$377,952	\$634,395
Annualized Total Return	11%	12%	12%	10%	9%	8%	7%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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