

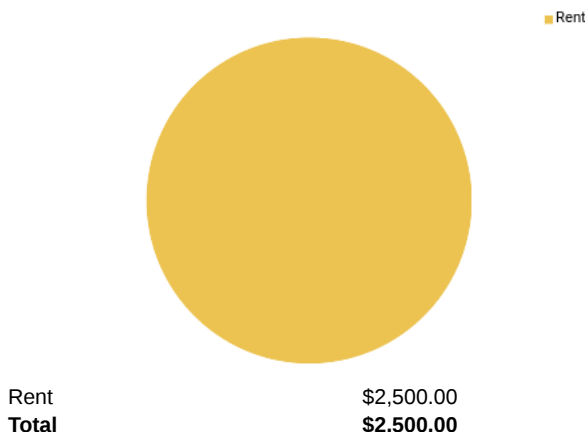
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,500.00	\$2,238.21	\$261.79	7.11%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$25,308.00	\$75,200.00	4.18%	7.11%

Property Information

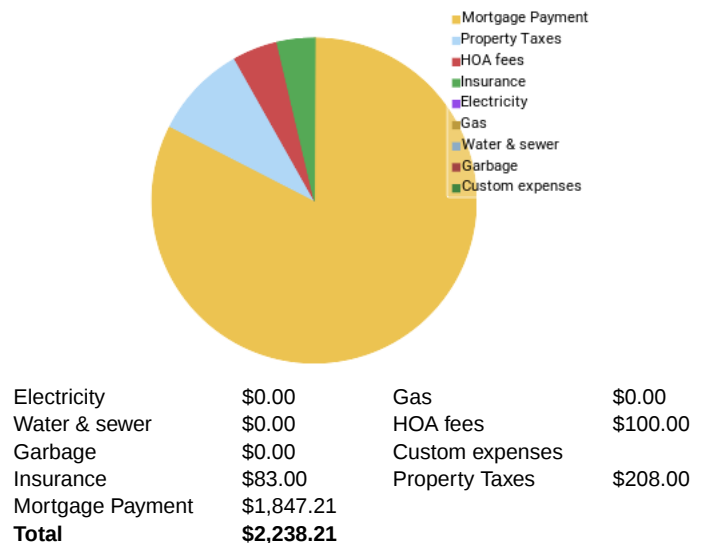
Purchase Price:	\$356,000.00
Purchase Closing Costs:	\$4,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$360,000.00
After Repair Value	

Down Payment:	\$71,200.00
Loan Amount:	\$284,800.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.750%
Monthly P&I:	\$1,847.21

Income



Expenses



Financial Projections

Total Initial Equity:	-\$284,800.00		
Gross Rent Multiplier:	11.87		
Income-Expense Ratio (2% Rule):	0.69%		
Typical Cap Rate:	7.11%	Debt Coverage Ratio:	1.14
ARV based on Cap Rate:	\$356,000.00		

50% Rule Cash Flow Estimates

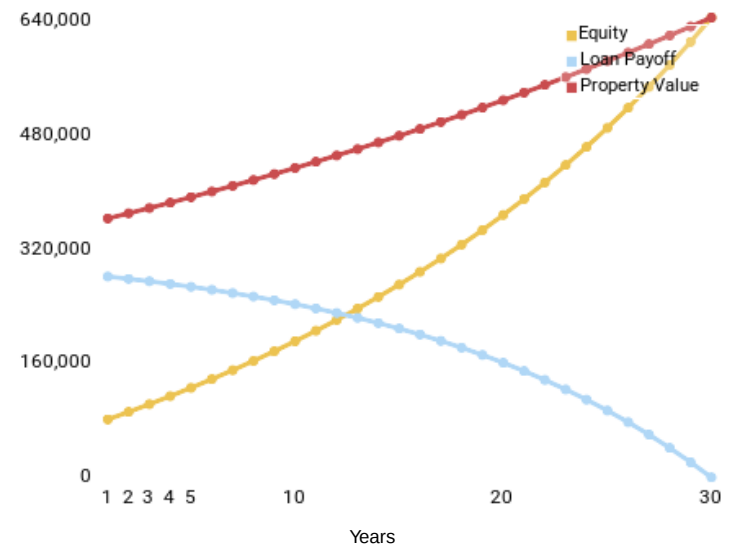
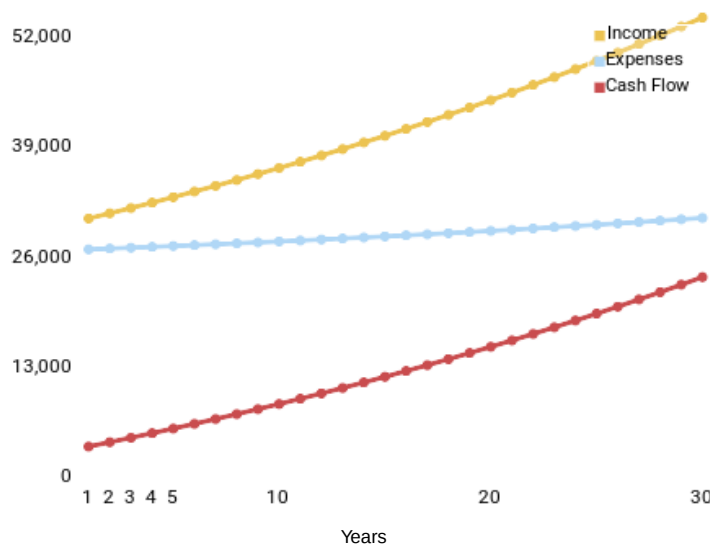
Total Monthly Income:	\$2,500.00
x50% for Expenses:	\$1,250.00
Monthly Payment/Interest Payment:	\$1,847.21
Total Monthly Cash Flow using 50% Rule:	-\$597.21

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	\$30,600	\$31,212	\$33,122	\$36,570	\$40,376	\$44,578	\$54,341
Total Annual Expenses	\$26,952	\$27,048	\$27,347	\$27,886	\$28,481	\$29,139	\$30,665
Total Annual Cashflow	\$3,648	\$4,164	\$5,776	\$8,684	\$11,895	\$15,440	\$23,675
Cash on Cash ROI	4.85%	5.54%	7.68%	11.55%	15.82%	20.53%	31.48%
Property Value	\$363,120	\$370,382	\$393,053	\$433,962	\$479,129	\$528,997	\$644,845
Equity	\$81,355	\$91,864	\$125,695	\$191,025	\$270,384	\$368,124	\$644,845
Loan Balance	\$281,765	\$278,518	\$267,358	\$242,937	\$208,745	\$160,873	\$0
Total Profit if Sold	-\$17,431	-\$3,303	\$44,521	\$144,271	\$273,167	\$437,136	\$903,518
Compound Annual Growth Rate	-23%	-2%	10%	11%	11%	10%	9%

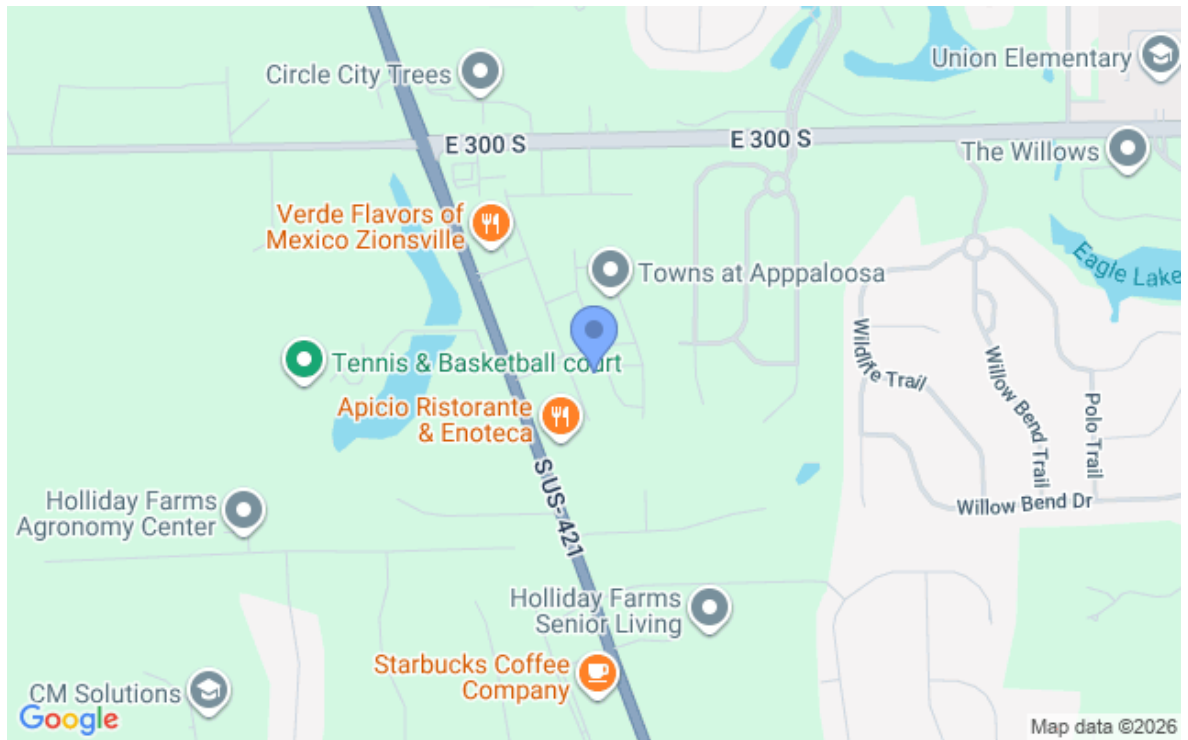
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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