

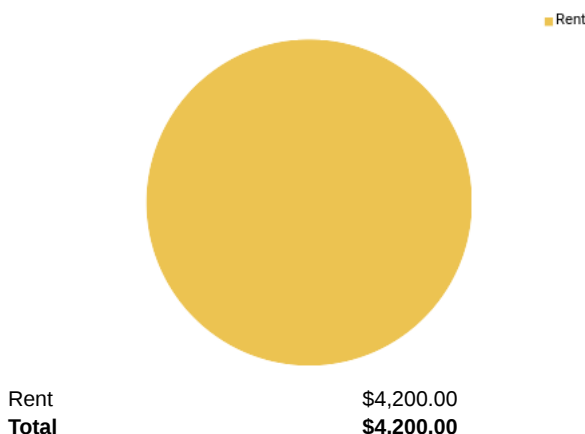
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,200.00	\$4,252.86	-\$52.86	4.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,576.00	\$244,800.00	-0.26%	4.10%

Property Information

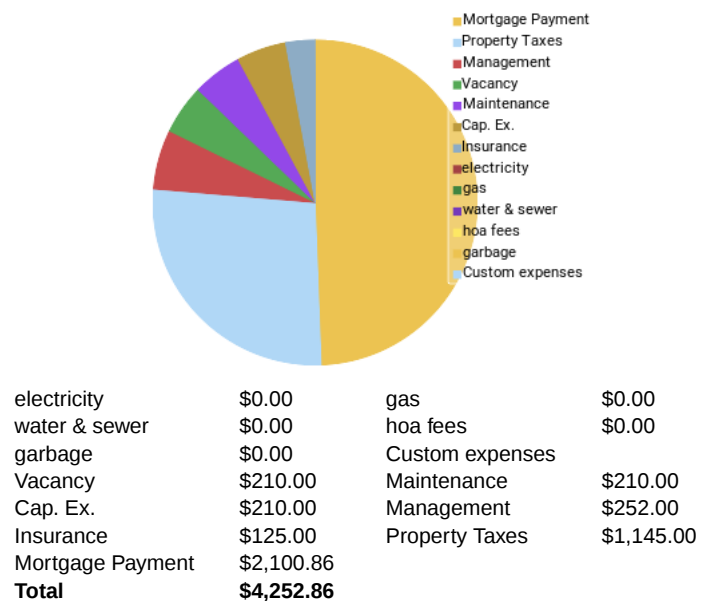
Purchase Price:	\$600,000.00
Purchase Closing Costs:	\$4,800.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$604,800.00
After Repair Value	

Down Payment:	\$240,000.00
Loan Amount:	\$360,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.750%
Monthly P&I:	\$2,100.86

Income



Expenses



Financial Projections

Total Initial Equity:	-\$360,000.00		
Gross Rent Multiplier:	11.90		
Income-Expense Ratio (2% Rule):	0.69%		
Typical Cap Rate:	4.10%	Debt Coverage Ratio:	0.97
ARV based on Cap Rate:	\$600,000.00		

50% Rule Cash Flow Estimates

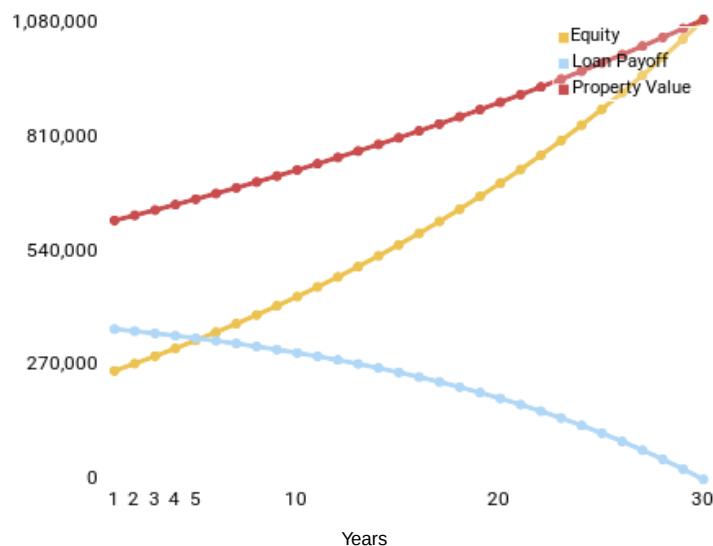
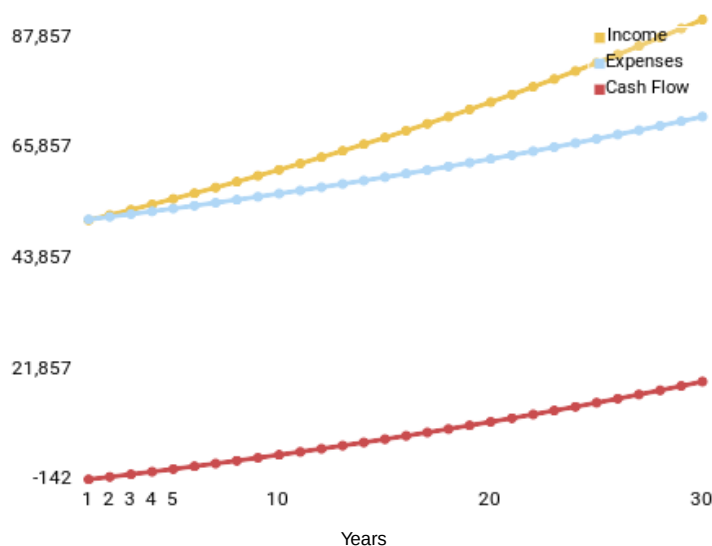
Total Monthly Income:	\$4,200.00
x50% for Expenses:	\$2,100.00
Monthly Payment/Interest Payment:	\$2,100.86
Total Monthly Cash Flow using 50% Rule:	-\$0.86

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	\$51,408	\$52,436	\$55,646	\$61,437	\$67,832	\$74,892	\$91,293
Total Annual Expenses	\$51,551	\$52,078	\$53,722	\$56,690	\$59,966	\$63,583	\$71,987
Total Annual Cashflow	-\$143	\$359	\$1,924	\$4,748	\$7,866	\$11,308	\$19,306
Cash on Cash ROI	-0.06%	0.15%	0.79%	1.94%	3.21%	4.62%	7.89%
Property Value	\$612,000	\$624,240	\$662,448	\$731,397	\$807,521	\$891,568	\$1,086,817
Equity	\$256,631	\$273,776	\$328,505	\$432,164	\$554,530	\$700,179	\$1,086,817
Loan Balance	\$355,369	\$350,464	\$333,944	\$299,233	\$252,991	\$191,389	\$0
Total Profit if Sold	-\$34,212	-\$17,627	\$38,422	\$154,888	\$304,514	\$493,380	\$1,021,136
Compound Annual Growth Rate	-14%	-4%	3%	5%	6%	6%	6%

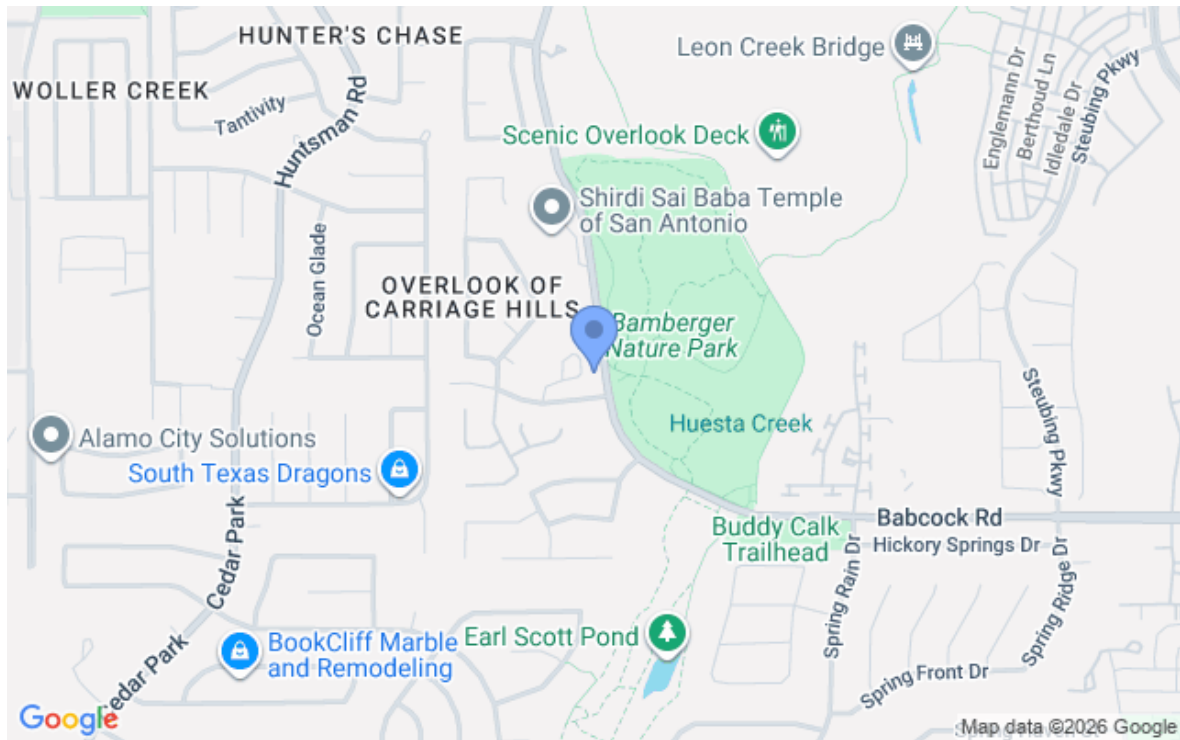
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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