

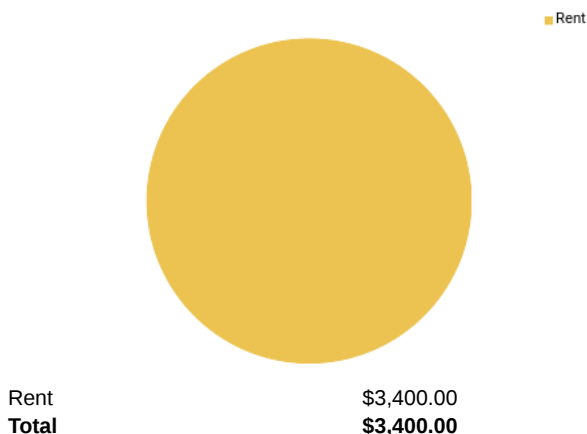
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,400.00	\$3,380.89	\$19.11	7.37%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$26,156.04	\$27,750.00	0.83%	7.37%

Property Information

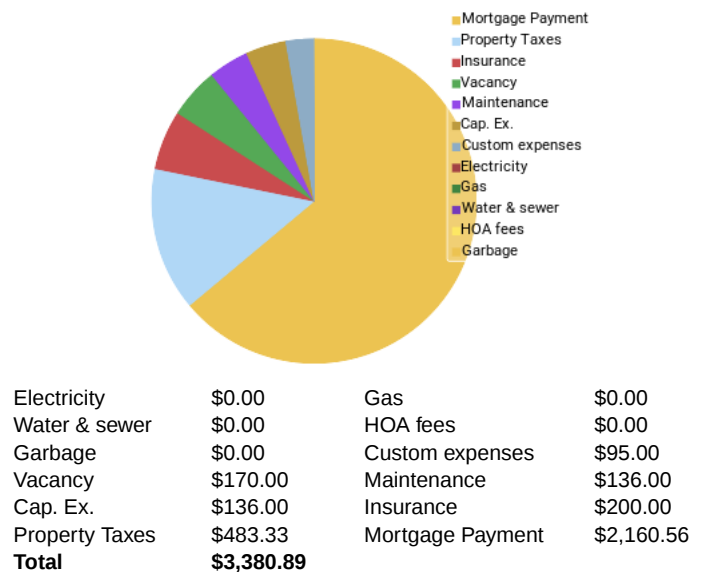
Purchase Price:	\$355,000.00
Purchase Closing Costs:	\$10,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$365,000.00
After Repair Value	

Down Payment:	\$17,750.00
Loan Amount:	\$337,250.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.630%
Monthly P&I:	\$2,160.56

Income



Expenses



Financial Projections

Total Initial Equity:	-\$337,250.00		
Gross Rent Multiplier:	8.70		
Income-Expense Ratio (2% Rule):	0.93%		
Typical Cap Rate:	7.37%	Debt Coverage Ratio:	1.01
ARV based on Cap Rate:	\$355,000.00		

50% Rule Cash Flow Estimates

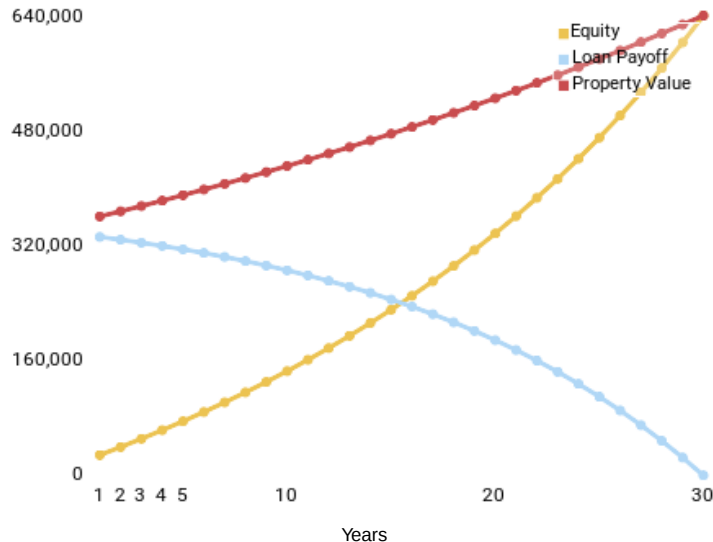
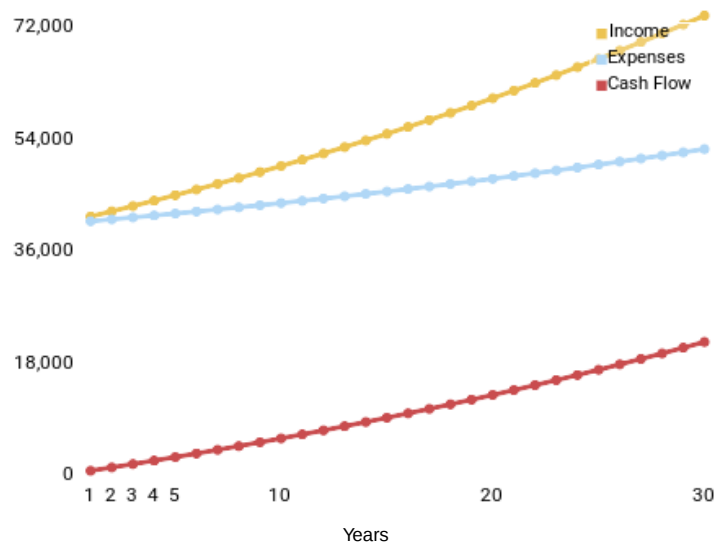
Total Monthly Income:	\$3,400.00
x50% for Expenses:	\$1,700.00
Monthly Payment/Interest Payment:	\$2,160.56
Total Monthly Cash Flow using 50% Rule:	-\$460.56

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	\$41,616	\$42,448	\$45,046	\$49,735	\$54,911	\$60,627	\$73,904
Total Annual Expenses	\$40,864	\$41,162	\$42,095	\$43,778	\$45,636	\$47,687	\$52,452
Total Annual Cashflow	\$752	\$1,286	\$2,952	\$5,957	\$9,276	\$12,940	\$21,451
Cash on Cash ROI	2.71%	4.63%	10.64%	21.47%	33.43%	46.63%	77.30%
Property Value	\$362,100	\$369,342	\$391,949	\$432,743	\$477,783	\$527,511	\$643,033
Equity	\$28,528	\$39,698	\$75,778	\$145,909	\$231,781	\$338,338	\$643,033
Loan Balance	\$333,572	\$329,644	\$316,171	\$286,834	\$246,002	\$189,174	\$0
Total Profit if Sold	-\$23,817	-\$11,867	\$29,797	\$120,729	\$243,059	\$403,360	\$874,790
Compound Annual Growth Rate	-86%	-24%	16%	18%	16%	15%	12%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

2021

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