

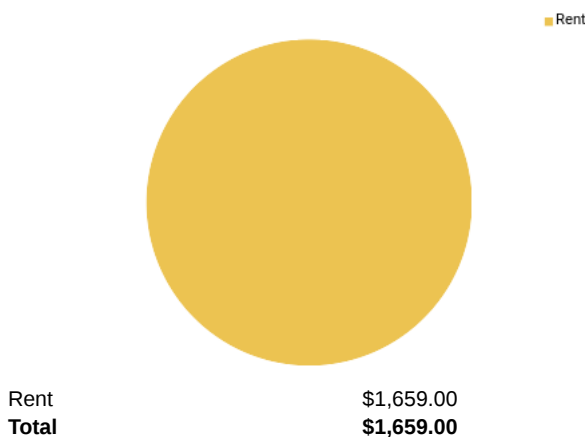
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,659.00	\$1,461.30	\$197.70	5.70%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,391.00	\$62,000.00	3.83%	5.70%

Property Information

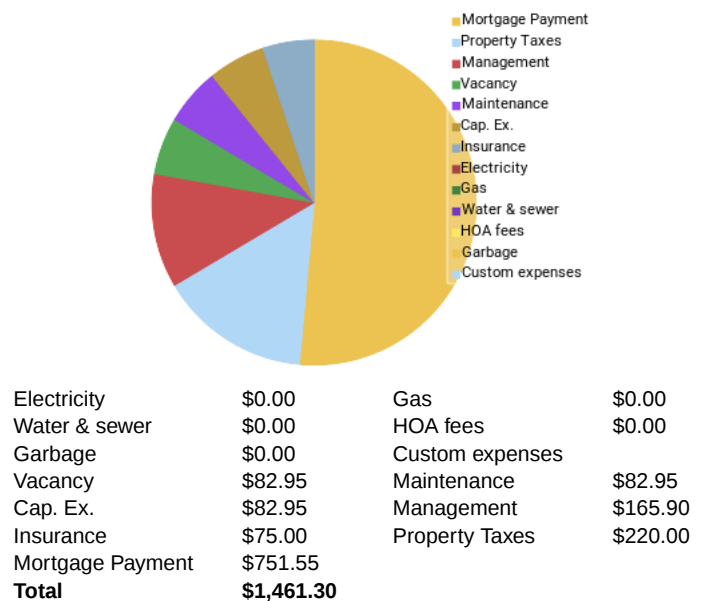
Purchase Price:	\$200,000.00
Purchase Closing Costs:	\$2,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$202,000.00
After Repair Value	

Down Payment:	\$60,000.00
Loan Amount:	\$140,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$751.55

Income



Expenses



Financial Projections

Total Initial Equity:	-\$140,000.00		
Gross Rent Multiplier:	10.05		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	5.70%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	\$200,000.00		

50% Rule Cash Flow Estimates

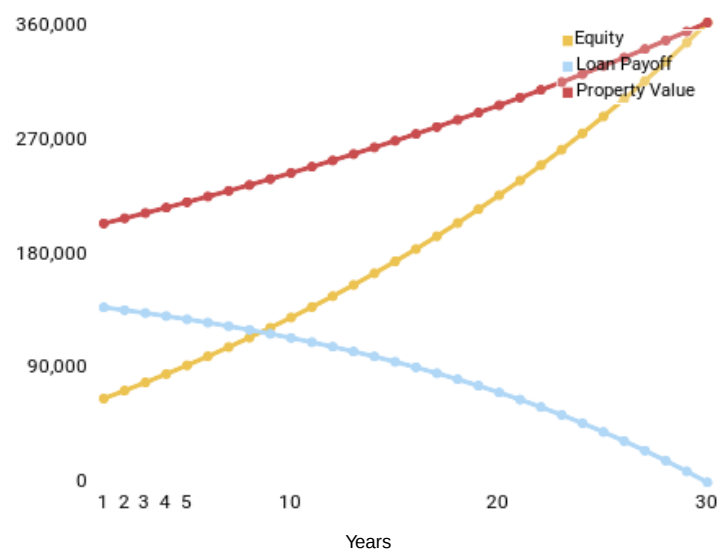
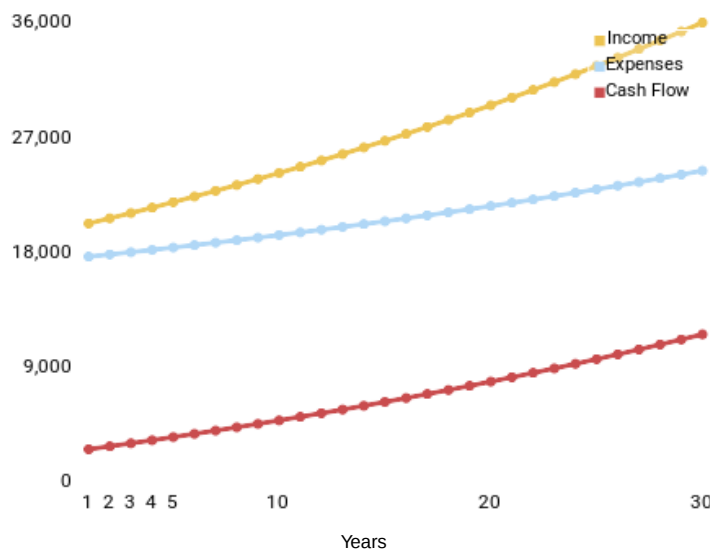
Total Monthly Income:	\$1,659.00
x50% for Expenses:	\$829.50
Monthly Payment/Interest Payment:	\$751.55
Total Monthly Cash Flow using 50% Rule:	\$77.95

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	\$20,306	\$20,712	\$21,980	\$24,268	\$26,794	\$29,582	\$36,061
Total Annual Expenses	\$17,706	\$17,880	\$18,422	\$19,401	\$20,481	\$21,674	\$24,446
Total Annual Cashflow	\$2,600	\$2,833	\$3,558	\$4,867	\$6,312	\$7,908	\$11,615
Cash on Cash ROI	4.19%	4.57%	5.74%	7.85%	10.18%	12.75%	18.73%
Property Value	\$204,000	\$208,080	\$220,816	\$243,799	\$269,174	\$297,189	\$362,272
Equity	\$66,066	\$72,317	\$92,256	\$129,920	\$174,136	\$226,332	\$362,272
Loan Balance	\$137,934	\$135,763	\$128,560	\$113,879	\$95,037	\$70,857	\$0
Total Profit if Sold	\$6,666	\$15,750	\$45,628	\$104,957	\$177,786	\$266,267	\$501,067
Compound Annual Growth Rate	11%	12%	12%	10%	9%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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