



711 W 2nd Ave

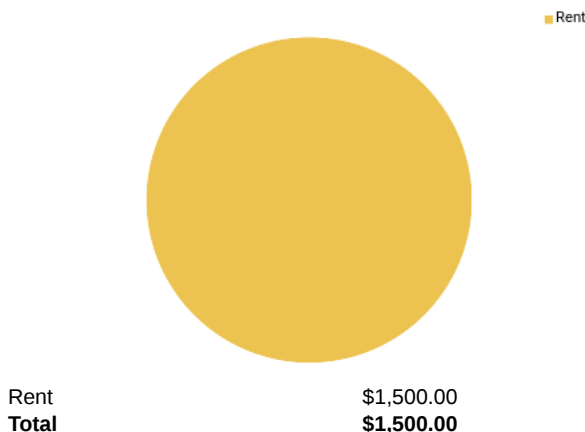
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,500.00	\$1,109.29	\$390.71	7.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,228.00	\$32,550.00	14.40%	7.89%

Property Information

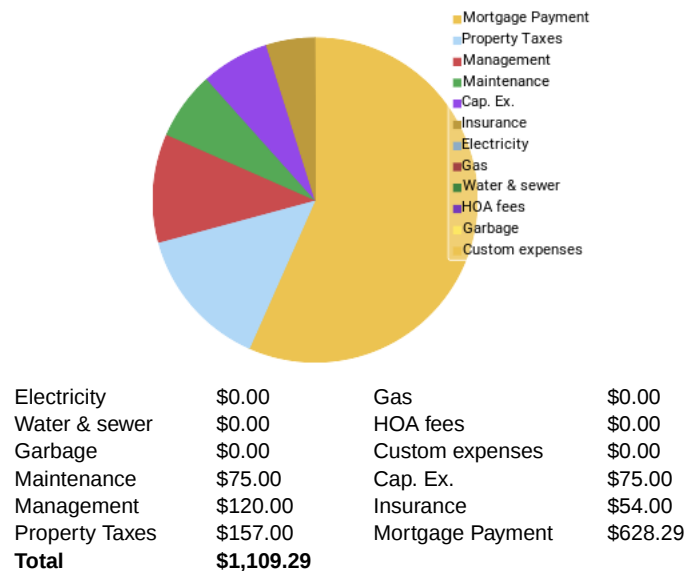
Purchase Price:	\$155,000.00
Purchase Closing Costs:	\$1,550.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$156,550.00
After Repair Value	
Down Payment:	\$31,000.00
Loan Amount:	\$124,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.500%
Monthly P&I:	\$628.29



Income



Expenses



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Financial Projections

Total Initial Equity:	-\$124,000.00		
Gross Rent Multiplier:	8.61		
Income-Expense Ratio (2% Rule):	0.96%		
Typical Cap Rate:	7.89%	Debt Coverage Ratio:	1.62
ARV based on Cap Rate:	\$155,000.00		

50% Rule Cash Flow Estimates

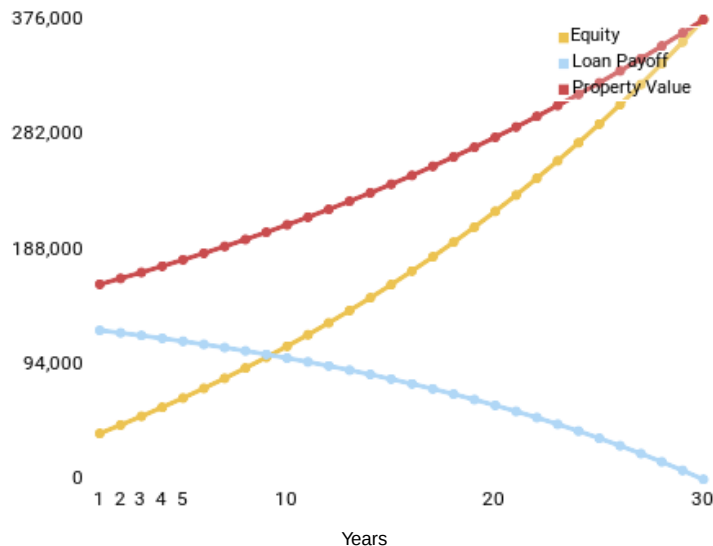
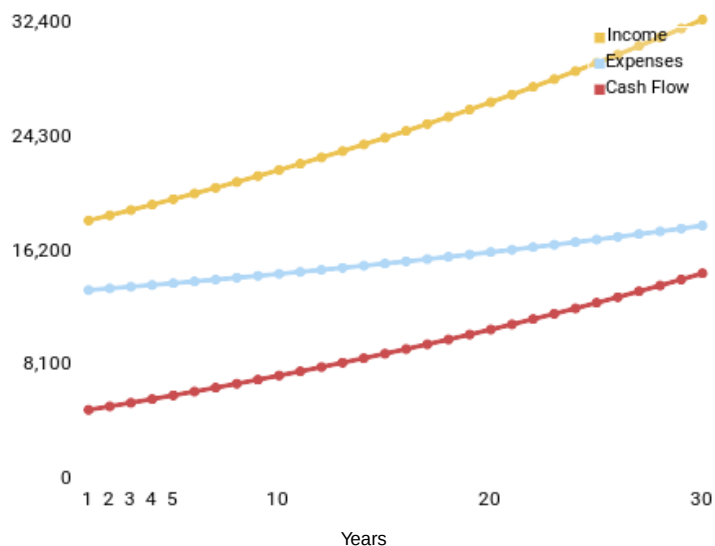
Total Monthly Income:	\$1,500.00
x50% for Expenses:	\$750.00
Monthly Payment/Interest Payment:	\$628.29
Total Monthly Cash Flow using 50% Rule:	\$121.71

Analysis Over Time

Annual Growth Assumptions	2%		2%	3%			
	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	\$13,427	\$13,545	\$13,912	\$14,576	\$15,308	\$16,116	\$17,995
Total Annual Cashflow	\$4,933	\$5,183	\$5,961	\$7,366	\$8,918	\$10,631	\$14,610
Cash on Cash ROI	15.16%	15.92%	18.31%	22.63%	27.40%	32.66%	44.88%
Property Value	\$159,650	\$164,440	\$179,687	\$208,307	\$241,485	\$279,947	\$376,226
Equity	\$37,650	\$44,532	\$66,652	\$108,996	\$159,355	\$219,324	\$376,226
Loan Balance	\$122,000	\$119,907	\$113,036	\$99,311	\$82,130	\$60,623	\$0
Total Profit if Sold	\$454	\$12,231	\$50,531	\$125,124	\$214,917	\$322,238	\$600,906
Compound Annual Growth Rate	1%	17%	21%	17%	14%	13%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1968



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