

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,228.00	\$663.91	\$2,564.09	7.07%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$30,769.06	\$439,350.00	7.00%	7.07%

Property Information

Purchase Price:	\$435,000.00
Purchase Closing Costs:	\$4,350.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$439,350.00
After Repair Value	

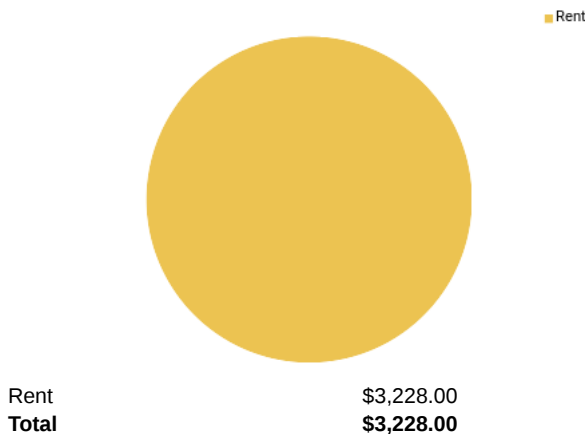
Property Description

Enjoy this gorgeous 3 bed, 2.5 bath in the Heart of Church Hill and the 1st of 8 new home to be built on this block! Boasting great outdoor living spaces with covered front and rear porches and a privacy fenced rear yard! Sleekly designed and well appointed with 9 ceilings and hardwoods throughout, loads of recessed lights, tons of closets, grea...

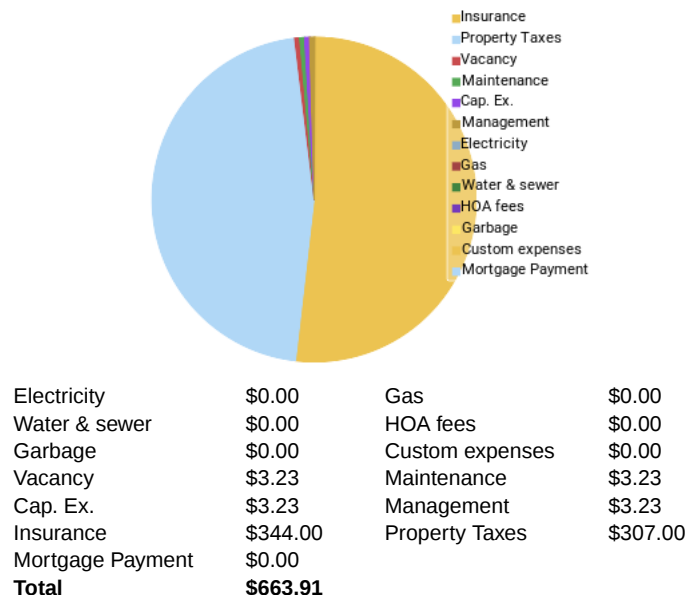


Down Payment:	\$435,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



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Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	11.23		
Income-Expense Ratio (2% Rule):	0.73%		
Typical Cap Rate:	7.07%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$435,000.00		

50% Rule Cash Flow Estimates

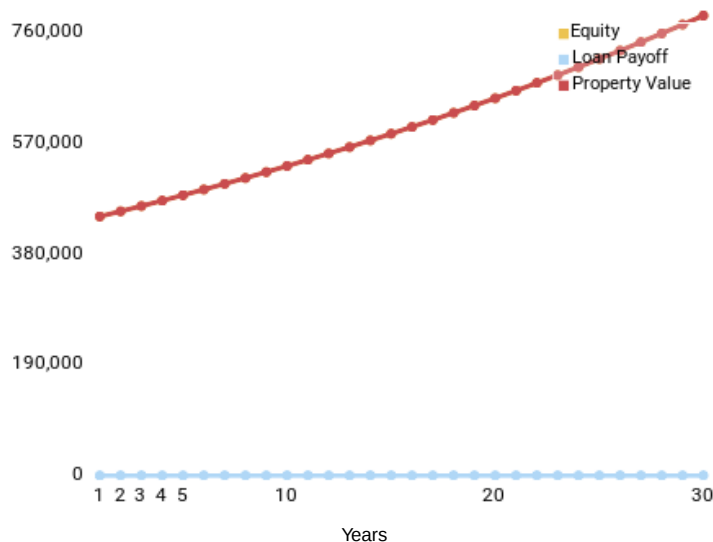
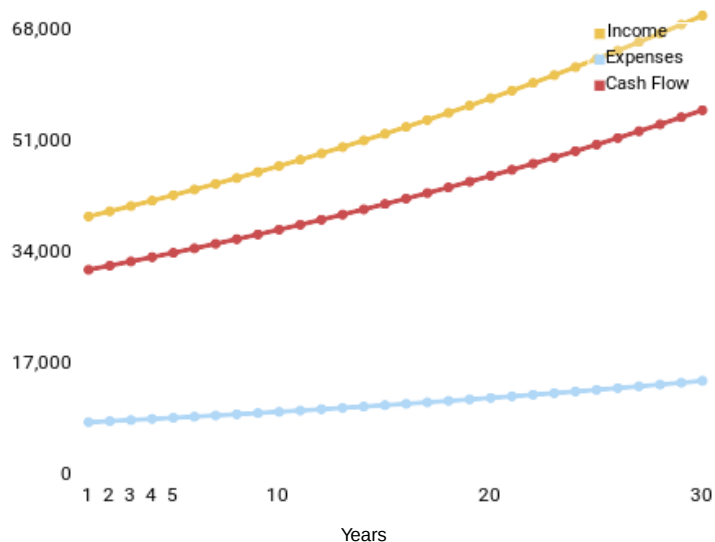
Total Monthly Income:	\$3,228.00
x50% for Expenses:	\$1,614.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$1,614.00

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	\$39,511	\$40,301	\$42,768	\$47,219	\$52,134	\$57,560	\$70,165
Total Annual Expenses	\$8,126	\$8,289	\$8,796	\$9,712	\$10,722	\$11,838	\$14,431
Total Annual Cashflow	\$31,384	\$32,012	\$33,972	\$37,507	\$41,411	\$45,721	\$55,734
Cash on Cash ROI	7.14%	7.29%	7.73%	8.54%	9.43%	10.41%	12.69%
Property Value	\$443,700	\$452,574	\$480,275	\$530,263	\$585,453	\$646,387	\$787,942
Equity	\$443,700	\$452,574	\$480,275	\$530,263	\$585,453	\$646,387	\$787,942
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$2,457	\$42,678	\$168,230	\$394,794	\$644,938	\$921,117	\$1,562,703
Compound Annual Growth Rate	1%	5%	7%	7%	6%	6%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

1732.0

Year Built

2925





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