

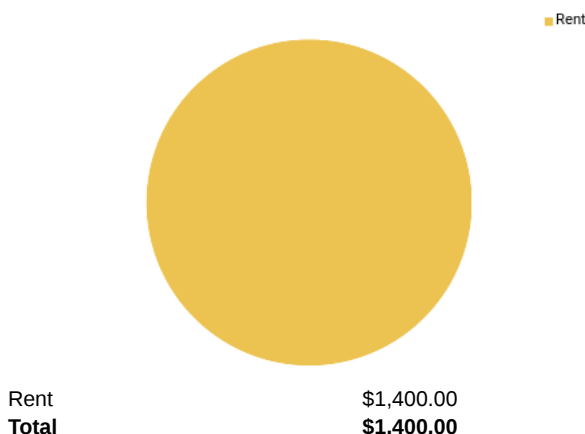
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,400.00	\$2,276.56	-\$876.56	2.62%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$7,464.00	\$61,275.00	-17.17%	2.62%

Property Information

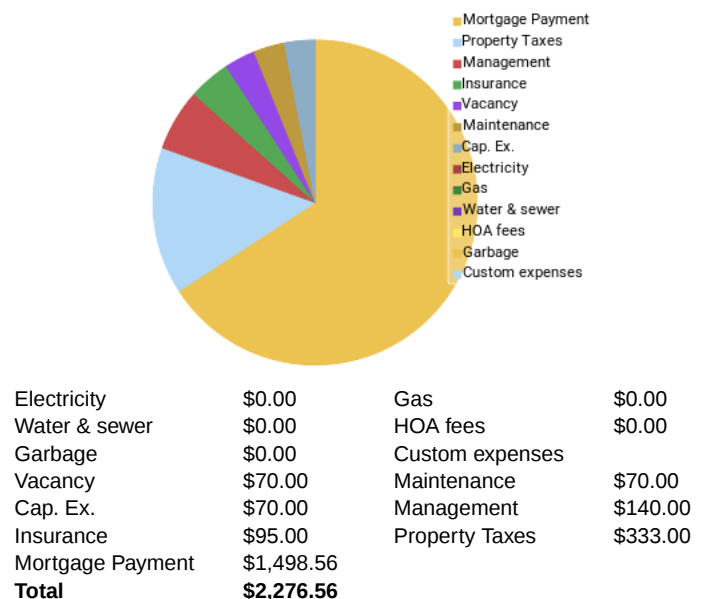
Purchase Price:	\$285,000.00
Purchase Closing Costs:	\$4,275.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$289,275.00
After Repair Value	

Down Payment:	\$57,000.00
Loan Amount:	\$228,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.880%
Monthly P&I:	\$1,498.56

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$228,000.00		
Gross Rent Multiplier:		16.96		
Income-Expense Ratio (2% Rule):		0.48%		
Typical Cap Rate:		2.62%	Debt Coverage Ratio:	0.42
ARV based on Cap Rate:		\$285,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,400.00
x50% for Expenses:	\$700.00
Monthly Payment/Interest Payment:	\$1,498.56
Total Monthly Cash Flow using 50% Rule:	-\$798.56

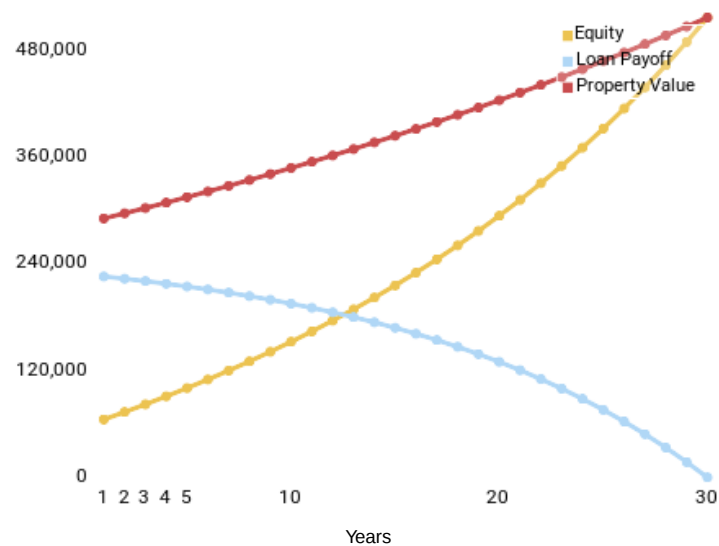
Analysis Over Time

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	\$17,136	\$17,479	\$18,549	\$20,479	\$22,611	\$24,964	\$30,431
Total Annual Expenses	\$27,505	\$27,696	\$28,290	\$29,363	\$30,548	\$31,856	\$34,894
Total Annual Cashflow	-\$10,369	-\$10,217	-\$9,742	-\$8,884	-\$7,937	-\$6,892	-\$4,463
Cash on Cash ROI	-16.92%	-16.67%	-15.90%	-14.50%	-12.95%	-11.25%	-7.28%
Property Value	\$290,700	\$296,514	\$314,663	\$347,413	\$383,572	\$423,495	\$516,238
Equity	\$65,070	\$73,423	\$100,321	\$152,317	\$215,598	\$293,739	\$516,238
Loan Balance	\$225,630	\$223,091	\$214,342	\$195,096	\$167,975	\$129,756	\$0
Total Profit if Sold	-\$28,377	-\$30,678	-\$34,848	-\$31,478	-\$12,526	\$26,031	\$185,620
Compound Annual Growth Rate	-46%	-29%	-15%	-7%	-2%	2%	5%

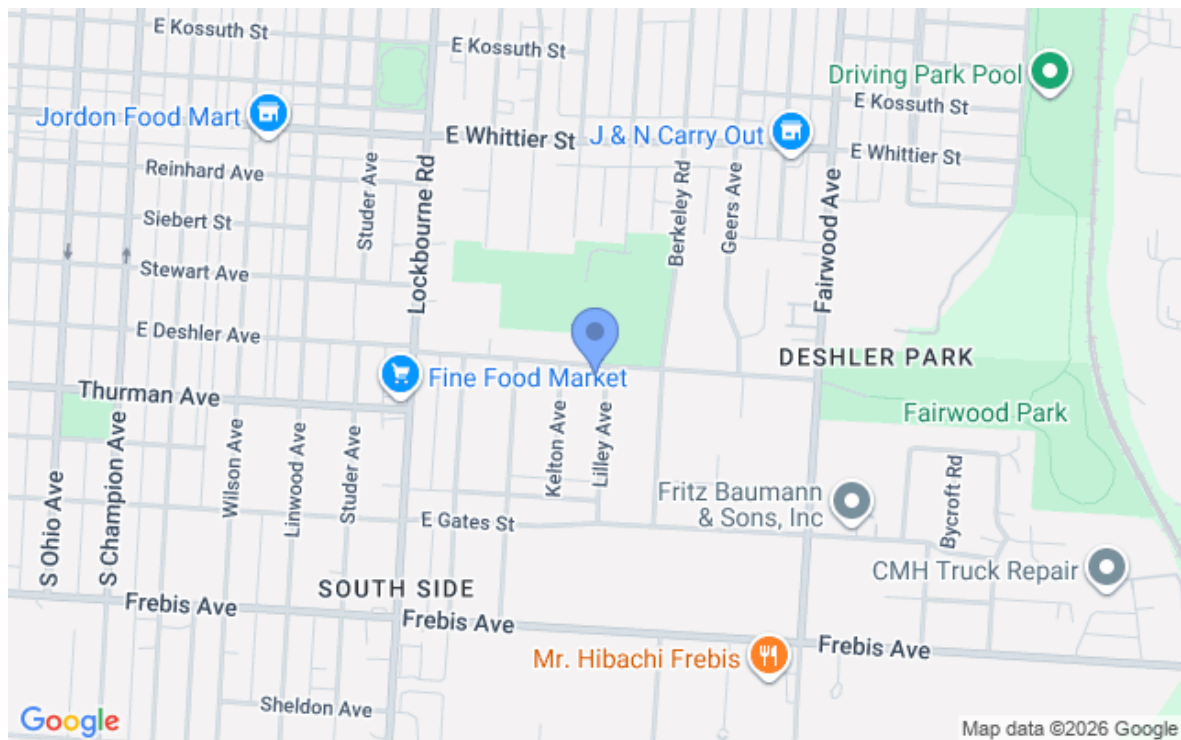
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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