

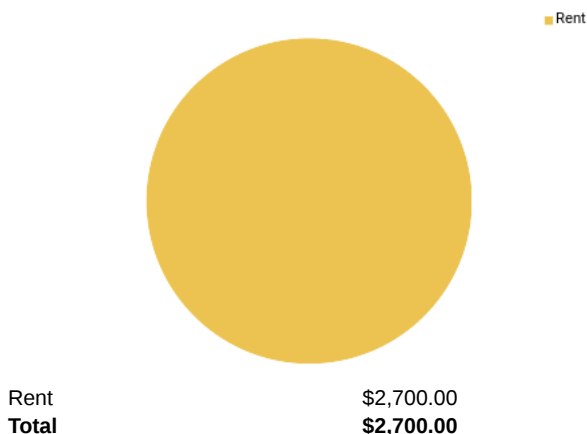
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,700.00	\$1,975.09	\$724.91	11.15%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$19,500.00	\$43,725.00	19.89%	11.15%

Property Information

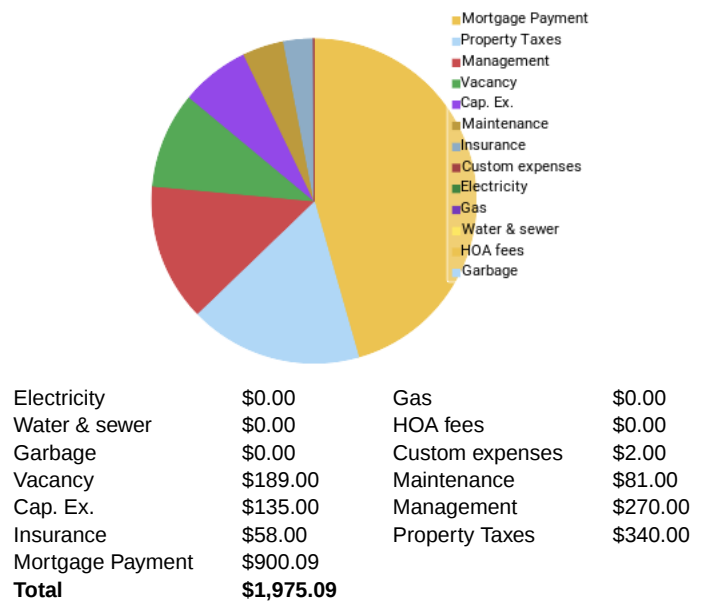
Purchase Price:	\$174,900.00
Purchase Closing Costs:	\$8,745.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$183,645.00
After Repair Value	

Down Payment:	\$34,980.00
Loan Amount:	\$139,920.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.670%
Monthly P&I:	\$900.09

Income



Expenses



Financial Projections

Total Initial Equity:	-\$139,920.00		
Gross Rent Multiplier:	5.40		
Income-Expense Ratio (2% Rule):	1.47%		
Typical Cap Rate:	11.15%	Debt Coverage Ratio:	1.81
ARV based on Cap Rate:	\$174,900.00		

50% Rule Cash Flow Estimates

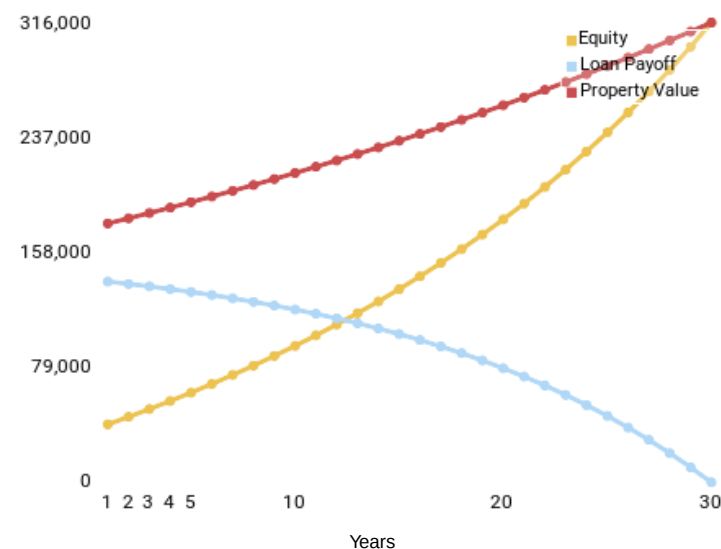
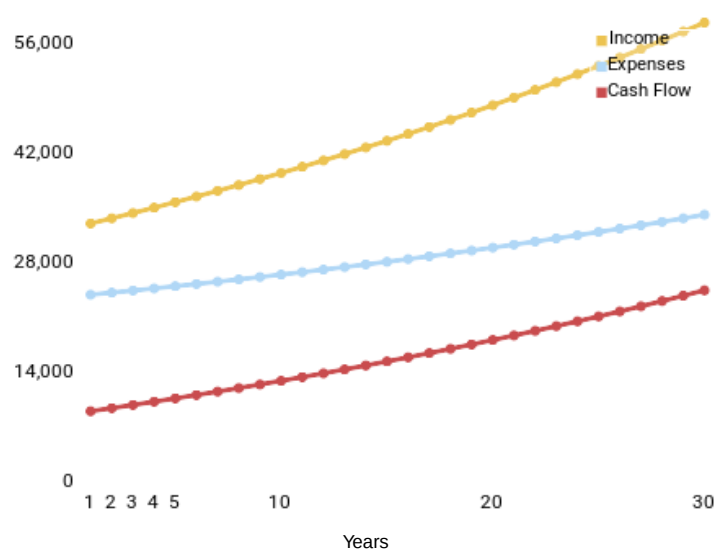
Total Monthly Income:	\$2,700.00
x50% for Expenses:	\$1,350.00
Monthly Payment/Interest Payment:	\$900.09
Total Monthly Cash Flow using 50% Rule:	\$449.91

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	\$33,048	\$33,709	\$35,772	\$39,495	\$43,606	\$48,145	\$58,688
Total Annual Expenses	\$23,959	\$24,222	\$25,044	\$26,526	\$28,163	\$29,970	\$34,168
Total Annual Cashflow	\$9,089	\$9,487	\$10,728	\$12,969	\$15,443	\$18,175	\$24,520
Cash on Cash ROI	20.79%	21.70%	24.54%	29.66%	35.32%	41.57%	56.08%
Property Value	\$178,398	\$181,966	\$193,104	\$213,202	\$235,392	\$259,892	\$316,807
Equity	\$39,992	\$45,178	\$61,870	\$94,082	\$133,165	\$181,223	\$316,807
Loan Balance	\$138,406	\$136,788	\$131,234	\$119,120	\$102,227	\$78,669	\$0
Total Profit if Sold	-\$7,132	\$7,291	\$54,131	\$145,212	\$254,912	\$386,559	\$733,772
Compound Annual Growth Rate	-16%	8%	17%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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