

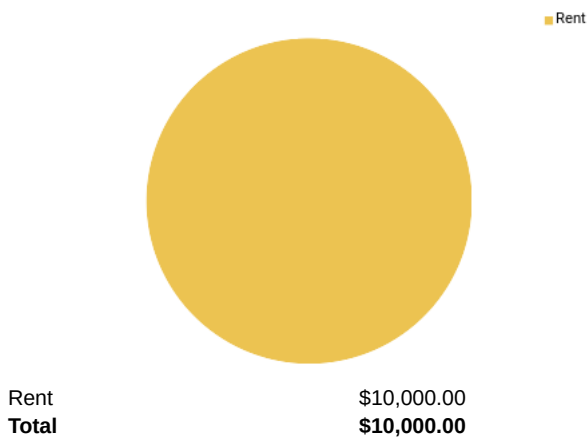
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$10,000.00	\$12,284.21	-\$2,284.21	4.84%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$87,192.00	\$291,000.00	-9.42%	5.13%

Property Information

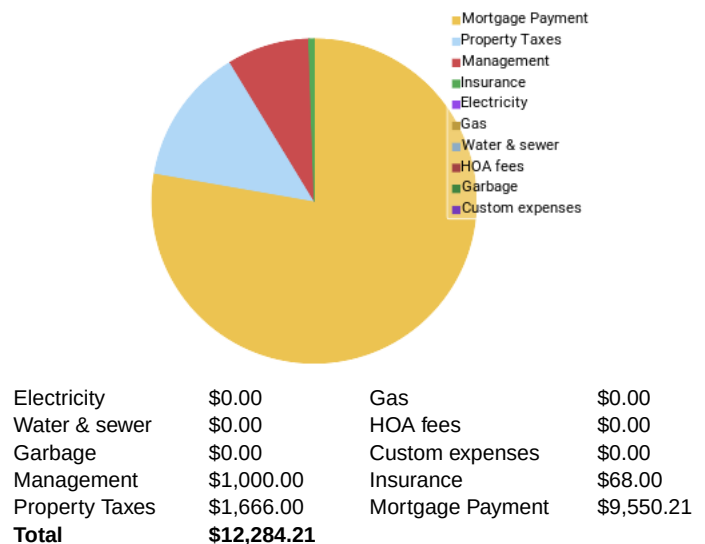
Purchase Price:	\$1,700,000.00
Purchase Closing Costs:	\$21,000.00
Estimated Repair Costs:	\$100,000.00
Total Cost of Project:	\$1,821,000.00
After Repair Value	\$1,800,000.00

Down Payment:	\$170,000.00
Loan Amount:	\$1,530,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.380%
Monthly P&I:	\$9,550.21

Income



Expenses



Financial Projections

Total Initial Equity:	\$270,000.00		
Gross Rent Multiplier:	14.17		
Income-Expense Ratio (2% Rule):	0.55%		
Typical Cap Rate:	5.13%	Debt Coverage Ratio:	0.76
ARV based on Cap Rate:	\$1,700,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$10,000.00
x50% for Expenses:	\$5,000.00
Monthly Payment/Interest Payment:	\$9,550.21
Total Monthly Cash Flow using 50% Rule:	-\$4,550.21

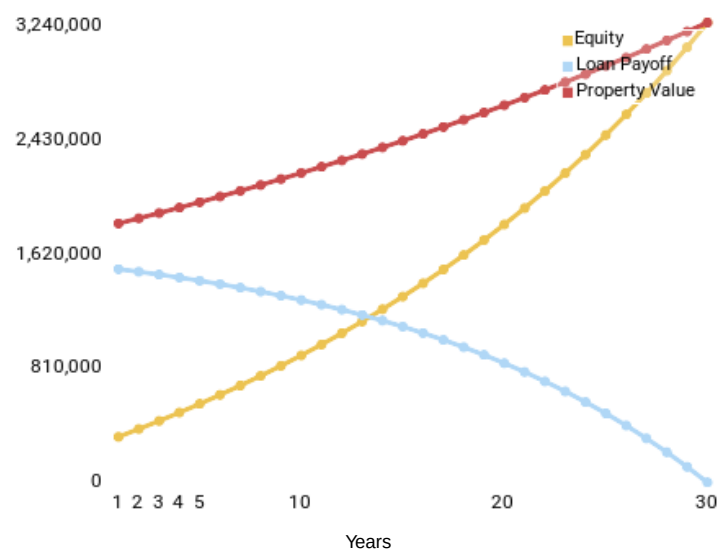
Analysis Over Time

Annual Growth Assumptions	2% Expenses		3% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$123,600	\$127,308	\$139,113	\$161,270	\$186,956	\$216,733	\$291,271
Total Annual Expenses	\$148,067	\$148,736	\$150,825	\$154,595	\$158,758	\$163,354	\$174,030
Total Annual Cashflow	-\$24,467	-\$21,428	-\$11,712	\$6,675	\$28,198	\$53,380	\$117,242
Cash on Cash ROI	-8.41%	-7.36%	-4.02%	2.29%	9.69%	18.34%	40.29%
Property Value	\$1,836,000	\$1,872,720	\$1,987,345	\$2,194,190	\$2,422,563	\$2,674,705	\$3,260,451
Equity	\$323,494	\$378,858	\$557,090	\$901,043	\$1,317,884	\$1,829,092	\$3,260,451
Loan Balance	\$1,512,506	\$1,493,862	\$1,430,255	\$1,293,147	\$1,104,679	\$845,613	\$0
Total Profit if Sold	-\$138,852	-\$107,854	\$16,150	\$338,995	\$834,157	\$1,540,152	\$3,793,283
Compound Annual Growth Rate	-48%	-21%	1%	8%	9%	10%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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