

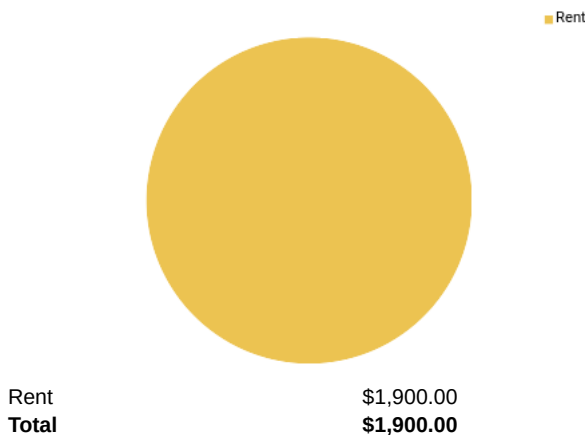
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,900.00	\$1,894.57	\$5.43	4.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,496.00	\$51,697.00	0.13%	4.89%

Property Information

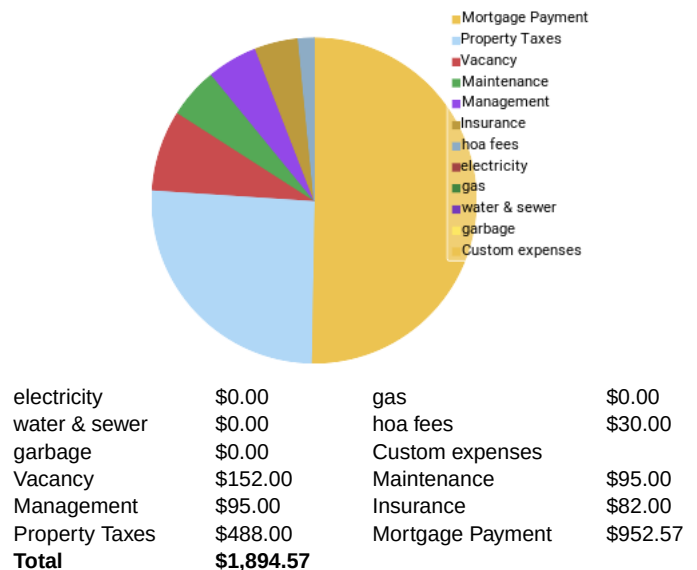
Purchase Price:	\$235,000.00
Purchase Closing Costs:	\$4,697.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$239,697.00
After Repair Value	

Down Payment:	\$47,000.00
Loan Amount:	\$188,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$952.57

Income



Expenses



Financial Projections

Total Initial Equity:	-\$188,000.00		
Gross Rent Multiplier:	10.31		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	4.89%	Debt Coverage Ratio:	1.01
ARV based on Cap Rate:	\$235,000.00		

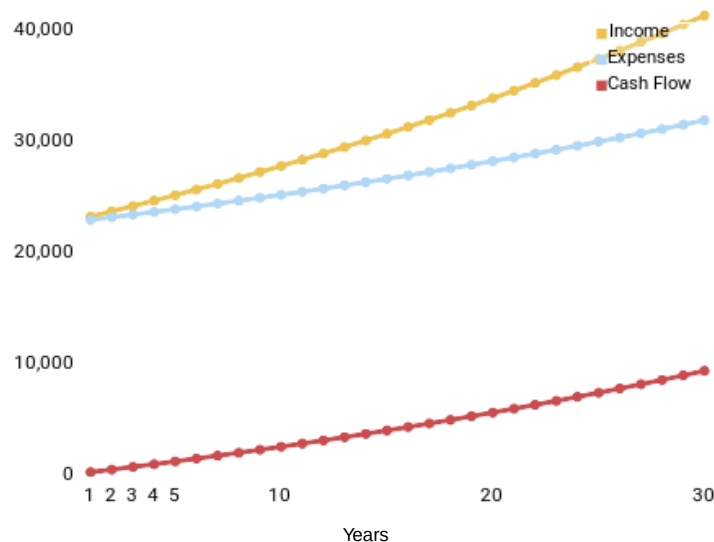
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,900.00
x50% for Expenses:	\$950.00
Monthly Payment/Interest Payment:	\$952.57
Total Monthly Cash Flow using 50% Rule:	-\$2.57

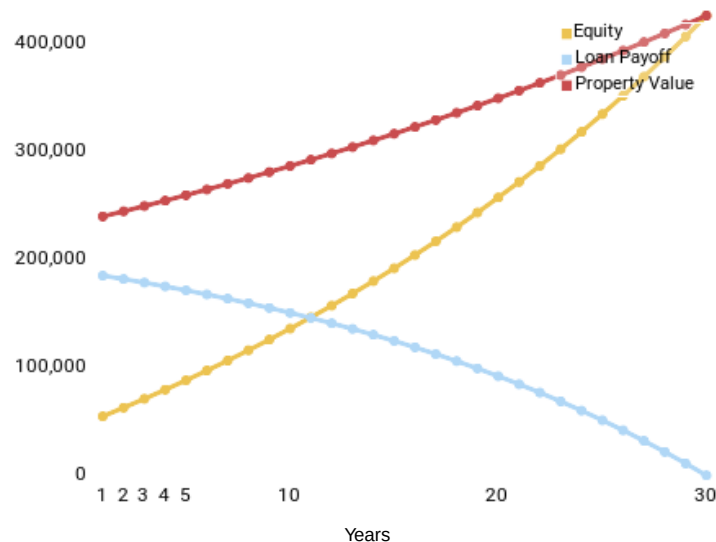
Analysis Over Time

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	\$23,256	\$23,721	\$25,173	\$27,793	\$30,686	\$33,880	\$41,299
Total Annual Expenses	\$22,961	\$23,192	\$23,911	\$25,210	\$26,645	\$28,228	\$31,906
Total Annual Cashflow	\$295	\$530	\$1,262	\$2,583	\$4,041	\$5,652	\$9,393
Cash on Cash ROI	0.57%	1.02%	2.44%	5.00%	7.82%	10.93%	18.17%
Property Value	\$239,700	\$244,494	\$259,459	\$286,464	\$316,279	\$349,198	\$425,670
Equity	\$54,733	\$62,699	\$88,082	\$135,896	\$191,759	\$257,285	\$425,670
Loan Balance	\$184,967	\$181,795	\$171,377	\$150,568	\$124,520	\$91,913	\$0
Total Profit if Sold	\$3,331	\$11,827	\$40,253	\$98,286	\$171,381	\$261,881	\$506,746
Compound Annual Growth Rate	6%	11%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)	2048.0
Year Built	2014

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