

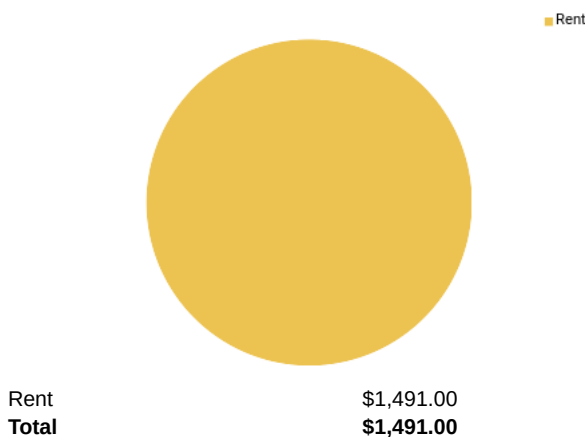
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,491.00	\$1,479.43	\$11.57	6.39%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,549.92	\$35,475.00	0.39%	6.39%

Property Information

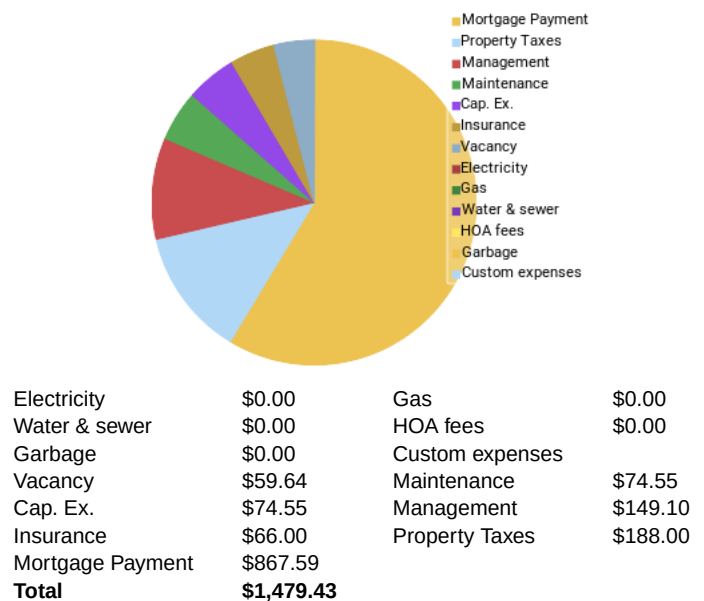
Purchase Price:	\$165,000.00
Purchase Closing Costs:	\$2,475.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$167,475.00
After Repair Value	

Down Payment:	\$33,000.00
Loan Amount:	\$132,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.880%
Monthly P&I:	\$867.59

Income



Expenses



Financial Projections

Total Initial Equity:	-\$132,000.00		
Gross Rent Multiplier:	9.22		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	6.39%	Debt Coverage Ratio:	1.01
ARV based on Cap Rate:	\$165,000.00		

50% Rule Cash Flow Estimates

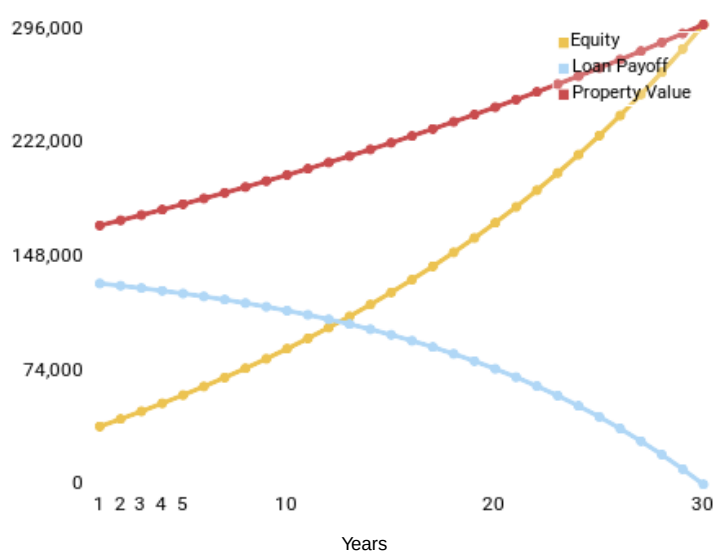
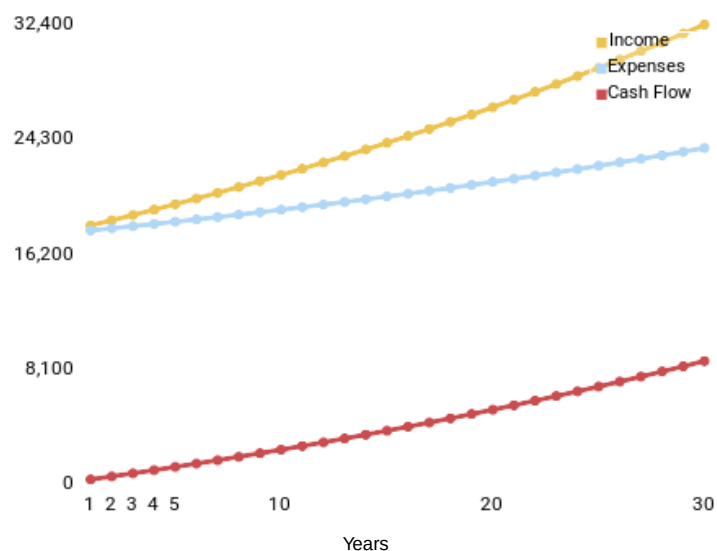
Total Monthly Income:	\$1,491.00
x50% for Expenses:	\$745.50
Monthly Payment/Interest Payment:	\$867.59
Total Monthly Cash Flow using 50% Rule:	-\$122.09

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	\$18,250	\$18,615	\$19,754	\$21,810	\$24,080	\$26,587	\$32,409
Total Annual Expenses	\$17,900	\$18,050	\$18,517	\$19,361	\$20,293	\$21,321	\$23,710
Total Annual Cashflow	\$350	\$565	\$1,237	\$2,449	\$3,788	\$5,266	\$8,699
Cash on Cash ROI	0.99%	1.59%	3.49%	6.90%	10.68%	14.84%	24.52%
Property Value	\$168,300	\$171,666	\$182,173	\$201,134	\$222,068	\$245,181	\$298,875
Equity	\$37,672	\$42,508	\$58,080	\$88,184	\$124,820	\$170,060	\$298,875
Loan Balance	\$130,628	\$129,158	\$124,093	\$112,951	\$97,249	\$75,122	\$0
Total Profit if Sold	-\$10,075	-\$4,927	\$12,887	\$51,342	\$102,617	\$169,437	\$365,203
Compound Annual Growth Rate	-28%	-7%	6%	9%	9%	9%	8%

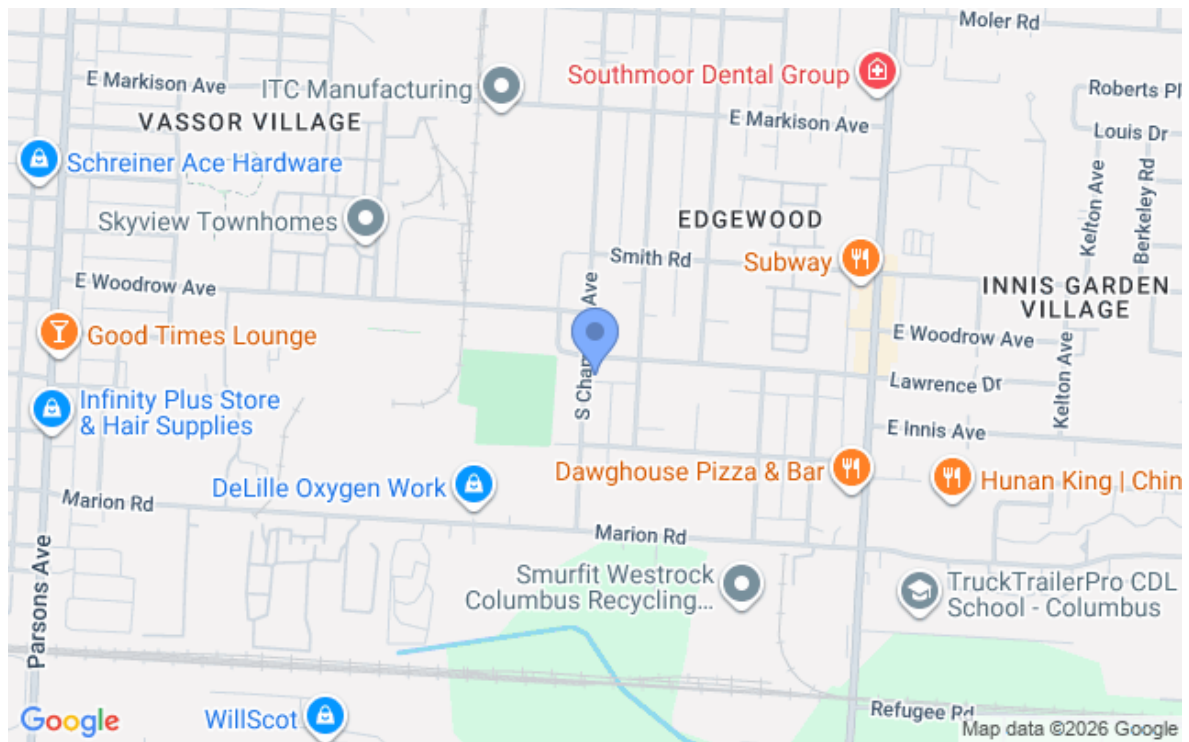
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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