

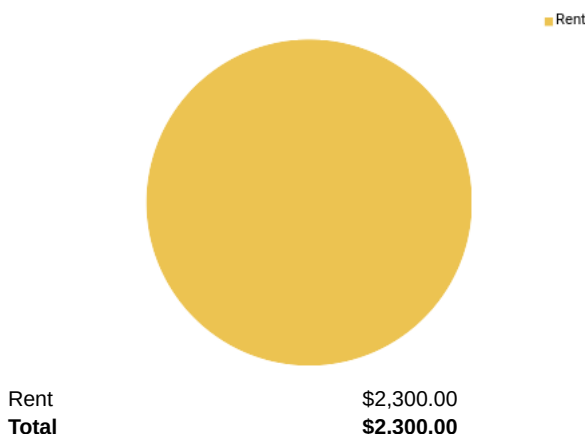
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,300.00	\$2,054.44	\$245.56	64.10%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$20,832.00	\$92,250.00	3.19%	6.97%

Property Information

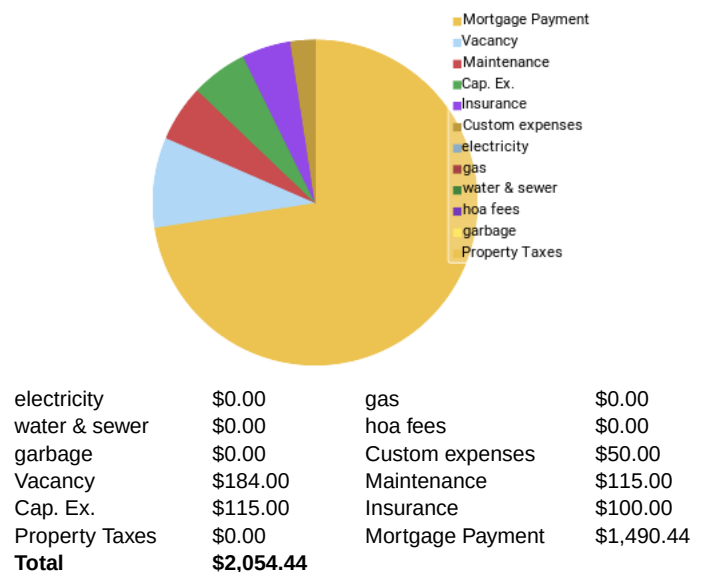
Purchase Price:	\$299,000.00
Purchase Closing Costs:	\$7,500.00
Estimated Repair Costs:	\$10,000.00
Total Cost of Project:	\$316,500.00
After Repair Value	\$32,500.00

Down Payment:	\$74,750.00
Loan Amount:	\$224,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.990%
Monthly P&I:	\$1,490.44

Income



Expenses



Financial Projections

Total Initial Equity:	-\$191,750.00		
Gross Rent Multiplier:	10.83		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	6.97%	Debt Coverage Ratio:	1.16
ARV based on Cap Rate:	\$299,000.00		

50% Rule Cash Flow Estimates

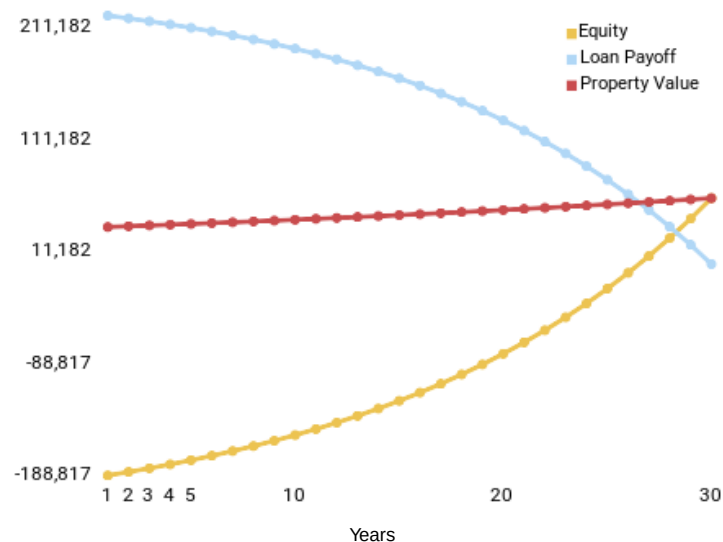
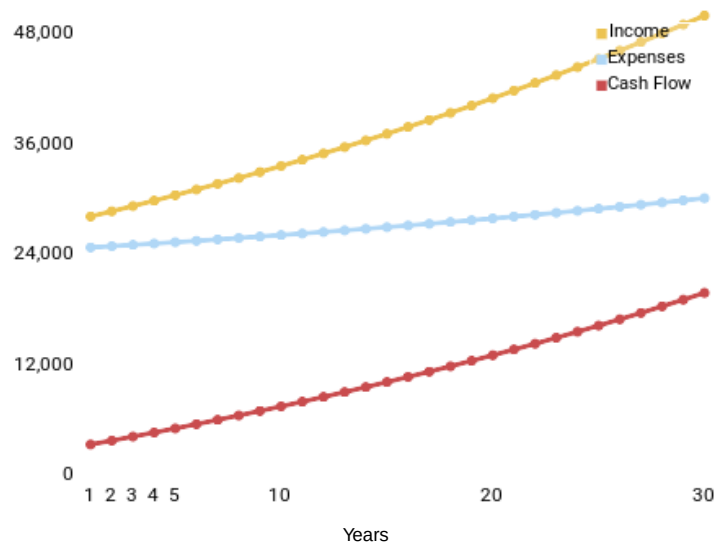
Total Monthly Income:	\$2,300.00
x50% for Expenses:	\$1,150.00
Monthly Payment/Interest Payment:	\$1,490.44
Total Monthly Cash Flow using 50% Rule:	-\$340.44

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	\$28,152	\$28,715	\$30,473	\$33,644	\$37,146	\$41,012	\$49,994
Total Annual Expenses	\$24,789	\$24,927	\$25,358	\$26,135	\$26,994	\$27,942	\$30,145
Total Annual Cashflow	\$3,363	\$3,788	\$5,115	\$7,509	\$10,152	\$13,070	\$19,849
Cash on Cash ROI	3.65%	4.11%	5.54%	8.14%	11.00%	14.17%	21.52%
Property Value	\$33,150	\$33,813	\$35,883	\$39,617	\$43,741	\$48,293	\$58,869
Equity	-\$188,818	-\$185,708	-\$175,185	-\$152,772	-\$122,182	-\$80,129	\$58,869
Loan Balance	\$221,968	\$219,521	\$211,068	\$192,389	\$165,923	\$128,423	\$0
Total Profit if Sold	-\$280,190	-\$273,342	-\$248,973	-\$194,178	-\$118,530	-\$17,420	\$287,664
Compound Annual Growth Rate	0%	0%	0%	0%	0%	-1%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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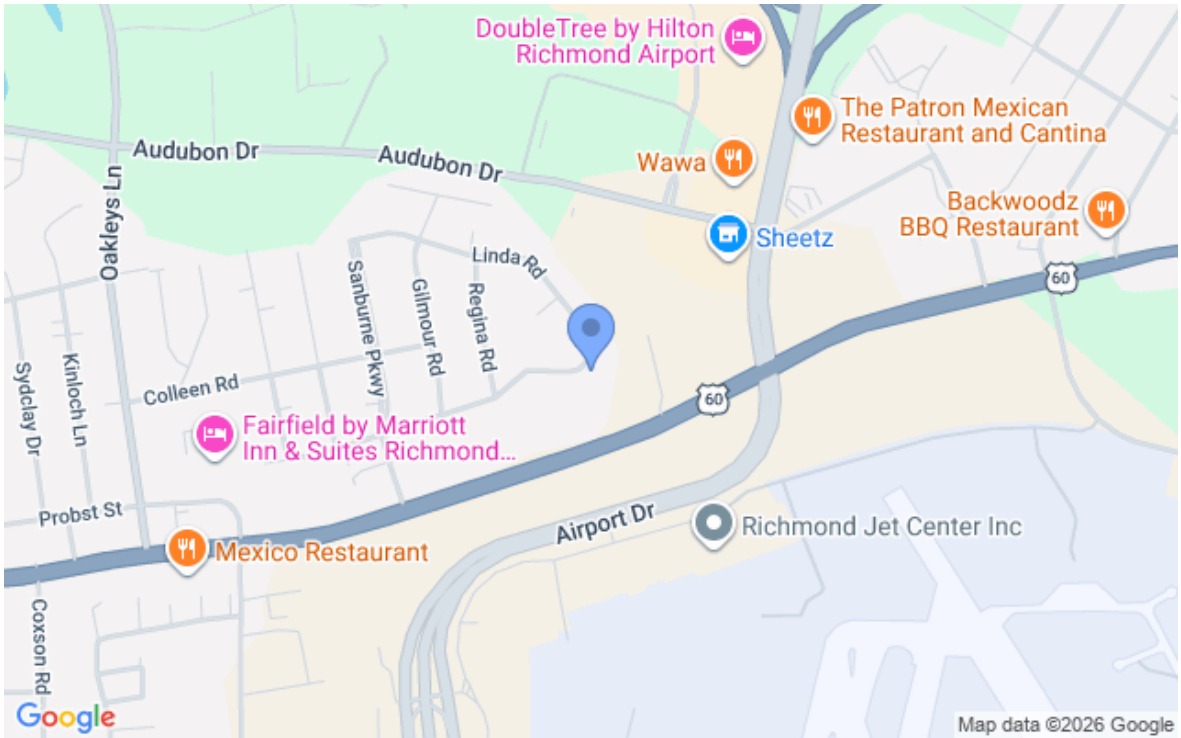
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House Size (sq. ft)

1.0

Year Built

1984



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