

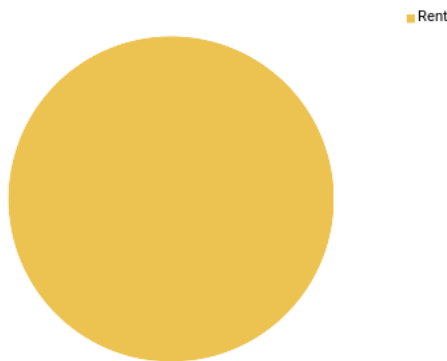
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$10,164.00	\$5,237.73	\$4,926.27	14.77%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$110,768.64	\$132,500.00	44.62%	14.77%

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	

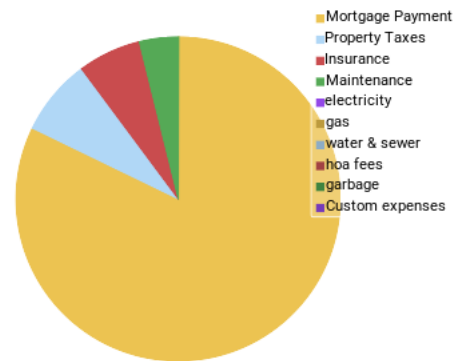
Down Payment:	\$112,500.00
Loan Amount:	\$637,500.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	6.500%
Monthly P&I:	\$4,304.45

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		

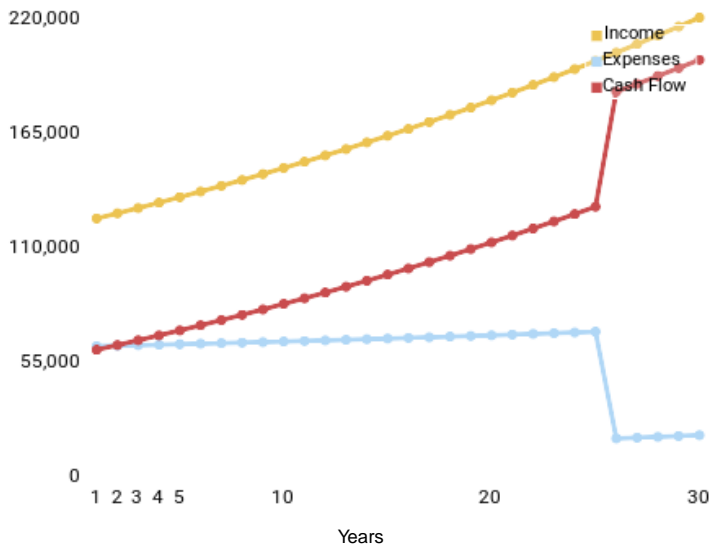
50% Rule Cash Flow Estimates

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

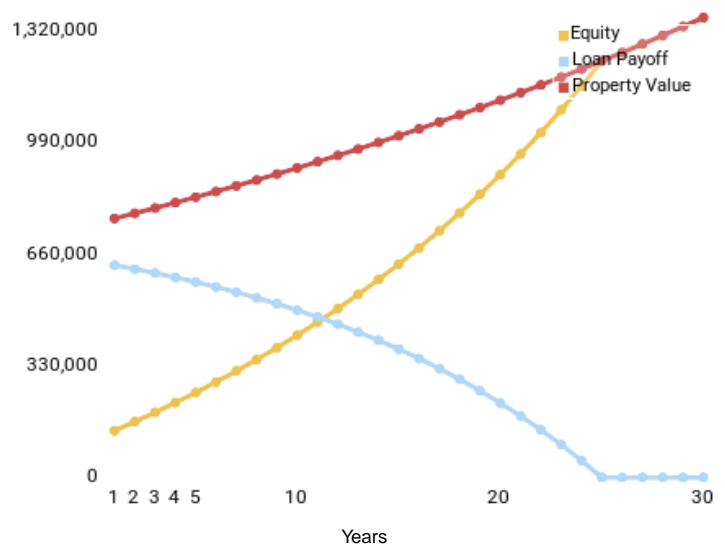
Analysis Over Time

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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