

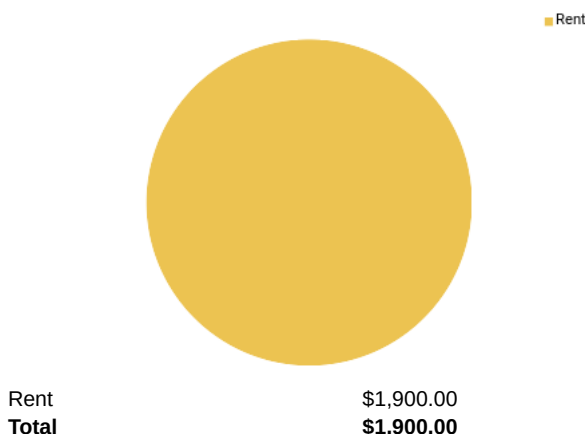
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$2,716.59	-\$816.59	2.57%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,888.00	\$59,744.00	-16.40%	2.57%

Property Information

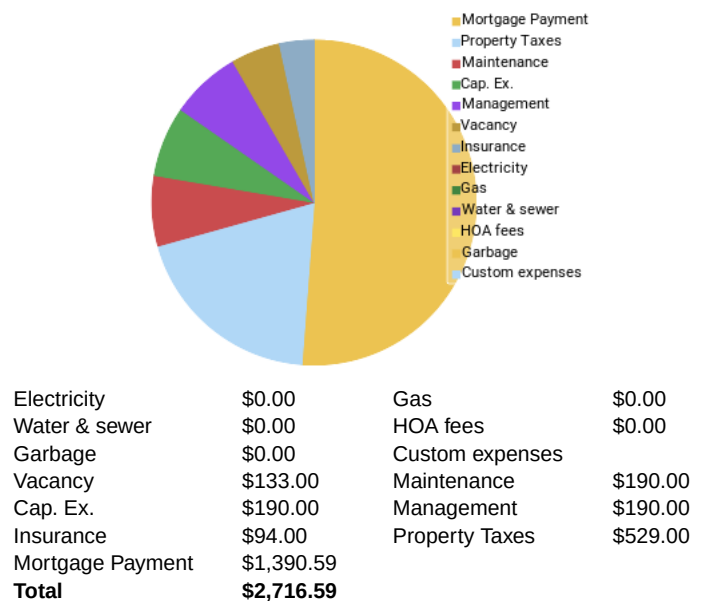
Purchase Price:	\$268,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$272,000.00
After Repair Value	

Down Payment:	\$53,600.00
Loan Amount:	\$214,400.00
Loan Points:	1.0
Loan Fees:	\$2,144.00
Amortized Over:	30 years
Loan Interest Rate:	6.750%
Monthly P&I:	\$1,390.59

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$214,400.00		
Gross Rent Multiplier:		11.75		
Income-Expense Ratio (2% Rule):		0.70%		
Typical Cap Rate:		2.57%	Debt Coverage Ratio:	0.41
ARV based on Cap Rate:		\$268,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$1,390.59
Total Monthly Cash Flow using 50% Rule:	-\$440.59

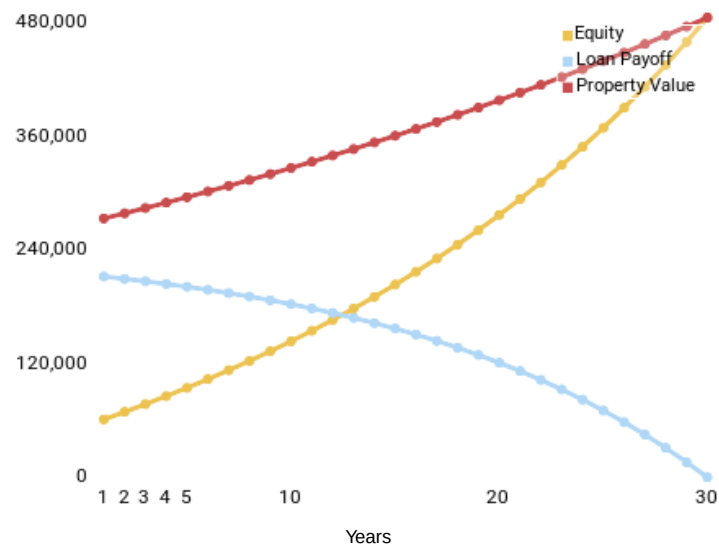
Analysis Over Time

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	\$23,256	\$23,721	\$25,173	\$27,793	\$30,686	\$33,880	\$41,299
Total Annual Expenses	\$32,917	\$33,242	\$34,255	\$36,084	\$38,103	\$40,332	\$45,510
Total Annual Cashflow	-\$9,661	-\$9,521	-\$9,082	-\$8,291	-\$7,417	-\$6,452	-\$4,210
Cash on Cash ROI	-16.17%	-15.94%	-15.20%	-13.88%	-12.41%	-10.80%	-7.05%
Property Value	\$273,360	\$278,827	\$295,894	\$326,691	\$360,693	\$398,234	\$485,445
Equity	\$61,245	\$69,156	\$94,624	\$143,805	\$203,547	\$277,127	\$485,445
Loan Balance	\$212,115	\$209,671	\$201,270	\$182,885	\$157,145	\$121,106	\$0
Total Profit if Sold	-\$28,662	-\$30,682	-\$34,185	-\$30,382	-\$12,056	\$24,481	\$173,700
Compound Annual Growth Rate	-48%	-30%	-16%	-7%	-1%	2%	5%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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