

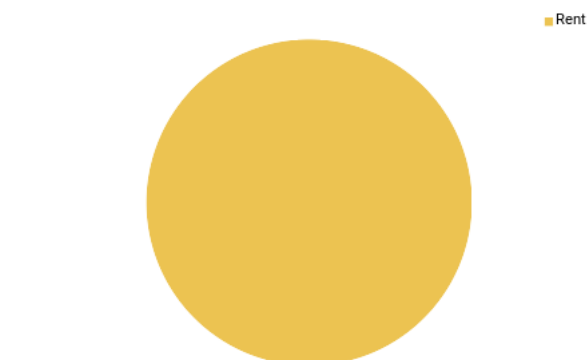
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,000.00	\$4,074.57	-\$74.57	6.59%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$35,529.60	\$26,865.00	-3.33%	6.59%

Property Information

Purchase Price:	\$539,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$547,000.00
After Repair Value	\$650,000.00

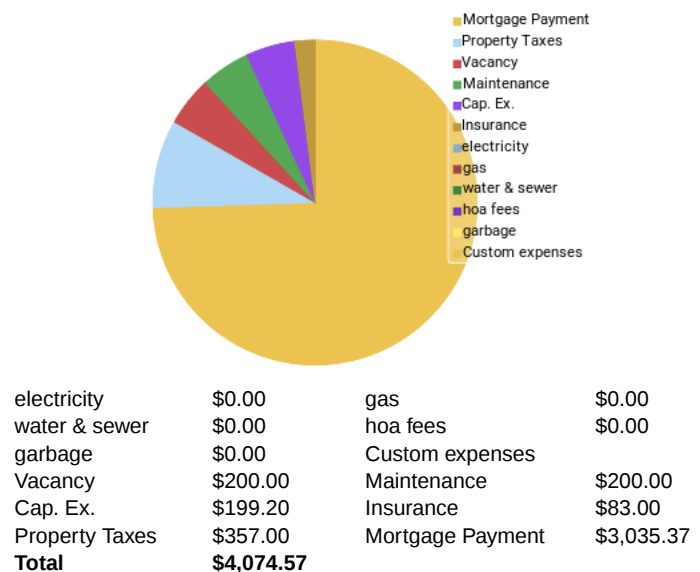
Down Payment:	\$18,865.00
Loan Amount:	\$520,135.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.750%
Monthly P&I:	\$3,035.37

Income



Rent	\$4,000.00
Total	\$4,000.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$200.00	Maintenance	\$200.00
Cap. Ex.	\$199.20	Insurance	\$83.00
Property Taxes	\$357.00	Mortgage Payment	\$3,035.37
Total	\$4,074.57		

Financial Projections

Total Initial Equity:	\$129,865.00		
Gross Rent Multiplier:	11.23		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	6.59%	Debt Coverage Ratio:	0.98
ARV based on Cap Rate:	\$539,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,000.00
x50% for Expenses:	\$2,000.00
Monthly Payment/Interest Payment:	\$3,035.37
Total Monthly Cash Flow using 50% Rule:	-\$1,035.37

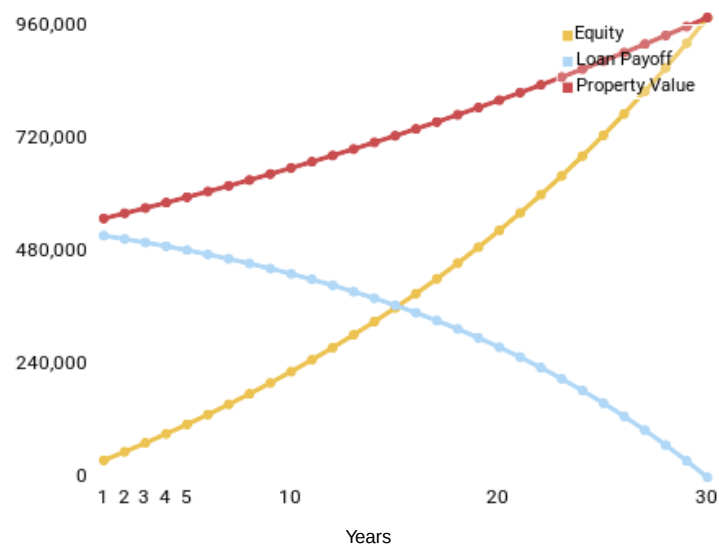
Analysis Over Time

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	\$48,960	\$49,939	\$52,996	\$58,512	\$64,602	\$71,325	\$86,945
Total Annual Expenses	\$49,144	\$49,399	\$50,193	\$51,626	\$53,208	\$54,955	\$59,013
Total Annual Cashflow	-\$184	\$541	\$2,803	\$6,886	\$11,394	\$16,371	\$27,933
Cash on Cash ROI	-0.69%	2.01%	10.43%	25.63%	42.41%	60.94%	103.97%
Property Value	\$549,780	\$560,776	\$595,100	\$657,038	\$725,423	\$800,926	\$976,324
Equity	\$36,336	\$54,418	\$112,611	\$224,701	\$359,897	\$524,403	\$976,324
Loan Balance	\$513,444	\$506,358	\$482,489	\$432,337	\$365,526	\$276,523	\$0
Total Profit if Sold	-\$31,947	-\$14,149	\$47,587	\$181,134	\$358,976	\$589,522	\$1,253,698
Compound Annual Growth Rate	0%	-31%	23%	23%	19%	17%	14%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



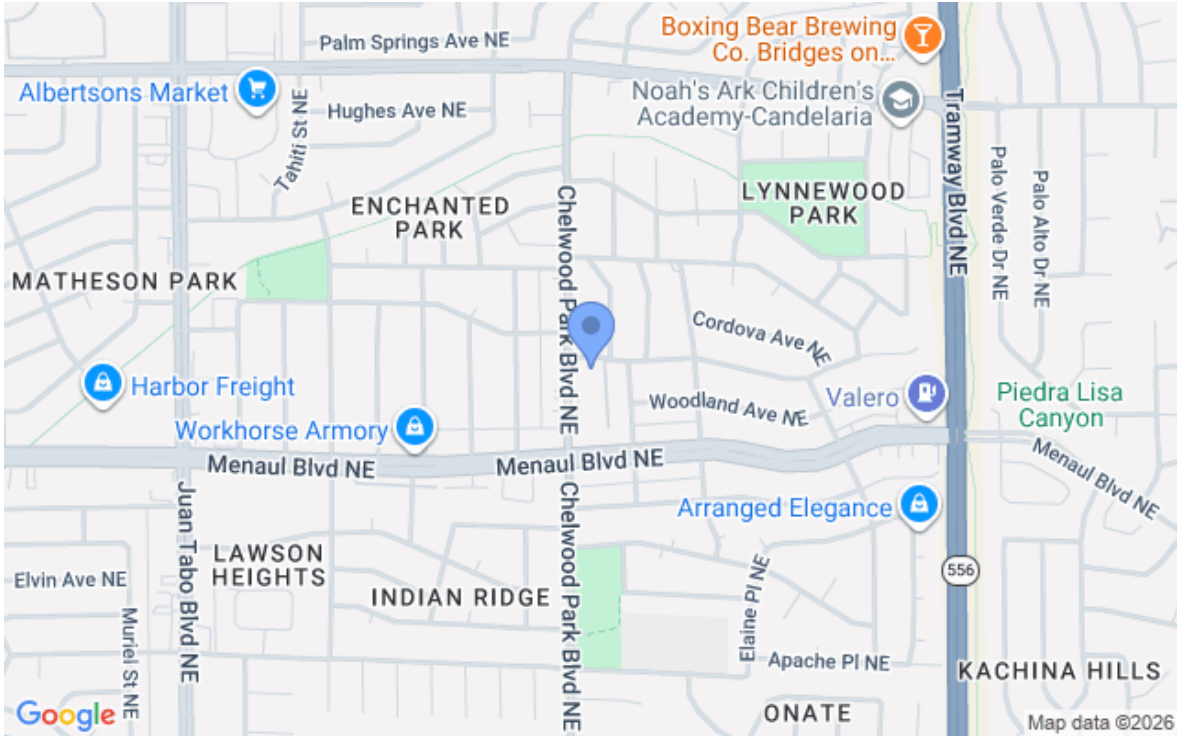
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House Size (sq. ft)

762.0

Year Built

1978



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