

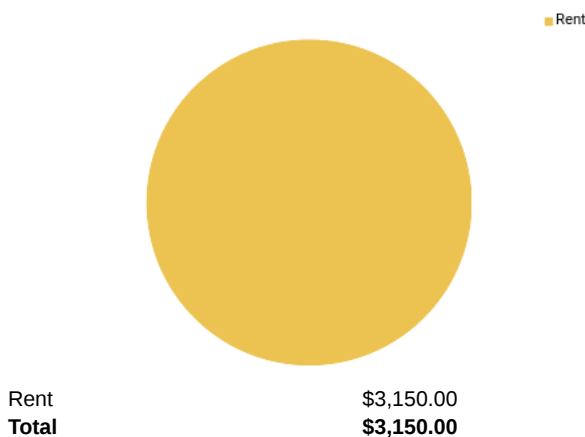
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,150.00	\$2,900.91	\$249.09	7.82%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$15,642.00	\$133,000.00	2.25%	9.20%

Property Information

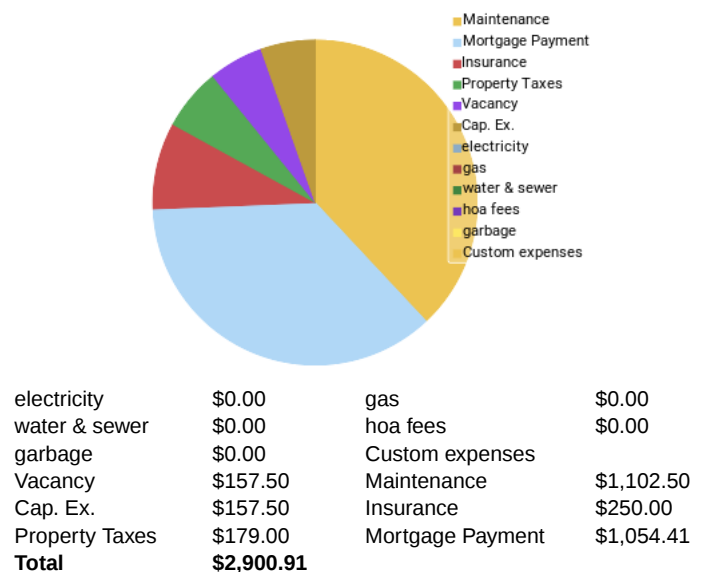
Purchase Price:	\$170,000.00
Purchase Closing Costs:	\$49,000.00
Estimated Repair Costs:	\$50,000.00
Total Cost of Project:	\$269,000.00
After Repair Value	\$200,000.00

Down Payment:	\$34,000.00
Loan Amount:	\$136,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	20 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$1,054.41

Income



Expenses



Financial Projections

Total Initial Equity:	\$64,000.00		
Gross Rent Multiplier:	4.50		
Income-Expense Ratio (2% Rule):	1.17%		
Typical Cap Rate:	9.20%	Debt Coverage Ratio:	1.24
ARV based on Cap Rate:	\$170,000.00		

50% Rule Cash Flow Estimates

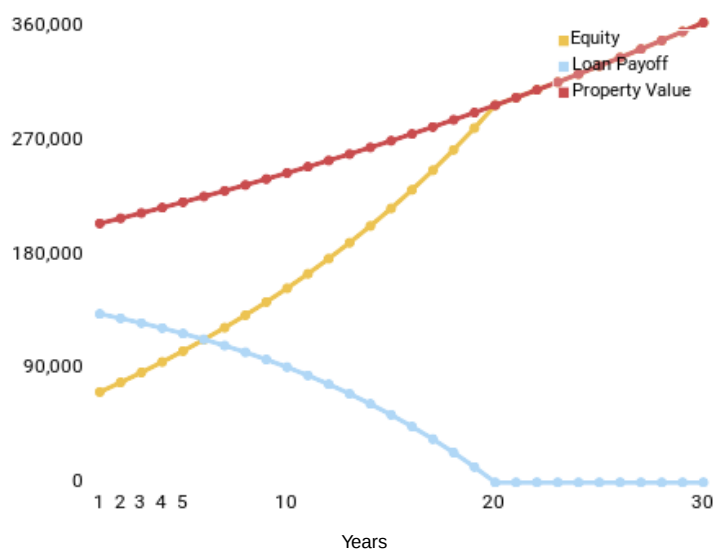
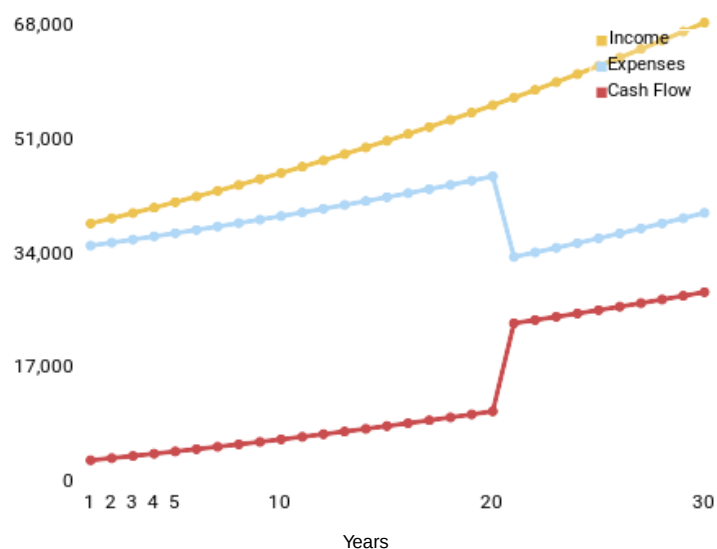
Total Monthly Income:	\$3,150.00
x50% for Expenses:	\$1,575.00
Monthly Payment/Interest Payment:	\$1,054.41
Total Monthly Cash Flow using 50% Rule:	\$520.59

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	\$38,556	\$39,327	\$41,734	\$46,078	\$50,874	\$56,169	\$68,469
Total Annual Expenses	\$35,254	\$35,706	\$37,117	\$39,663	\$42,475	\$45,579	\$40,136
Total Annual Cashflow	\$3,302	\$3,621	\$4,617	\$6,415	\$8,399	\$10,590	\$28,333
Cash on Cash ROI	2.48%	2.72%	3.47%	4.82%	6.32%	7.96%	21.30%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$71,235	\$78,785	\$103,507	\$152,987	\$215,924	\$297,189	\$362,272
Loan Balance	\$132,765	\$129,295	\$117,309	\$90,812	\$53,250	\$0	\$0
Total Profit if Sold	-\$73,763	-\$62,898	-\$26,289	\$49,874	\$148,857	\$276,503	\$596,302
Compound Annual Growth Rate	-55%	-27%	-4%	3%	5%	6%	6%

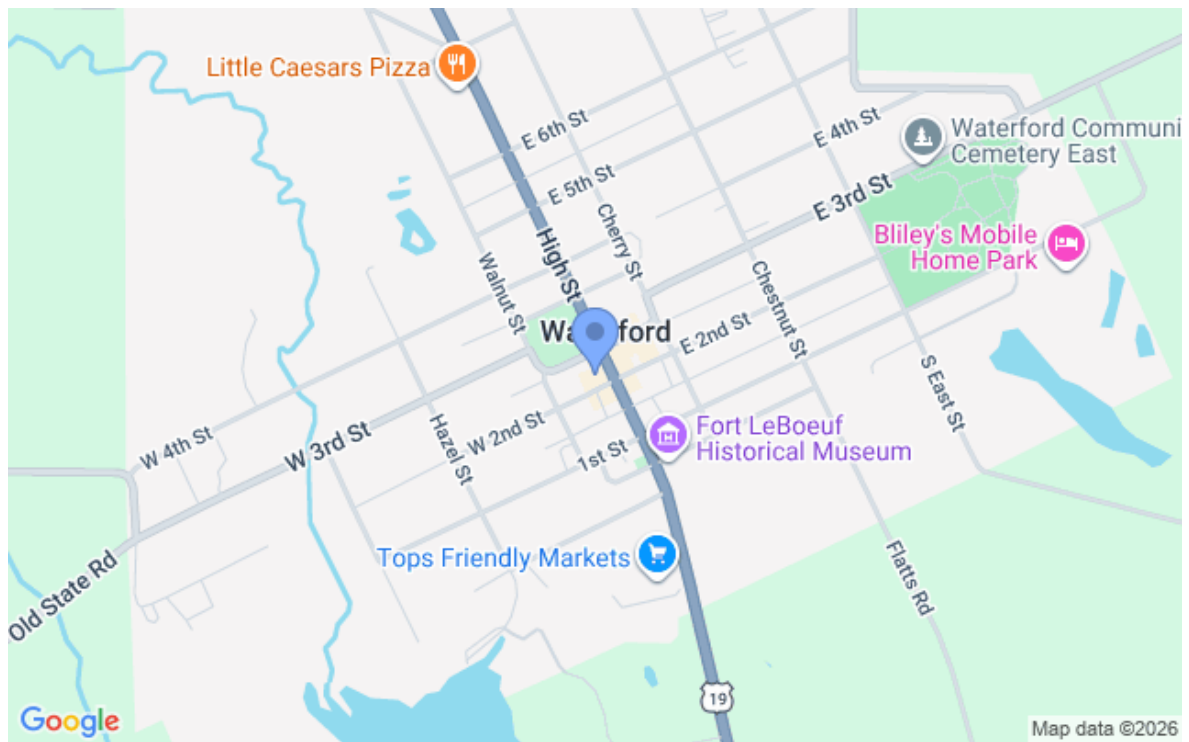
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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