

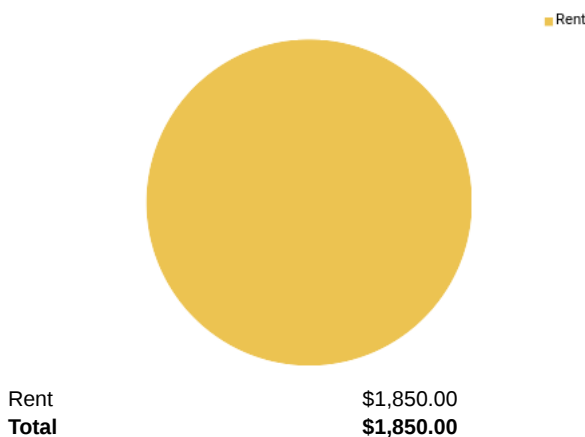
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,850.00	\$1,037.50	\$812.50	3.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,750.00	\$278,000.00	3.51%	3.61%

Property Information

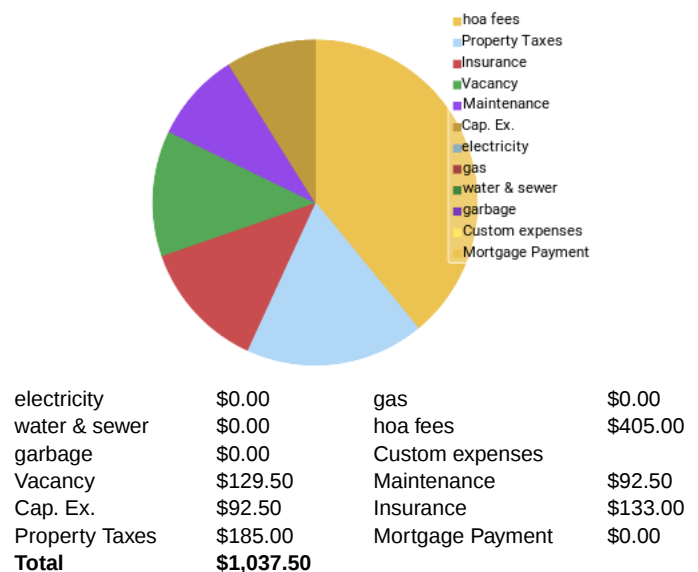
Purchase Price:	\$270,000.00
Purchase Closing Costs:	\$8,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$278,000.00
After Repair Value	\$280,000.00

Down Payment:	\$270,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

Income



Expenses



Financial Projections

Total Initial Equity:	\$280,000.00		
Gross Rent Multiplier:	12.16		
Income-Expense Ratio (2% Rule):	0.67%		
Typical Cap Rate:	3.61%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$270,000.00		

50% Rule Cash Flow Estimates

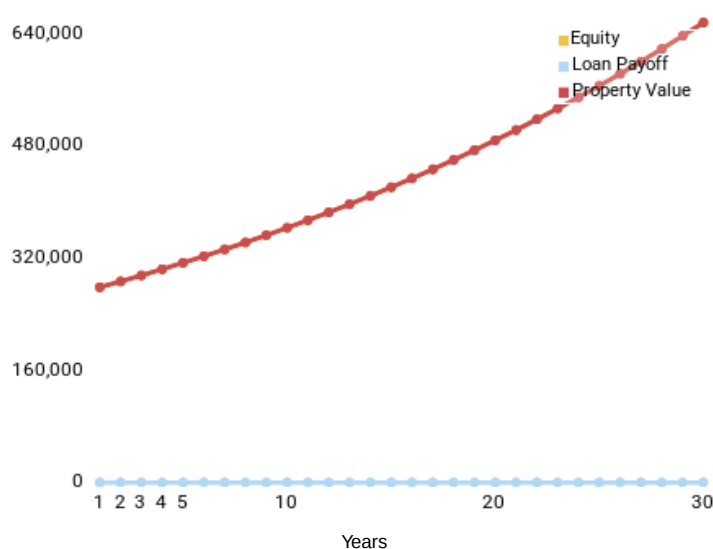
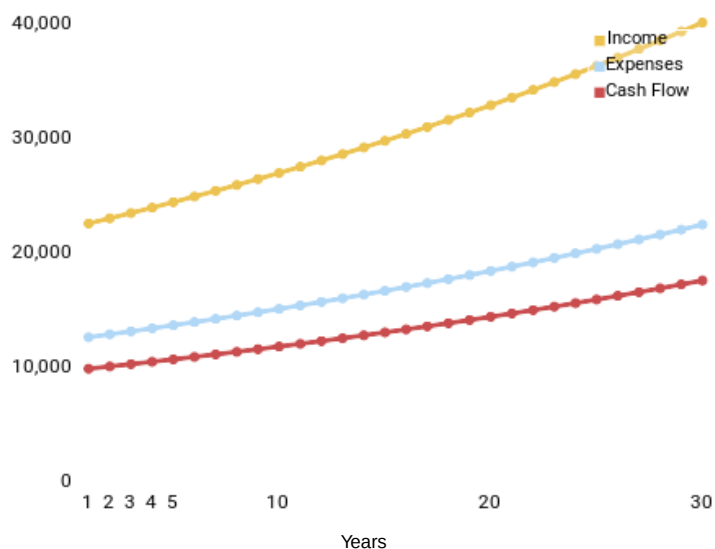
Total Monthly Income:	\$1,850.00
x50% for Expenses:	\$925.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$925.00

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	3% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$22,644	\$23,097	\$24,511	\$27,062	\$29,878	\$32,988	\$40,212
Total Annual Expenses	\$12,699	\$12,953	\$13,746	\$15,176	\$16,756	\$18,500	\$22,551
Total Annual Cashflow	\$9,945	\$10,144	\$10,765	\$11,885	\$13,122	\$14,488	\$17,661
Cash on Cash ROI	3.58%	3.65%	3.87%	4.28%	4.72%	5.21%	6.35%
Property Value	\$278,100	\$286,443	\$313,004	\$362,857	\$420,651	\$487,650	\$655,361
Equity	\$278,100	\$286,443	\$313,004	\$362,857	\$420,651	\$487,650	\$655,361
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	-\$10,813	\$7,049	\$63,283	\$166,538	\$283,085	\$414,714	\$731,658
Compound Annual Growth Rate	-4%	1%	4%	5%	5%	5%	4%

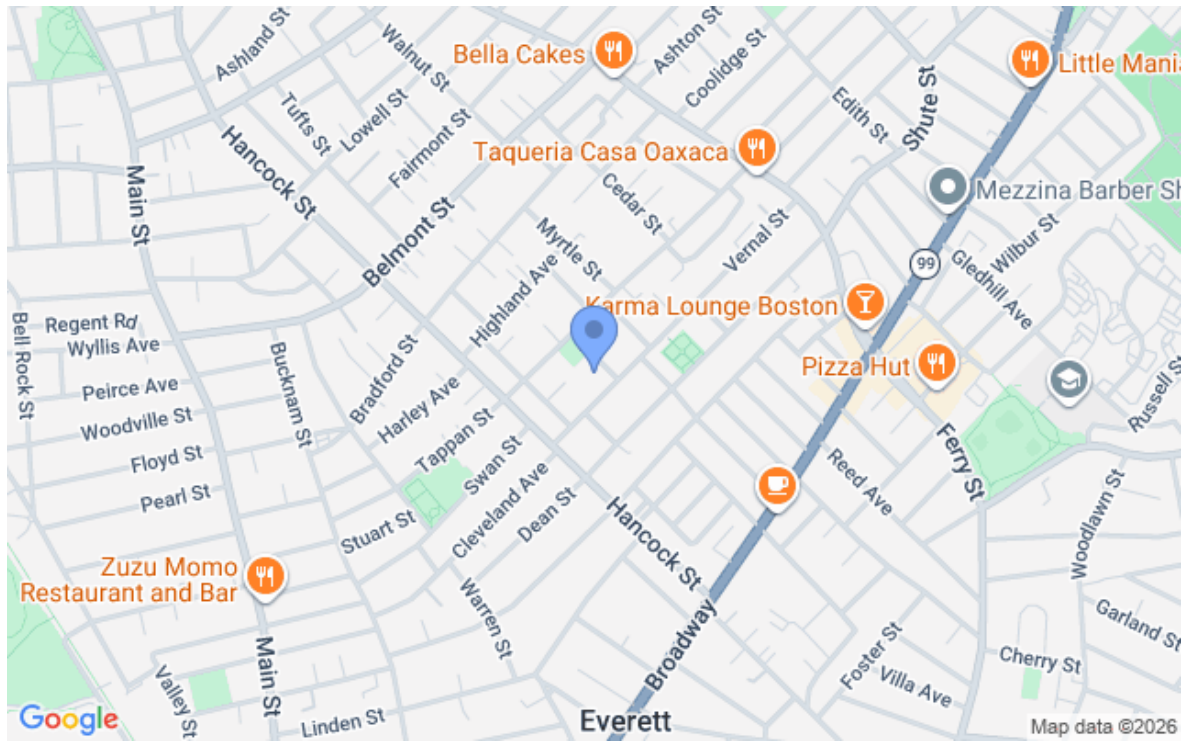
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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