

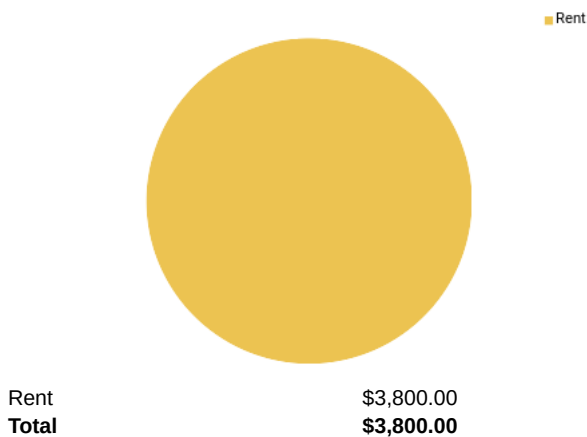
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,800.00	\$3,620.39	\$179.61	8.34%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$32,354.04	\$5,000.00	43.11%	8.34%

Property Information

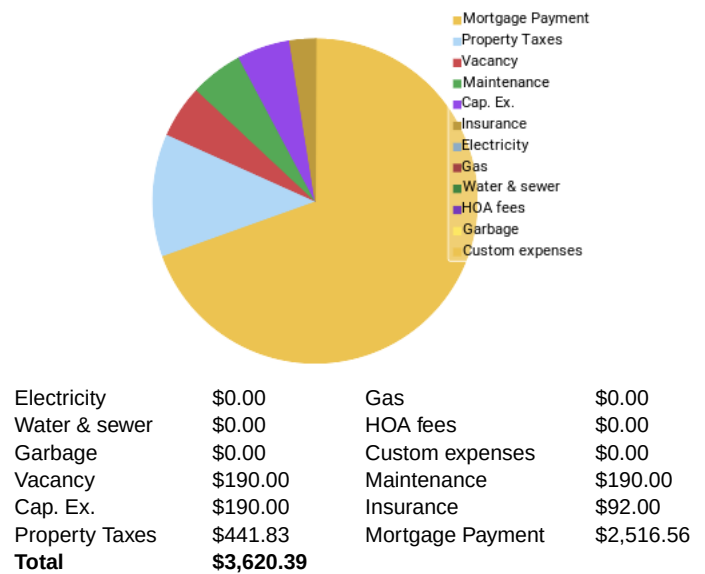
Purchase Price:	\$388,000.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$393,000.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$388,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.750%
Monthly P&I:	\$2,516.56

Income



Expenses



Financial Projections

Total Initial Equity:	-\$388,000.00		
Gross Rent Multiplier:	8.51		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	8.34%	Debt Coverage Ratio:	1.07
ARV based on Cap Rate:	\$388,000.00		

50% Rule Cash Flow Estimates

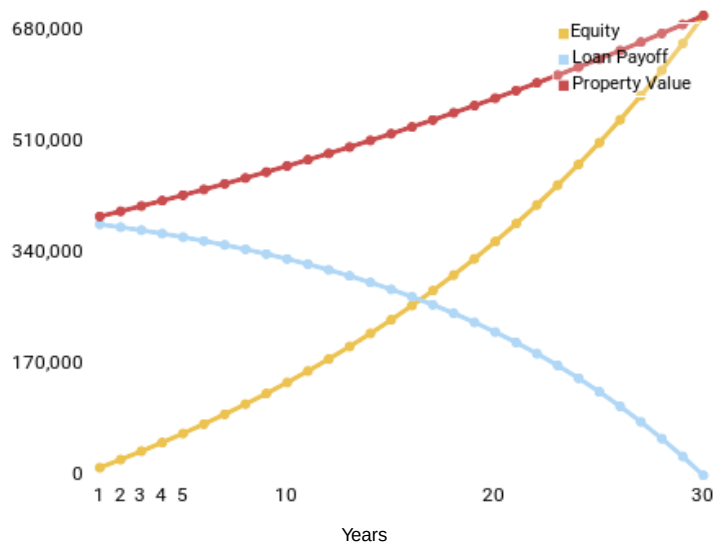
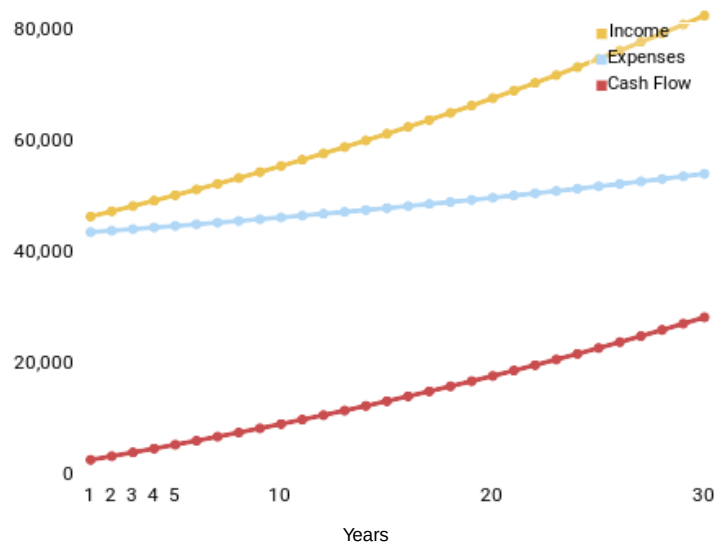
Total Monthly Income:	\$3,800.00
x50% for Expenses:	\$1,900.00
Monthly Payment/Interest Payment:	\$2,516.56
Total Monthly Cash Flow using 50% Rule:	-\$616.56

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	\$43,710	\$43,980	\$44,823	\$46,345	\$48,026	\$49,882	\$54,192
Total Annual Cashflow	\$2,802	\$3,462	\$5,523	\$9,241	\$13,346	\$17,878	\$28,406
Cash on Cash ROI	56.05%	69.25%	110.45%	184.81%	266.91%	357.55%	568.12%
Property Value	\$395,760	\$403,675	\$428,383	\$472,970	\$522,197	\$576,548	\$702,808
Equity	\$11,895	\$24,233	\$64,146	\$142,002	\$237,811	\$357,381	\$702,808
Loan Balance	\$383,865	\$379,442	\$364,238	\$330,968	\$284,386	\$219,167	\$0
Total Profit if Sold	-\$18,006	-\$2,759	\$49,904	\$163,260	\$313,978	\$509,889	\$1,081,442
Compound Annual Growth Rate	0%	-33%	61%	42%	32%	26%	20%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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