

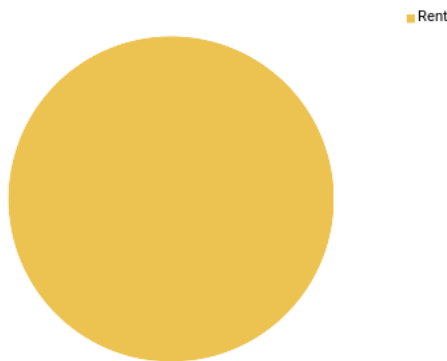
| | | | |
|------------------------|--------------------------|---------------------------|----------------------------|
| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
| \$10,164.00 | \$5,237.73 | \$4,926.27 | 14.77% |
| NOI | Total Cash Needed | Cash on Cash ROI | Purchase Cap Rate |
| \$110,768.64 | \$132,500.00 | 44.62% | 14.77% |

Property Information

| | |
|-------------------------------|---------------------|
| Purchase Price: | \$750,000.00 |
| Purchase Closing Costs: | \$20,000.00 |
| Estimated Repair Costs: | \$0.00 |
| Total Cost of Project: | \$770,000.00 |
| After Repair Value | |

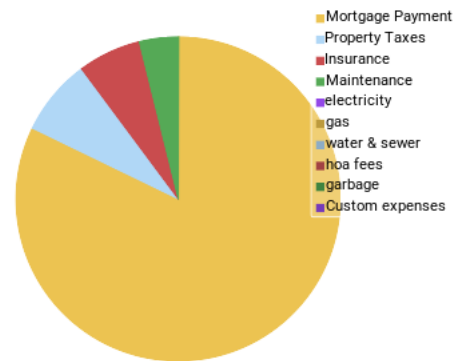
| | |
|-------------------------|-------------------|
| Down Payment: | \$112,500.00 |
| Loan Amount: | \$637,500.00 |
| Loan Points: | 0.0 |
| Loan Fees: | \$0.00 |
| Amortized Over: | 25 years |
| Loan Interest Rate: | 6.500% |
| Monthly P&I: | \$4,304.45 |

Income



| | |
|--------------|--------------------|
| Rent | \$10,164.00 |
| Total | \$10,164.00 |

Expenses



| | | | |
|----------------|-------------------|------------------|------------|
| electricity | \$0.00 | gas | \$0.00 |
| water & sewer | \$0.00 | hoa fees | \$0.00 |
| garbage | \$0.00 | Custom expenses | \$0.00 |
| Maintenance | \$203.28 | Insurance | \$330.00 |
| Property Taxes | \$400.00 | Mortgage Payment | \$4,304.45 |
| Total | \$5,237.73 | | |

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Financial Projections

| | | | | |
|---------------------------------|---|--------------|----------------------|------|
| Total Initial Equity: | - | \$637,500.00 | | |
| Gross Rent Multiplier: | | 6.15 | | |
| Income-Expense Ratio (2% Rule): | | 1.32% | | |
| Typical Cap Rate: | | 14.77% | Debt Coverage Ratio: | 2.14 |
| ARV based on Cap Rate: | | \$750,000.00 | | |

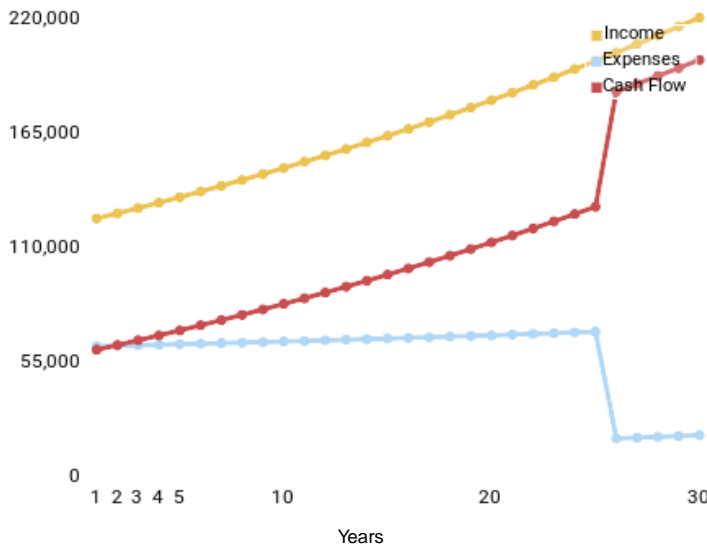
50% Rule Cash Flow Estimates

| | |
|--|-----------------|
| Total Monthly Income: | \$10,164.00 |
| x50% for Expenses: | \$5,082.00 |
| Monthly Payment/Interest Payment: | \$4,304.45 |
| Total Monthly Cash Flow using 50% Rule: | \$777.55 |

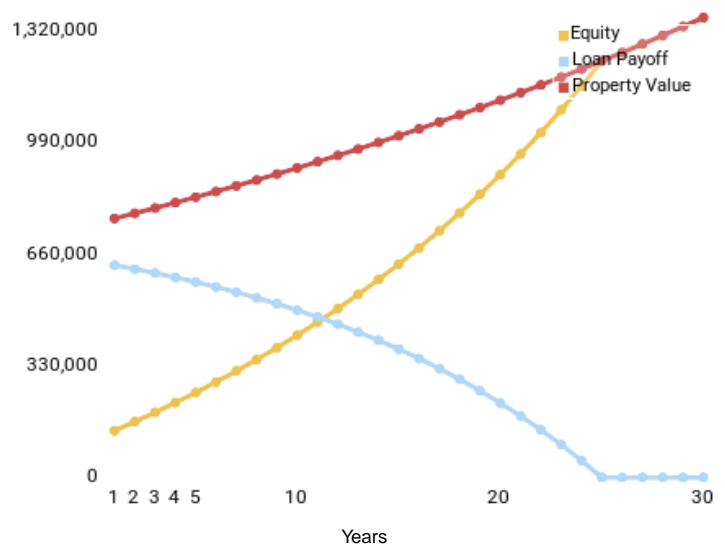
Analysis Over Time

| 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 | \$124,407 | \$126,896 | \$134,663 | \$148,678 | \$164,153 | \$181,238 | \$220,928 |
| Total Annual Expenses | \$63,077 | \$63,305 | \$64,018 | \$65,305 | \$66,726 | \$68,295 | \$20,286 |
| Total Annual Cashflow | \$61,331 | \$63,590 | \$70,644 | \$83,373 | \$97,427 | \$112,943 | \$200,642 |
| Cash on Cash ROI | 46.29% | 47.99% | 53.32% | 62.92% | 73.53% | 85.24% | 151.43% |
| Property Value | \$765,000 | \$780,300 | \$828,061 | \$914,246 | \$1,009,401 | \$1,114,461 | \$1,358,521 |
| Equity | \$138,026 | \$164,556 | \$250,727 | \$420,111 | \$630,315 | \$894,466 | \$1,358,521 |
| Loan Balance | \$626,974 | \$615,744 | \$577,334 | \$494,135 | \$379,086 | \$219,995 | \$0 |
| Total Profit if Sold | \$13,306 | \$102,356 | \$389,969 | \$944,224 | \$1,606,237 | \$2,396,101 | \$4,423,135 |
| Compound Annual Growth Rate | 10% | 33% | 32% | 23% | 19% | 16% | 13% |

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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