

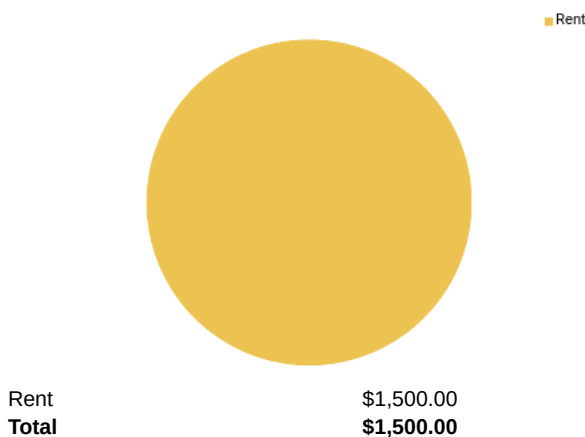
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,441.38	\$58.62	5.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,484.00	\$13,088.50	5.37%	5.89%

Property Information

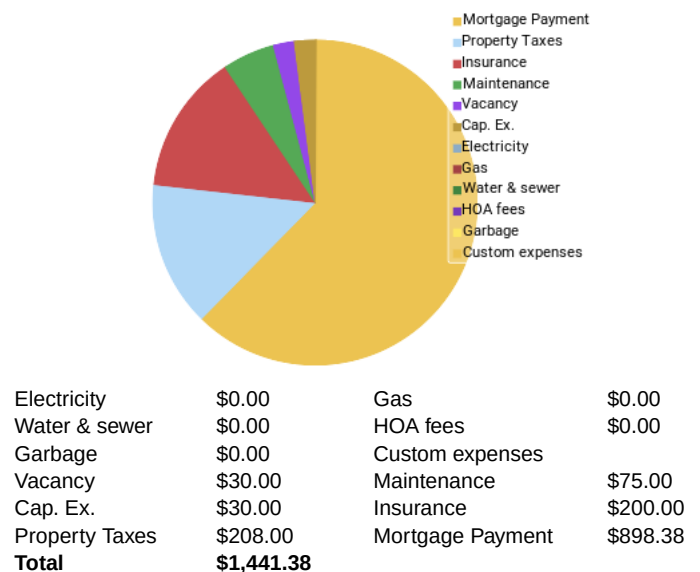
Purchase Price:	\$195,000.00
Purchase Closing Costs:	\$2,500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$197,500.00
After Repair Value	

Down Payment:	\$6,825.00
Loan Amount:	\$188,175.00
Loan Points:	2.0
Loan Fees:	\$3,763.50
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$898.38

Income



Expenses



Financial Projections

Total Initial Equity:	-\$188,175.00		
Gross Rent Multiplier:	10.83		
Income-Expense Ratio (2% Rule):	0.76%		
Typical Cap Rate:	5.89%	Debt Coverage Ratio:	1.07
ARV based on Cap Rate:	\$195,000.00		

50% Rule Cash Flow Estimates

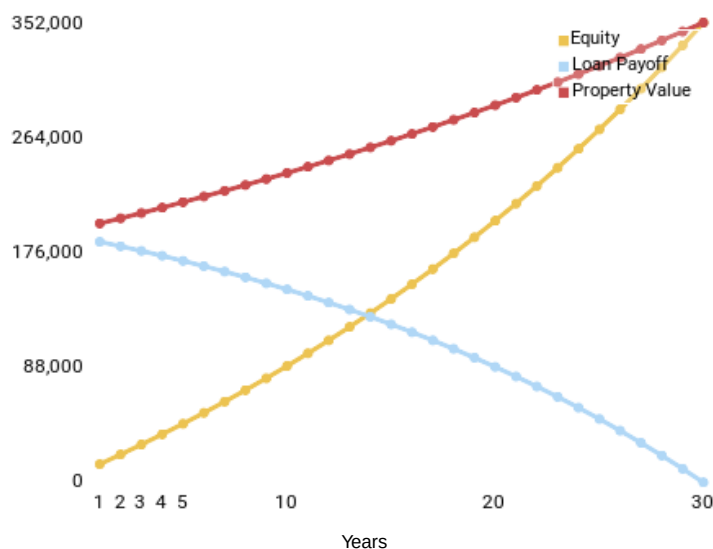
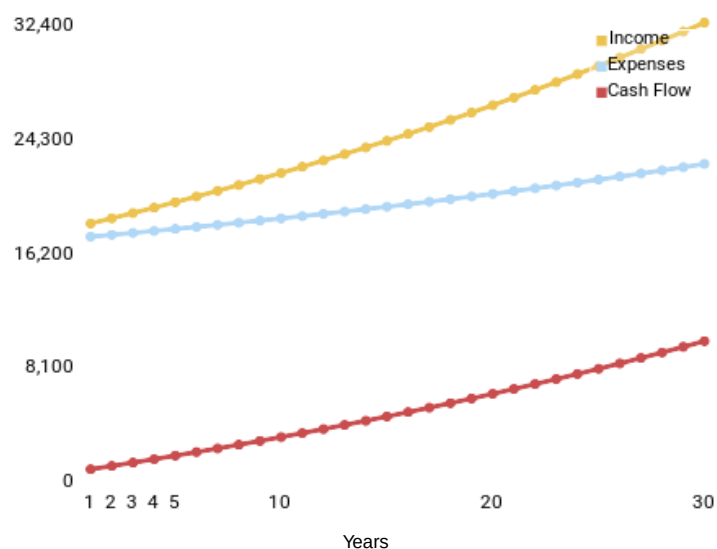
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$898.38
Total Monthly Cash Flow using 50% Rule:	-\$148.38

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	\$18,360	\$18,727	\$19,873	\$21,942	\$24,226	\$26,747	\$32,605
Total Annual Expenses	\$17,427	\$17,560	\$17,975	\$18,723	\$19,550	\$20,463	\$22,583
Total Annual Cashflow	\$933	\$1,167	\$1,899	\$3,218	\$4,675	\$6,284	\$10,021
Cash on Cash ROI	7.13%	8.92%	14.51%	24.59%	35.72%	48.01%	76.56%
Property Value	\$198,900	\$202,878	\$215,296	\$237,704	\$262,444	\$289,760	\$353,216
Equity	\$14,039	\$21,466	\$45,096	\$89,452	\$140,991	\$201,027	\$353,216
Loan Balance	\$184,861	\$181,412	\$170,200	\$148,252	\$121,453	\$88,733	\$0
Total Profit if Sold	\$1,883	\$10,478	\$39,064	\$96,820	\$168,764	\$256,940	\$491,913
Compound Annual Growth Rate	14%	34%	32%	24%	19%	16%	13%

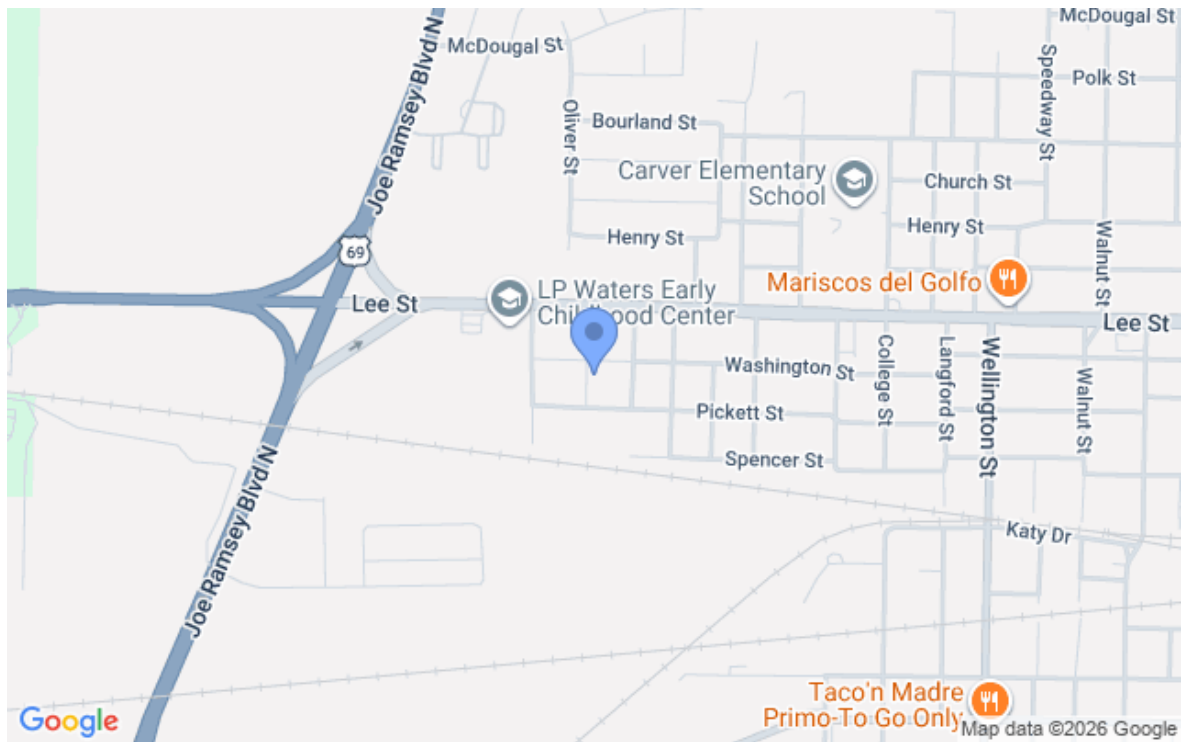
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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