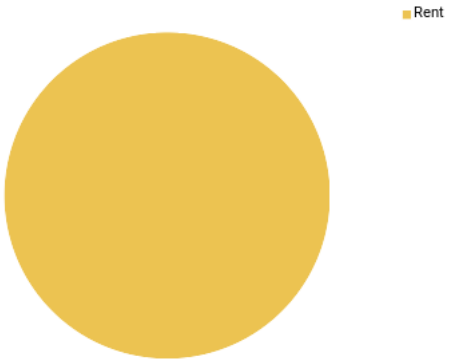
5717 N Garrison Pl

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$850.00	$541.59	$308.41	10.78%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$5,712.00	$20,250.00	18.28%	10.78%

Property Information

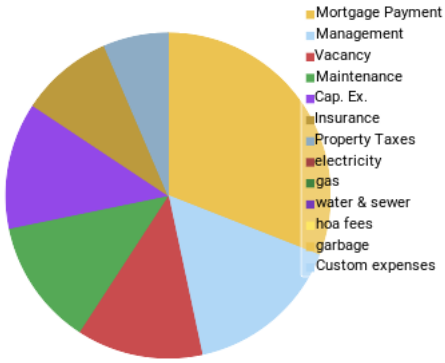
Purchase Price:	$53,000.00
Purchase Closing Costs:	$2,000.00
Estimated Repair Costs:	$5,000.00
Total Cost of Project:	**$60,000.00**
After Repair Value	$53,000.00
Down Payment:	$13,250.00
Loan Amount:	$39,750.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	**$167.59**

Income



Rent	$850.00
Total	**$850.00**

Expenses



electricity	$0.00	gas	$0.00
water & sewer	$0.00	hoa fees	$0.00
garbage	$0.00	Custom expenses	$0.00
Vacancy	$68.00	Maintenance	$68.00
Cap. Ex.	$68.00	Management	$85.00
Insurance	$50.00	Property Taxes	$35.00
Mortgage Payment	$167.59		
Total	**$541.59**		

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Financial Projections

Total Initial Equity:	$13,250.00		
Gross Rent Multiplier:	5.20		
Income-Expense Ratio (2% Rule):	1.42%		
Typical Cap Rate:	10.78%	Debt Coverage Ratio:	2.84
ARV based on Cap Rate:	$53,000.00		

50% Rule Cash Flow Estimates

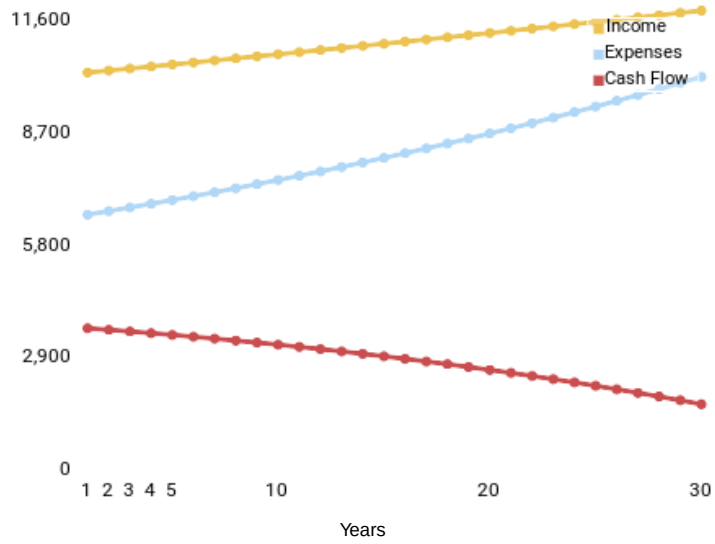
Total Monthly Income:	$850.00
x50% for Expenses:	$425.00
Monthly Payment/Interest Payment:	$167.59
Total Monthly Cash Flow using 50% Rule:	**$257.41**

Analysis Over Time

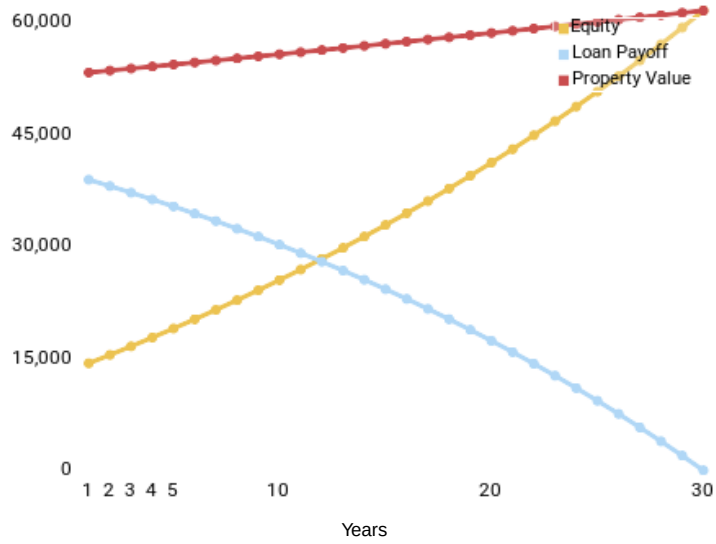
Annual Growth Assumptions	2% Expenses	0.5% Income	0.5% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$10,251	$10,302	$10,458	$10,722	$10,992	$11,270	$11,846
Total Annual Expenses	$6,589	$6,680	$6,966	$7,482	$8,051	$8,680	$10,140
Total Annual Cashflow	$3,662	$3,622	$3,491	$3,240	$2,941	$2,590	$1,706
Cash on Cash ROI	18.08%	17.89%	17.24%	16.00%	14.52%	12.79%	8.42%
Property Value	$53,265	$53,531	$54,338	$55,710	$57,117	$58,559	$61,554
Equity	$14,345	$15,466	$18,998	$25,493	$32,850	$41,204	$61,554
Loan Balance	$38,920	$38,065	$35,340	$30,218	$24,268	$17,356	$0
Total Profit if Sold	-$2,243	$2,500	$16,640	$39,854	$62,534	$84,562	$126,164
Compound Annual Growth Rate	-11%	6%	13%	11%	10%	9%	7%

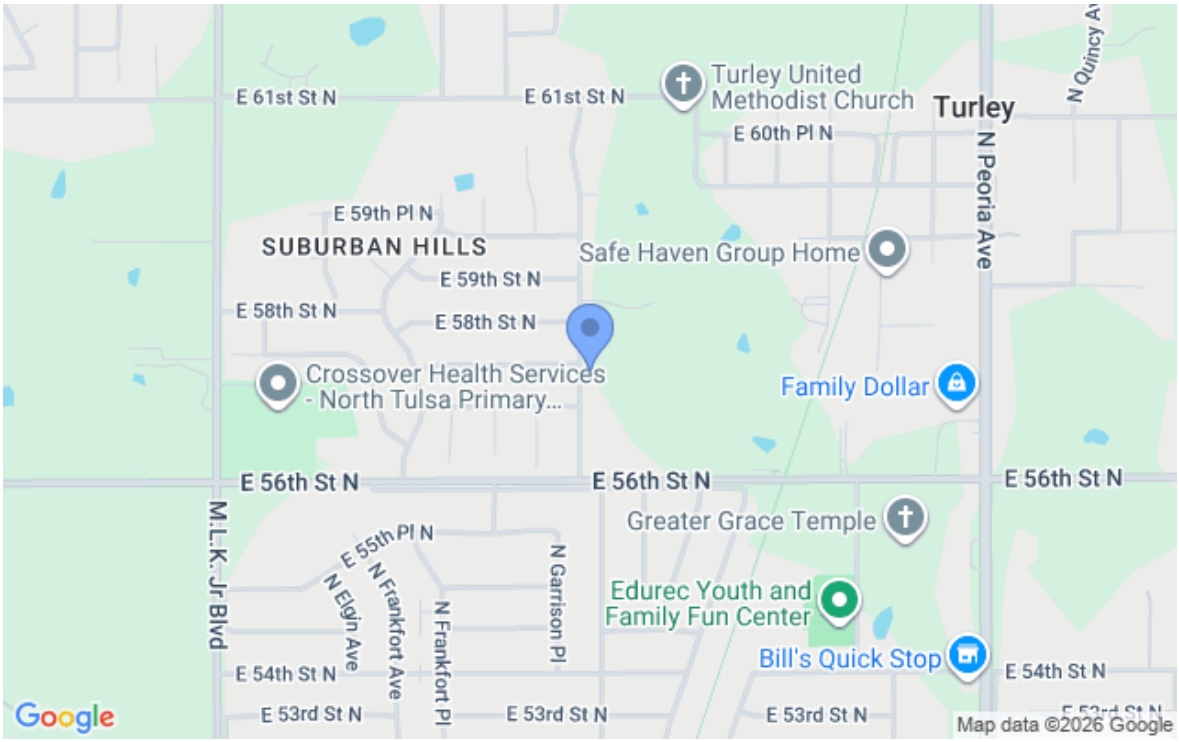
Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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