



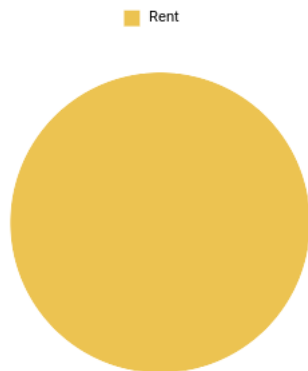
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,500.00	\$4,214.61	\$1,285.39	8.97%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$54,720.00	\$24,400.00	63.22%	8.97%

Property Information

Purchase Price:	\$610,000.00
Purchase Closing Costs:	\$24,400.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$634,400.00
After Repair Value	

Down Payment:	\$0.00
Loan Amount:	\$610,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$3,274.61

Income



Rent	\$5,500.00
Total	\$5,500.00

Expenses



Electricity	\$500.00	Gas	\$0.00
Water & sewer	\$50.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$55.00	Maintenance	\$55.00
Cap. Ex.	\$55.00	Insurance	\$112.00
Property Taxes	\$113.00	Mortgage Payment	\$3,274.61
Total	\$4,214.61		

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Financial Projections

Total Initial Equity:	-\$610,000.00		
Gross Rent Multiplier:	9.24		
Income-Expense Ratio (2% Rule):	0.87%		
Typical Cap Rate:	8.97%	Debt Coverage Ratio:	1.39
ARV based on Cap Rate:	\$610,000.00		

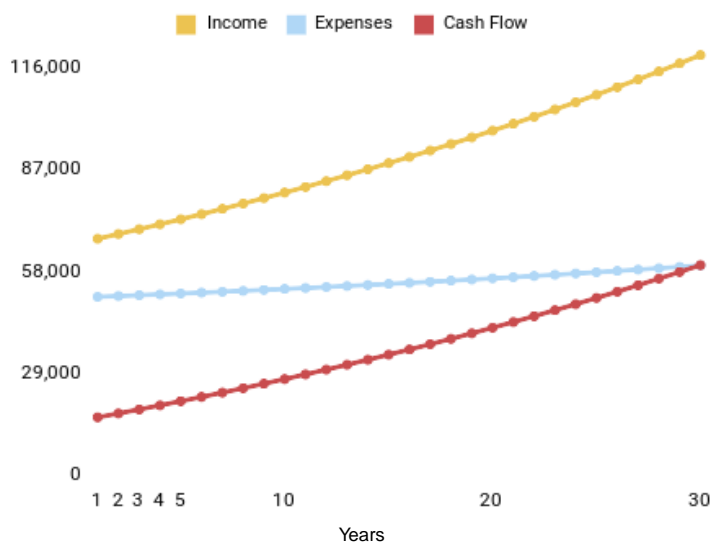
50% Rule Cash Flow Estimates

Total Monthly Income:	\$5,500.00
x50% for Expenses:	\$2,750.00
Monthly Payment/Interest Payment:	\$3,274.61
Total Monthly Cash Flow using 50% Rule:	-\$524.61

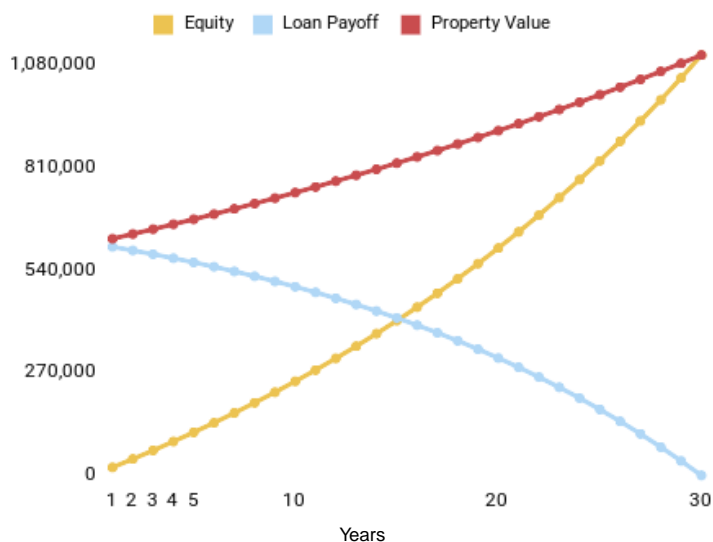
Analysis Over Time

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	\$67,320	\$68,666	\$72,869	\$80,454	\$88,827	\$98,073	\$119,550
Total Annual Expenses	\$50,801	\$51,031	\$51,749	\$53,046	\$54,477	\$56,057	\$59,728
Total Annual Cashflow	\$16,519	\$17,635	\$21,120	\$27,408	\$34,351	\$42,016	\$59,822
Cash on Cash ROI	67.70%	72.28%	86.56%	112.33%	140.78%	172.20%	245.17%
Property Value	\$622,200	\$634,644	\$673,489	\$743,587	\$820,980	\$906,428	\$1,104,931
Equity	\$21,200	\$43,104	\$113,334	\$247,400	\$406,888	\$597,693	\$1,104,931
Loan Balance	\$601,000	\$591,540	\$560,155	\$496,187	\$414,092	\$308,735	\$0
Total Profit if Sold	-\$33,346	\$5,260	\$132,406	\$385,430	\$696,706	\$1,075,547	\$2,083,083
Annualized Total Return	0%	10%	45%	33%	25%	21%	16%

Income, Expenses and Cash Flow (in \$)

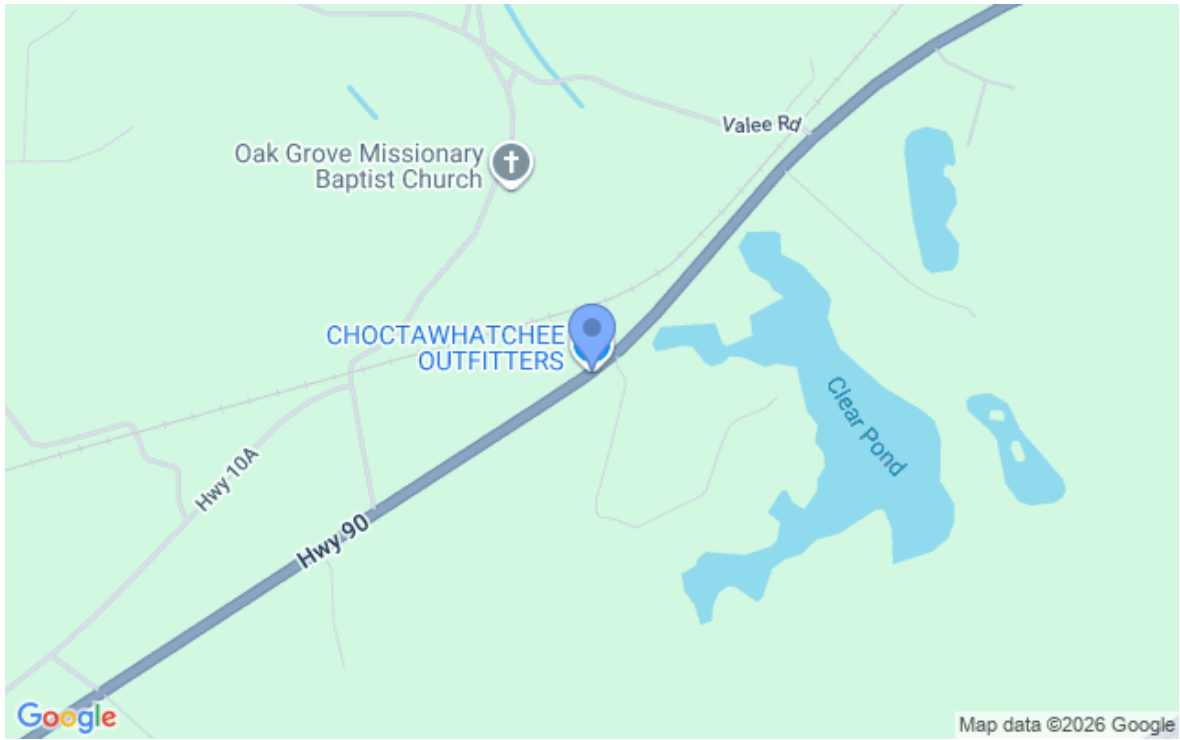


Loan Balance, Value and Equity (in \$)



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