

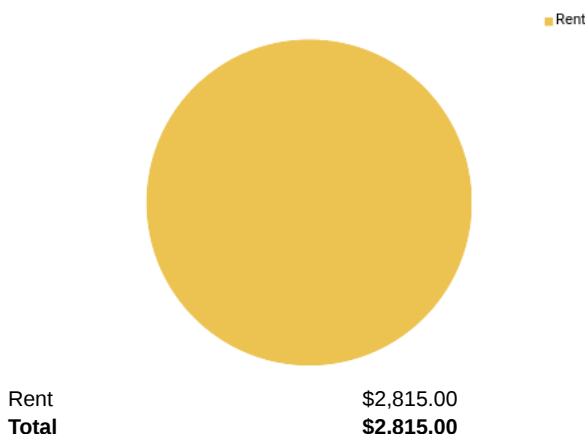
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,815.00	\$2,437.73	\$377.27	9.27%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$14,370.00	\$33,325.00	13.58%	9.27%

Property Information

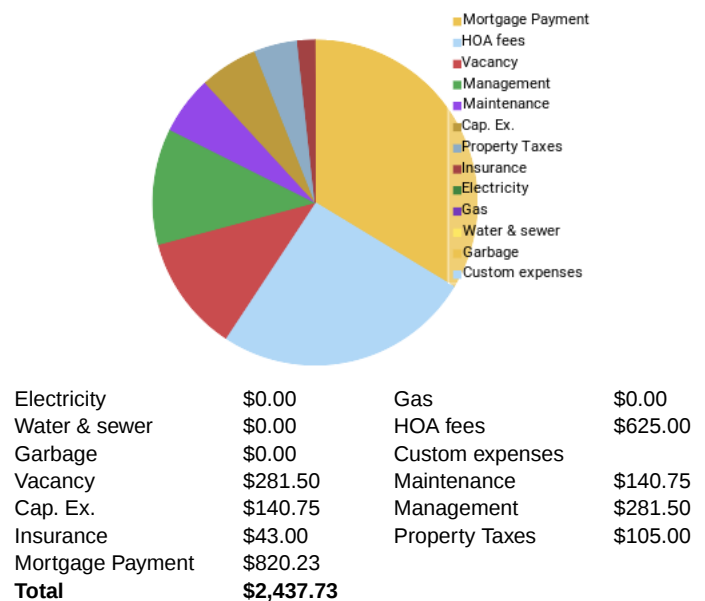
Purchase Price:	\$155,000.00
Purchase Closing Costs:	\$2,325.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$157,325.00
After Repair Value	

Down Payment:	\$31,000.00
Loan Amount:	\$124,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.943%
Monthly P&I:	\$820.23

Income



Expenses



Financial Projections

Total Initial Equity:	-\$124,000.00		
Gross Rent Multiplier:	4.59		
Income-Expense Ratio (2% Rule):	1.79%		
Typical Cap Rate:	9.27%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	\$155,000.00		

50% Rule Cash Flow Estimates

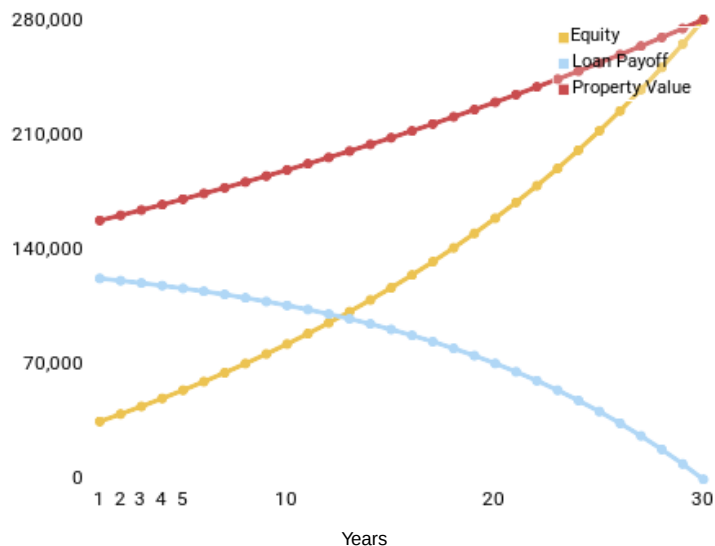
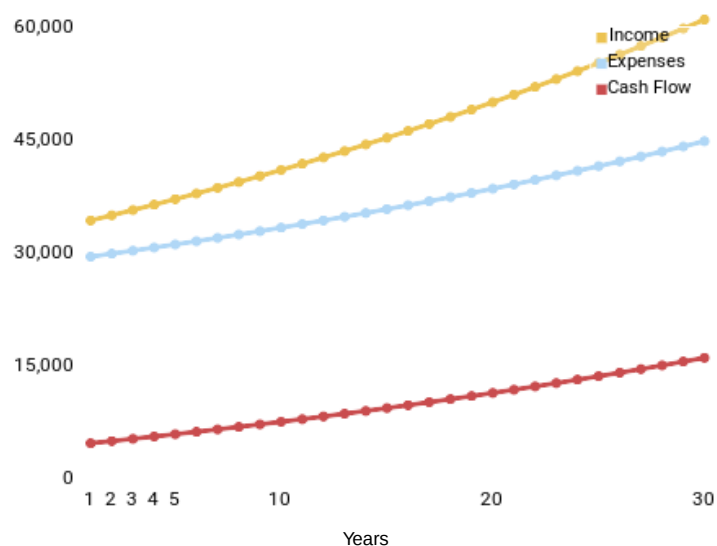
Total Monthly Income:	\$2,815.00
x50% for Expenses:	\$1,407.50
Monthly Payment/Interest Payment:	\$820.23
Total Monthly Cash Flow using 50% Rule:	\$587.27

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	\$34,456	\$35,145	\$37,296	\$41,178	\$45,463	\$50,195	\$61,188
Total Annual Expenses	\$29,641	\$30,037	\$31,273	\$33,503	\$35,966	\$38,685	\$45,001
Total Annual Cashflow	\$4,815	\$5,108	\$6,023	\$7,674	\$9,497	\$11,510	\$16,186
Cash on Cash ROI	14.45%	15.33%	18.07%	23.03%	28.50%	34.54%	48.57%
Property Value	\$158,100	\$161,262	\$171,133	\$188,944	\$208,610	\$230,322	\$280,761
Equity	\$35,374	\$39,900	\$54,481	\$82,680	\$117,029	\$159,499	\$280,761
Loan Balance	\$122,726	\$121,362	\$116,652	\$106,264	\$91,580	\$70,823	\$0
Total Profit if Sold	-\$4,994	\$4,403	\$35,384	\$97,250	\$173,893	\$268,180	\$525,717
Compound Annual Growth Rate	-15%	6%	16%	15%	13%	12%	10%

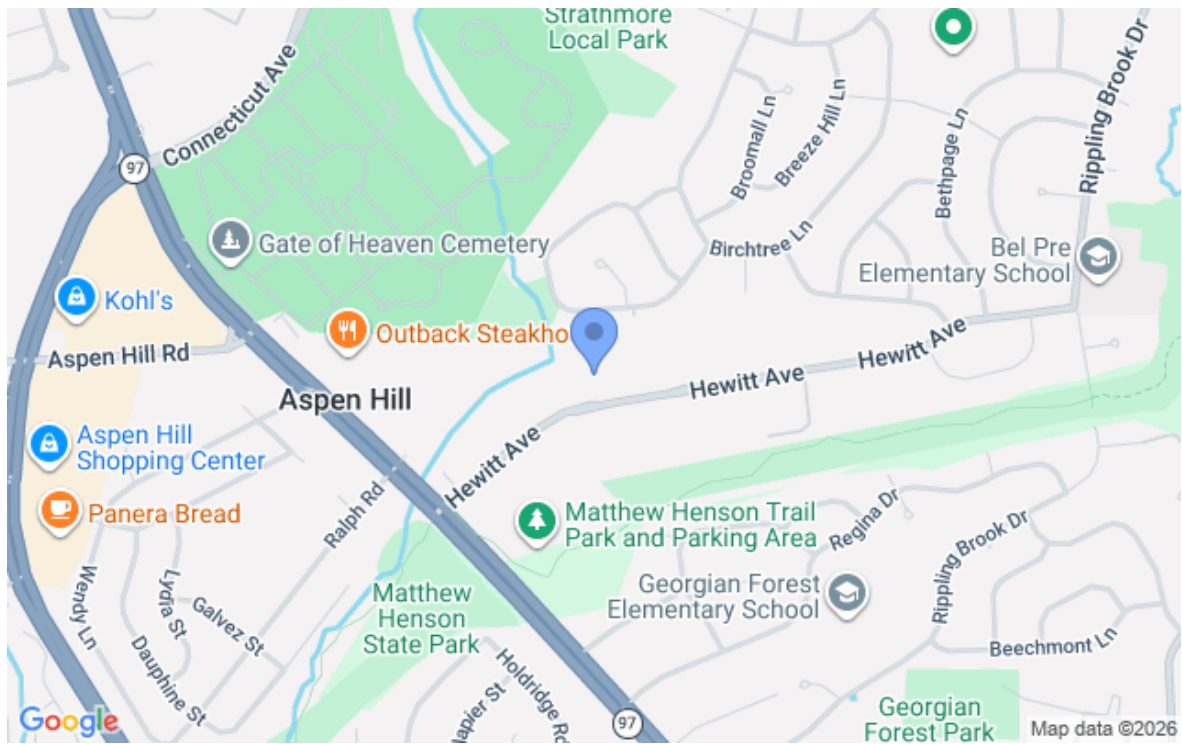
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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