

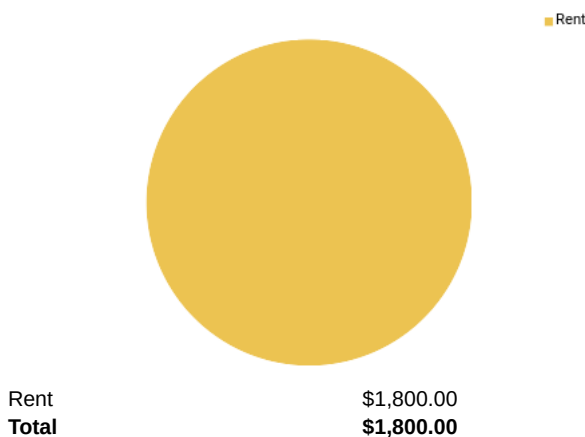
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,800.00	\$1,795.28	\$4.72	5.78%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,568.00	\$43,500.00	0.13%	5.78%

Property Information

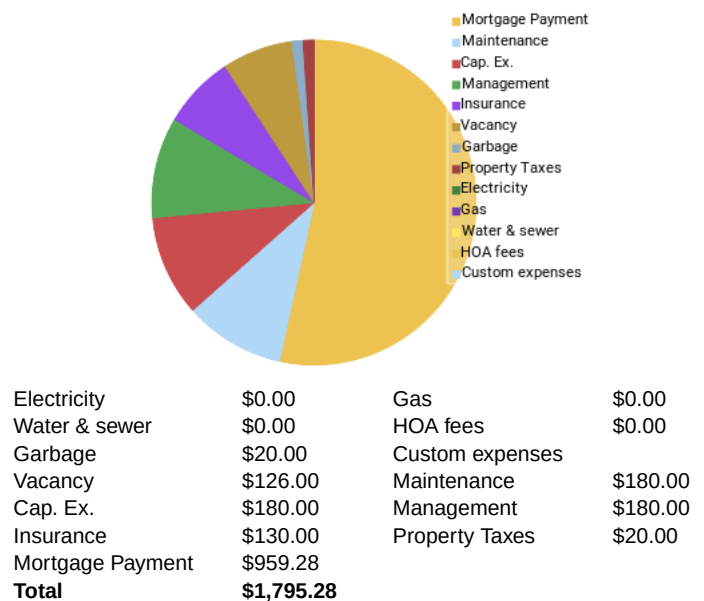
Purchase Price:	\$200,000.00
Purchase Closing Costs:	\$3,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$203,500.00
After Repair Value	

Down Payment:	\$40,000.00
Loan Amount:	\$160,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$959.28

Income



Expenses



Financial Projections

Total Initial Equity:	-\$160,000.00		
Gross Rent Multiplier:	9.26		
Income-Expense Ratio (2% Rule):	0.88%		
Typical Cap Rate:	5.78%	Debt Coverage Ratio:	1.00
ARV based on Cap Rate:	\$200,000.00		

50% Rule Cash Flow Estimates

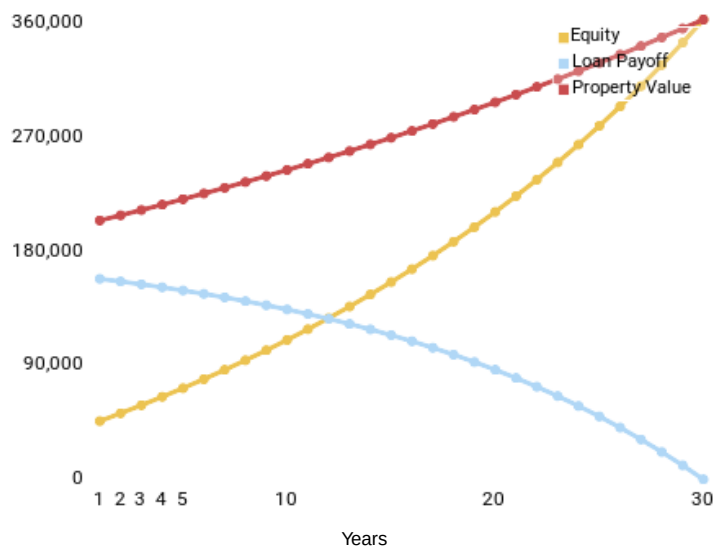
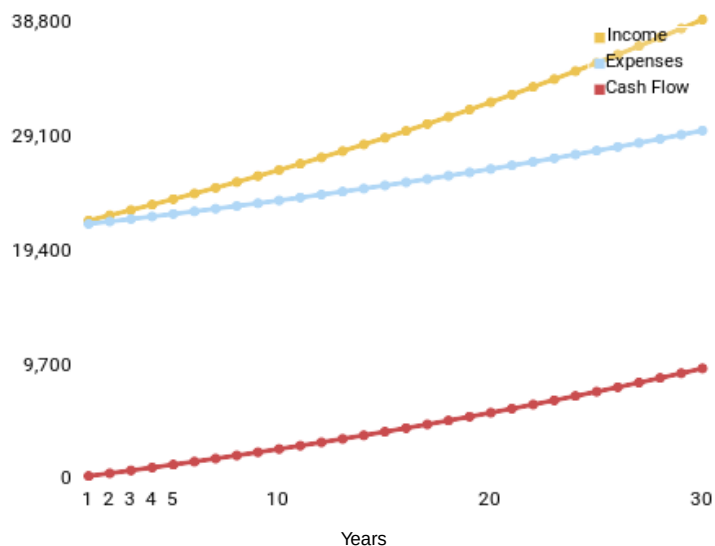
Total Monthly Income:	\$1,800.00
x50% for Expenses:	\$900.00
Monthly Payment/Interest Payment:	\$959.28
Total Monthly Cash Flow using 50% Rule:	-\$59.28

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	\$22,032	\$22,473	\$23,848	\$26,330	\$29,071	\$32,096	\$39,125
Total Annual Expenses	\$21,744	\$21,949	\$22,588	\$23,740	\$25,013	\$26,418	\$29,683
Total Annual Cashflow	\$288	\$524	\$1,261	\$2,590	\$4,058	\$5,678	\$9,442
Cash on Cash ROI	0.66%	1.20%	2.90%	5.95%	9.33%	13.05%	21.71%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$45,965	\$52,131	\$71,929	\$109,902	\$155,496	\$210,784	\$362,272
Loan Balance	\$158,035	\$155,949	\$148,887	\$133,897	\$113,678	\$86,406	\$0
Total Profit if Sold	-\$12,547	-\$6,163	\$15,715	\$62,203	\$123,188	\$201,461	\$424,938
Compound Annual Growth Rate	-29%	-7%	6%	9%	9%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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