

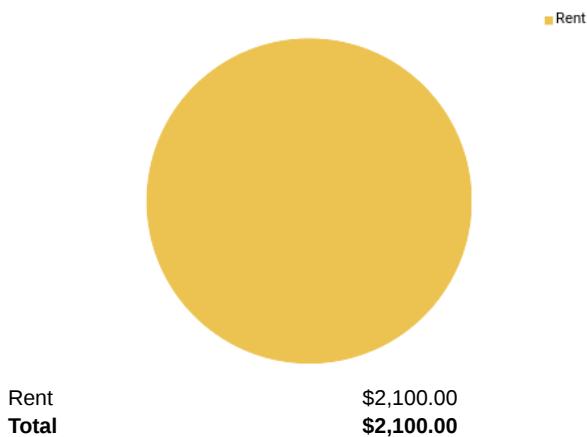
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,100.00	\$2,833.97	-\$733.97	2.96%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$8,004.00	\$62,370.00	-14.12%	2.96%

Property Information

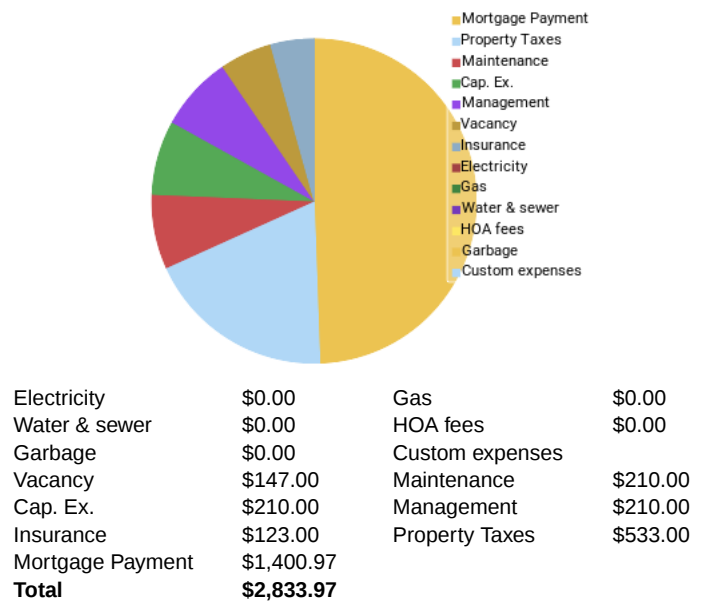
Purchase Price:	\$270,000.00
Purchase Closing Costs:	\$4,050.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$274,050.00
After Repair Value	

Down Payment:	\$54,000.00
Loan Amount:	\$216,000.00
Loan Points:	2.0
Loan Fees:	\$4,320.00
Amortized Over:	30 years
Loan Interest Rate:	6.750%
Monthly P&I:	\$1,400.97

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$216,000.00		
Gross Rent Multiplier:		10.71		
Income-Expense Ratio (2% Rule):		0.77%		
Typical Cap Rate:		2.96%	Debt Coverage Ratio:	0.48
ARV based on Cap Rate:		\$270,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,100.00
x50% for Expenses:	\$1,050.00
Monthly Payment/Interest Payment:	\$1,400.97
Total Monthly Cash Flow using 50% Rule:	-\$350.97

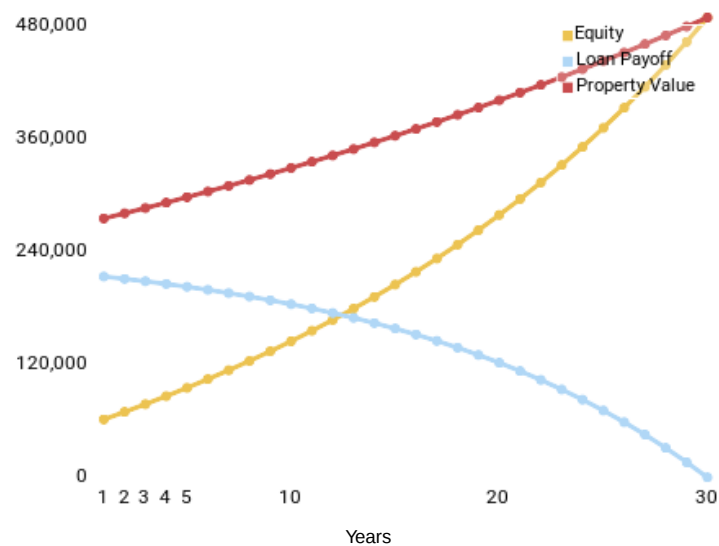
Analysis Over Time

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	\$25,704	\$26,218	\$27,823	\$30,719	\$33,916	\$37,446	\$45,646
Total Annual Expenses	\$34,352	\$34,702	\$35,797	\$37,773	\$39,955	\$42,364	\$47,960
Total Annual Cashflow	-\$8,648	-\$8,484	-\$7,975	-\$7,055	-\$6,039	-\$4,918	-\$2,314
Cash on Cash ROI	-13.86%	-13.60%	-12.79%	-11.31%	-9.68%	-7.89%	-3.71%
Property Value	\$275,400	\$280,908	\$298,102	\$329,128	\$363,384	\$401,206	\$489,068
Equity	\$61,702	\$69,672	\$95,330	\$144,878	\$205,066	\$279,196	\$489,068
Loan Balance	\$213,698	\$211,236	\$202,772	\$184,250	\$158,318	\$122,010	\$0
Total Profit if Sold	-\$29,971	-\$30,898	-\$30,969	-\$20,899	\$4,452	\$48,868	\$216,869
Compound Annual Growth Rate	-48%	-29%	-13%	-4%	0%	3%	5%

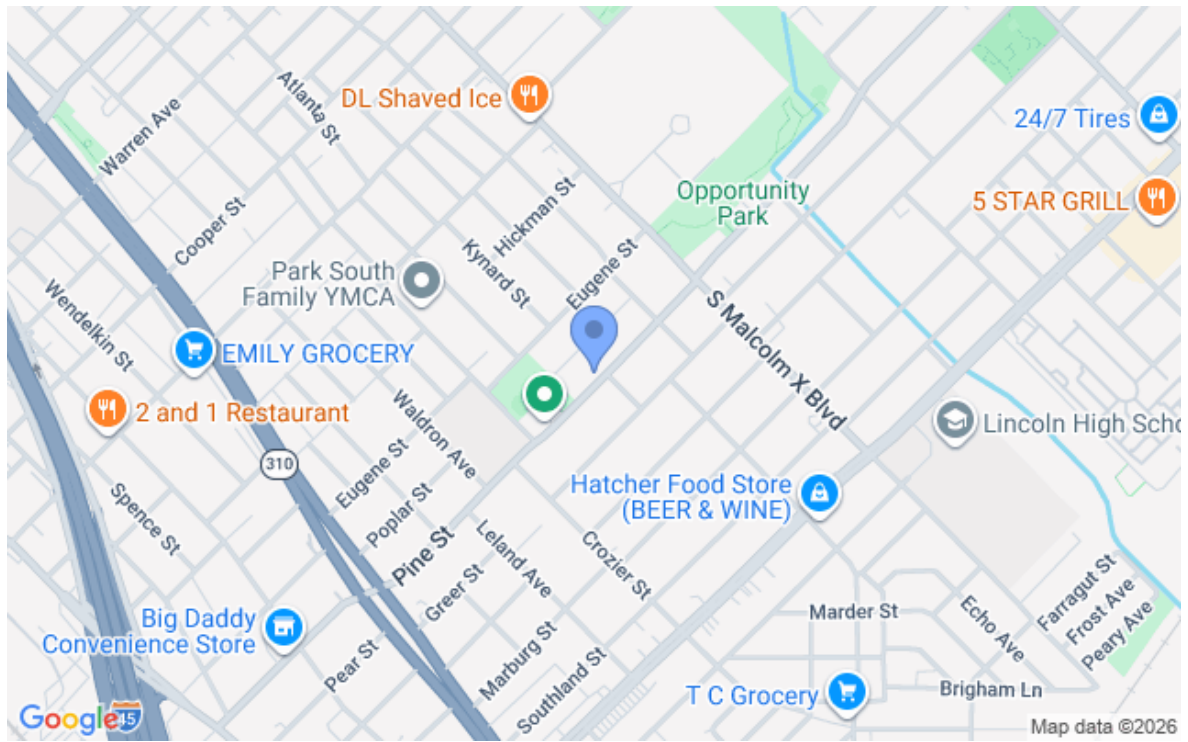
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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