

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,950.00	\$2,474.46	\$475.54	5.50%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,468.00	\$109,294.00	5.22%	5.50%

Property Information

Purchase Price:	\$390,000.00
Purchase Closing Costs:	\$8,869.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$398,869.00
After Repair Value	

Down Payment:	\$97,500.00
Loan Amount:	\$292,500.00
Loan Points:	1.0
Loan Fees:	\$2,925.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$1,313.46



Income

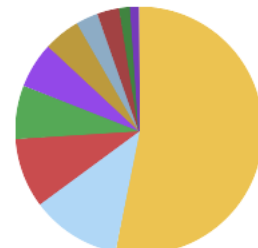
unit c unit a unit d unit b



unit a	\$725.00	unit b	\$500.00
unit c	\$1,000.00	unit d	\$725.00
Total	\$2,950.00		

Expenses

Mortgage Payment landscaping water & sewer
Property Taxes Maintenance Cap. Ex. garbage
Insurance electricity Vacancy gas hoa fees



electricity	\$35.00	gas	\$0.00
water & sewer	\$225.00	hoa fees	\$0.00
garbage	\$72.00	landscaping	\$290.00
Vacancy	\$29.50	Maintenance	\$147.50
Cap. Ex.	\$118.00	Insurance	\$71.00
Property Taxes	\$173.00	Mortgage Payment	\$1,313.46
Total	\$2,474.46		

Financial Projections

Total Initial Equity:	-\$292,500.00		
Gross Rent Multiplier:	11.02		
Income-Expense Ratio (2% Rule):	0.74%		
Typical Cap Rate:	5.50%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	\$390,000.00		

50% Rule Cash Flow Estimates

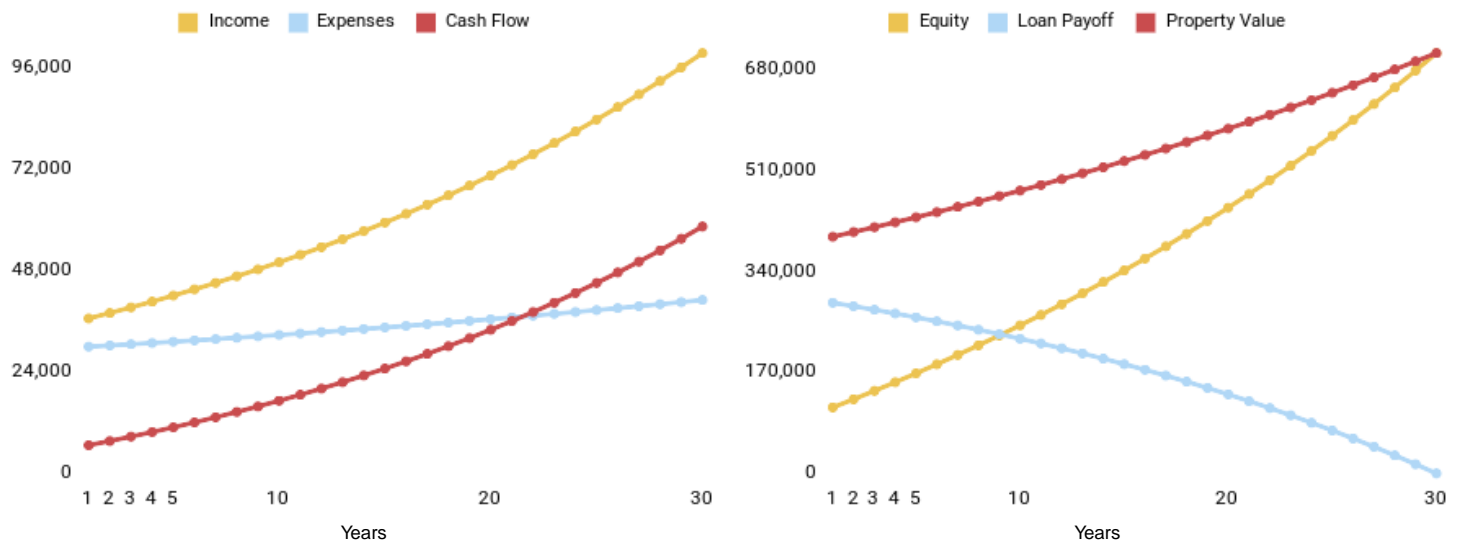
Total Monthly Income:	\$2,950.00
x50% for Expenses:	\$1,475.00
Monthly Payment/Interest Payment:	\$1,313.46
Total Monthly Cash Flow using 50% Rule:	\$161.54

Analysis Over Time

Annual Growth Assumptions	2%		3.5%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,639	\$37,921	\$42,044	\$49,935	\$59,307	\$70,439	\$99,360
Total Annual Expenses	\$29,972	\$30,256	\$31,144	\$32,744	\$34,512	\$36,464	\$40,997
Total Annual Cashflow	\$6,667	\$7,665	\$10,901	\$17,191	\$24,795	\$33,975	\$58,363
Cash on Cash ROI	6.10%	7.01%	9.97%	15.73%	22.69%	31.09%	53.40%
Property Value	\$397,800	\$405,756	\$430,592	\$475,408	\$524,889	\$579,519	\$706,431
Equity	\$110,913	\$124,683	\$168,228	\$248,934	\$341,158	\$446,694	\$706,431
Loan Balance	\$286,887	\$281,073	\$262,364	\$226,474	\$183,730	\$132,825	\$0
Total Profit if Sold	-\$15,582	\$5,375	\$76,813	\$227,725	\$425,173	\$678,258	\$1,396,812
Annualized Total Return	-14%	2%	11%	12%	11%	10%	9%

Income, Expenses and Cash Flow (in \$)

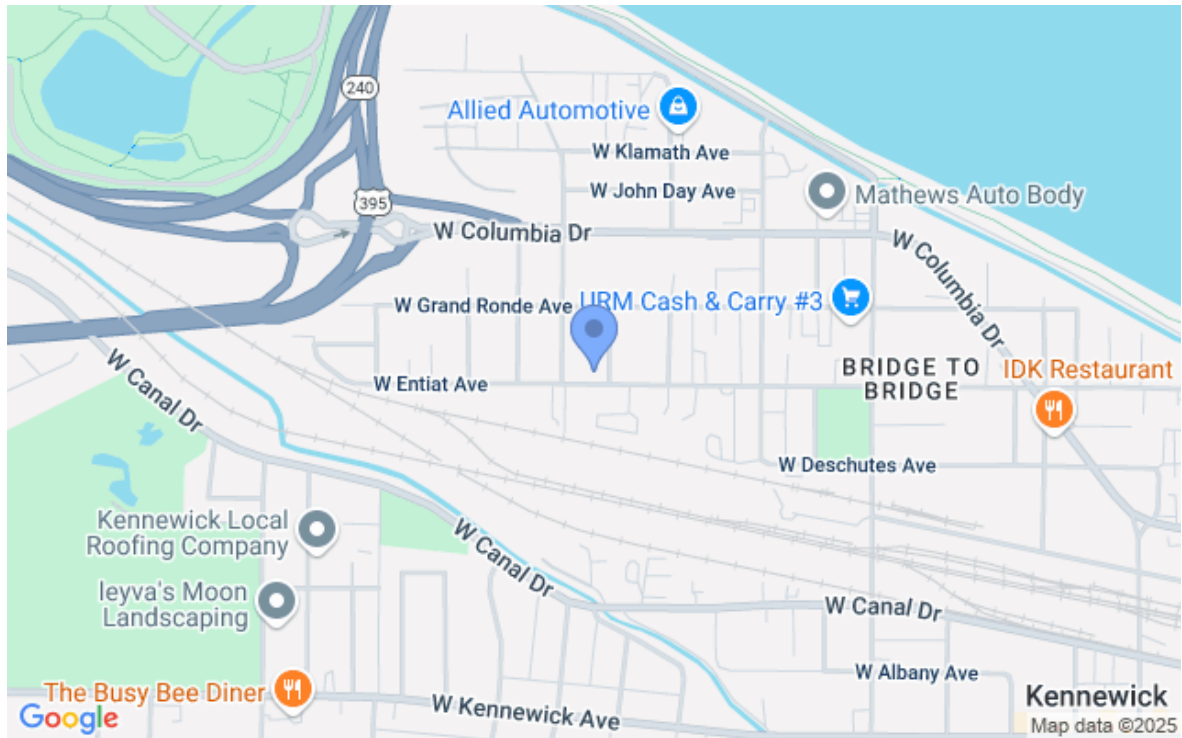
Loan Balance, Value and Equity (in \$)



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Year Built

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