



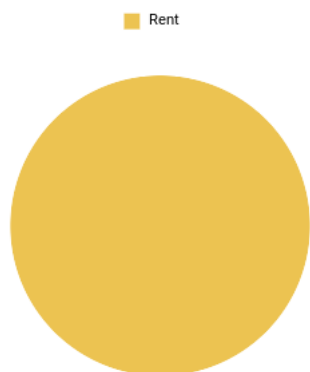
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$2,300.00	\$1,876.37	\$423.63	6.71%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$16,764.00	\$54,998.00	9.24%	6.71%

### Property Information

Purchase Price:	\$250,000.00
Purchase Closing Costs:	\$4,998.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$254,998.00</b>
After Repair Value	

Down Payment:	\$50,000.00
Loan Amount:	\$200,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.160%
<b>Monthly P&amp;I:</b>	<b>\$973.37</b>

### Income



Rent	\$2,300.00
<b>Total</b>	<b>\$2,300.00</b>

### Expenses

- Mortgage Payment
- Property Taxes
- Vacancy
- Maintenance
- Management
- Insurance
- hoa fees
- electricity
- gas
- water & sewer
- garbage
- Custom expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$20.00
garbage	\$0.00	Custom expenses	
Vacancy	\$184.00	Maintenance	\$115.00
Management	\$115.00	Insurance	\$80.00
Property Taxes	\$389.00	Mortgage Payment	\$973.37
<b>Total</b>	<b>\$1,876.37</b>		

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## Financial Projections

Total Initial Equity:	-\$200,000.00		
Gross Rent Multiplier:	9.06		
Income-Expense Ratio (2% Rule):	0.90%		
Typical Cap Rate:	6.71%	Debt Coverage Ratio:	1.44
ARV based on Cap Rate:	\$250,000.00		

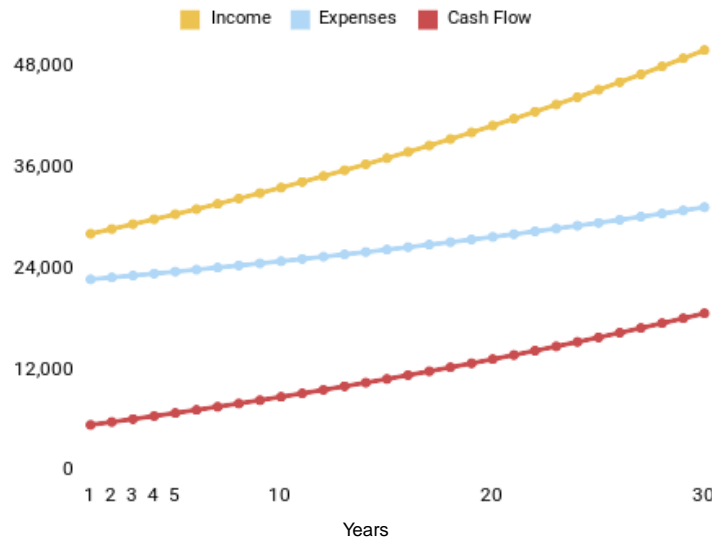
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,300.00
x50% for Expenses:	\$1,150.00
Monthly Payment/Interest Payment:	\$973.37
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$176.63</b>

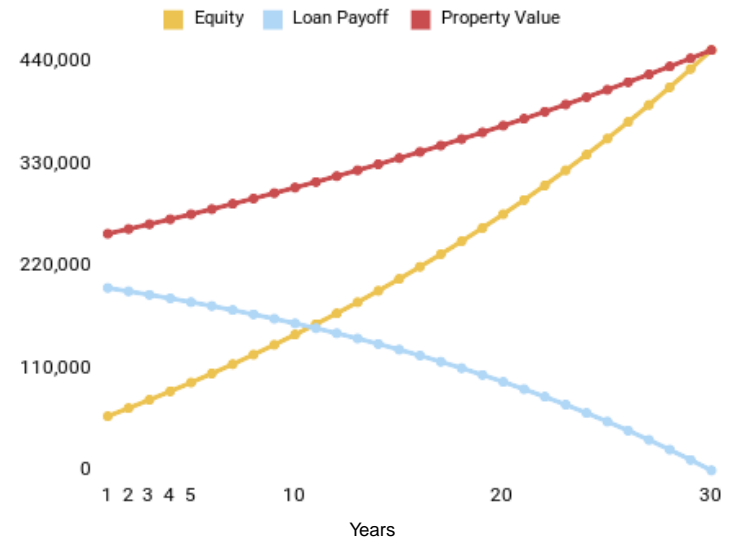
## Analysis Over Time

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	\$28,152	\$28,715	\$30,473	\$33,644	\$37,146	\$41,012	\$49,994
Total Annual Expenses	\$22,733	\$22,954	\$23,644	\$24,889	\$26,264	\$27,782	\$31,308
Total Annual Cashflow	\$5,419	\$5,761	\$6,828	\$8,755	\$10,882	\$13,230	\$18,685
Cash on Cash ROI	9.85%	10.47%	12.42%	15.92%	19.79%	24.06%	33.97%
Property Value	\$255,000	\$260,100	\$276,020	\$304,749	\$336,467	\$371,487	\$452,840
Equity	\$58,425	\$67,096	\$94,662	\$146,334	\$206,291	\$276,065	\$452,840
Loan Balance	\$196,575	\$193,004	\$181,358	\$158,415	\$130,177	\$95,422	\$0
Total Profit if Sold	\$8,846	\$23,277	\$70,247	\$161,764	\$271,791	\$402,926	\$741,114
Annualized Total Return	16%	19%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	1345.0
Year Built	1972

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