

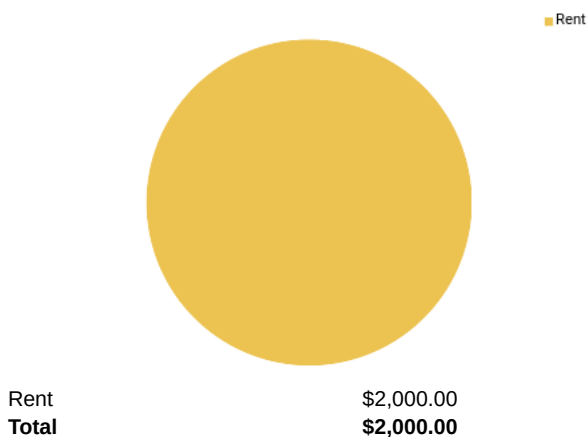
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,000.00	\$2,153.98	-\$153.98	4.87%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$15,816.00	\$106,250.00	-1.74%	5.36%

Property Information

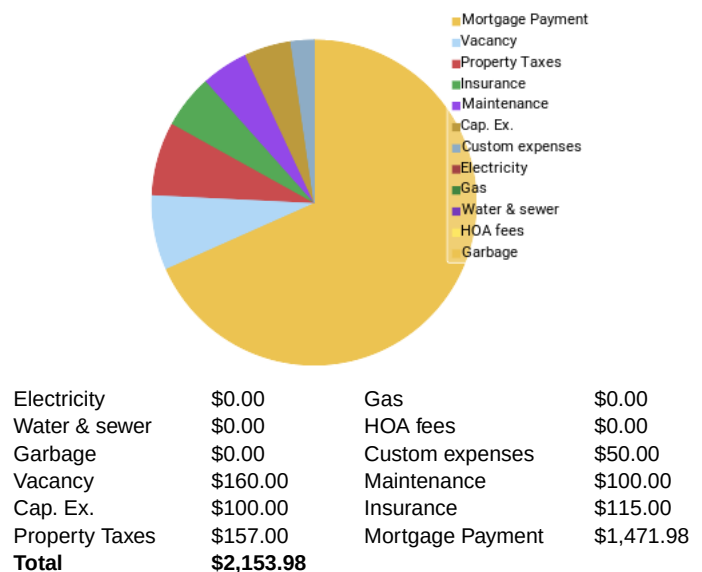
Purchase Price:	\$295,000.00
Purchase Closing Costs:	\$7,500.00
Estimated Repair Costs:	\$25,000.00
Total Cost of Project:	\$327,500.00
After Repair Value	\$325,000.00

Down Payment:	\$73,750.00
Loan Amount:	\$221,250.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,471.98

Income



Expenses



Financial Projections

Total Initial Equity:	\$103,750.00		
Gross Rent Multiplier:	12.29		
Income-Expense Ratio (2% Rule):	0.61%		
Typical Cap Rate:	5.36%	Debt Coverage Ratio:	0.90
ARV based on Cap Rate:	\$295,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,000.00
x50% for Expenses:	\$1,000.00
Monthly Payment/Interest Payment:	\$1,471.98
Total Monthly Cash Flow using 50% Rule:	-\$471.98

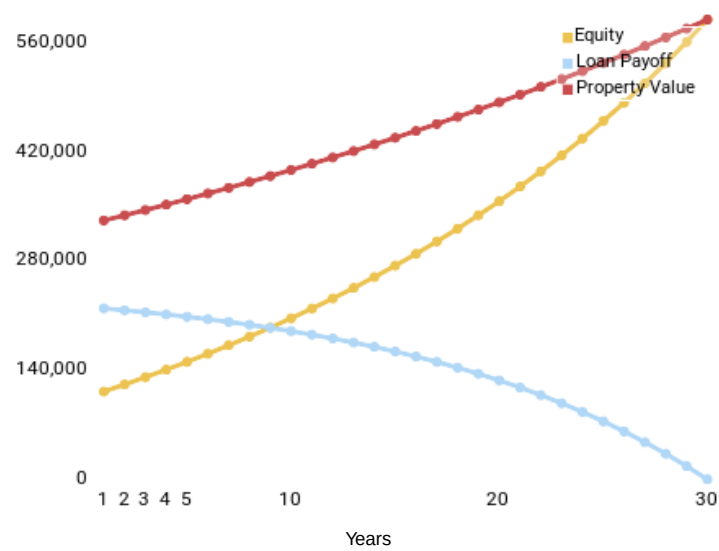
Analysis Over Time

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	\$24,480	\$24,970	\$26,498	\$29,256	\$32,301	\$35,663	\$43,473
Total Annual Expenses	\$26,011	\$26,178	\$26,700	\$27,640	\$28,678	\$29,825	\$32,488
Total Annual Cashflow	-\$1,531	-\$1,209	-\$202	\$1,616	\$3,622	\$5,838	\$10,985
Cash on Cash ROI	-1.44%	-1.14%	-0.19%	1.52%	3.41%	5.49%	10.34%
Property Value	\$331,500	\$338,130	\$358,826	\$396,173	\$437,407	\$482,933	\$588,693
Equity	\$112,497	\$121,537	\$150,560	\$206,313	\$273,640	\$356,156	\$588,693
Loan Balance	\$219,003	\$216,593	\$208,266	\$189,860	\$163,767	\$126,776	\$0
Total Profit if Sold	-\$21,804	-\$14,503	\$11,238	\$68,376	\$146,424	\$249,969	\$559,891
Compound Annual Growth Rate	-21%	-7%	2%	5%	6%	6%	6%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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House Size (sq. ft)	1040.0
Year Built	1962

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