

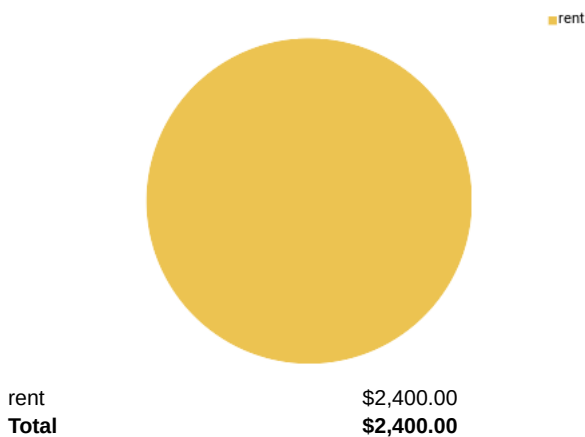
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,400.00	\$1,802.81	\$597.19	11.16%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$18,192.00	\$46,750.00	15.33%	11.20%

Property Information

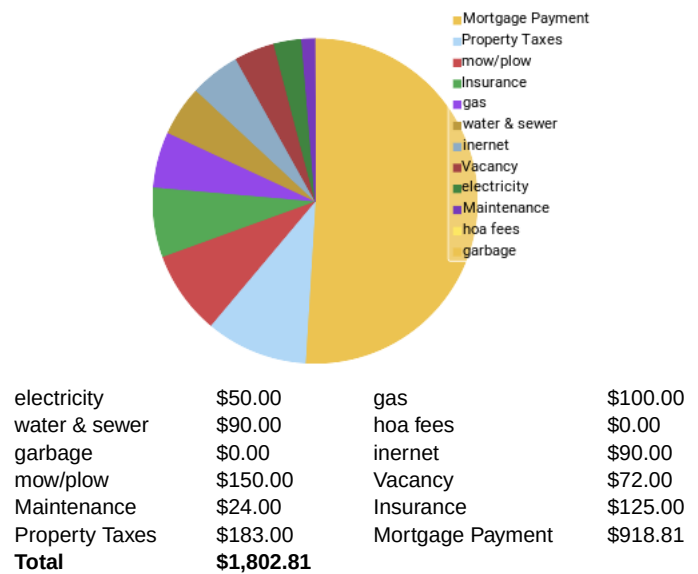
Purchase Price:	\$162,500.00
Purchase Closing Costs:	\$1,650.00
Estimated Repair Costs:	\$12,600.00
Total Cost of Project:	\$176,750.00
After Repair Value	\$163,000.00

Down Payment:	\$32,500.00
Loan Amount:	\$130,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$918.81

Income



Expenses



Financial Projections

Total Initial Equity:	\$33,000.00		
Gross Rent Multiplier:	5.64		
Income-Expense Ratio (2% Rule):	1.36%		
Typical Cap Rate:	11.20%	Debt Coverage Ratio:	1.65
ARV based on Cap Rate:	\$162,500.00		

50% Rule Cash Flow Estimates

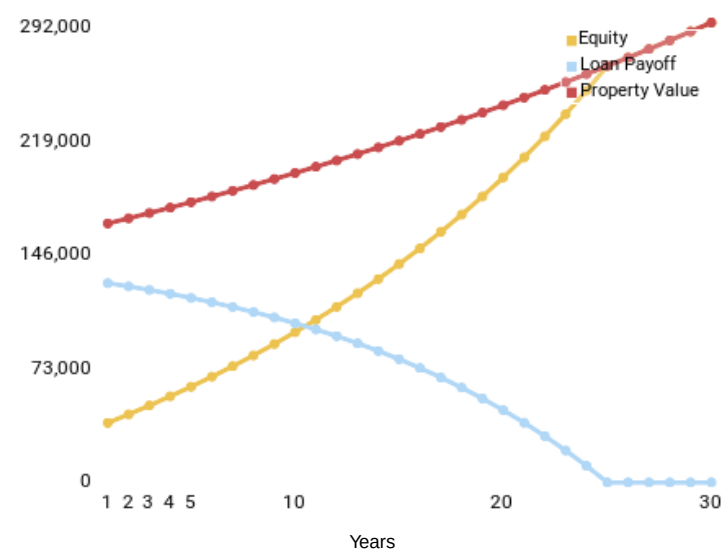
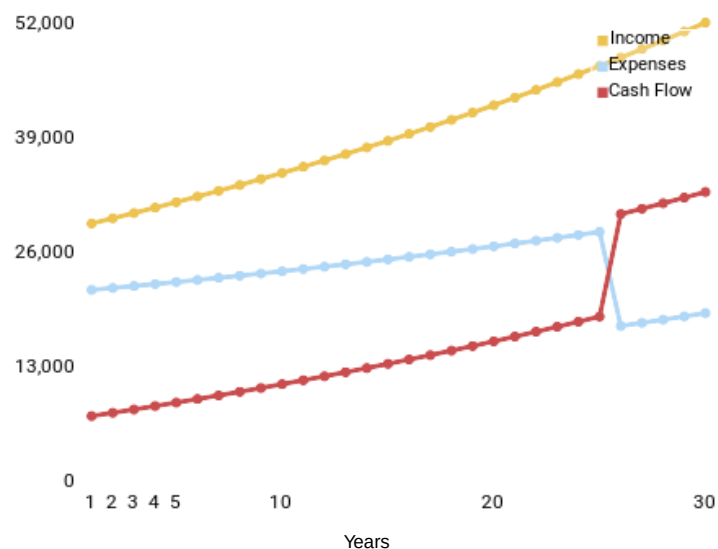
Total Monthly Income:	\$2,400.00
x50% for Expenses:	\$1,200.00
Monthly Payment/Interest Payment:	\$918.81
Total Monthly Cash Flow using 50% Rule:	\$281.19

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	\$29,376	\$29,964	\$31,798	\$35,107	\$38,761	\$42,795	\$52,167
Total Annual Expenses	\$21,846	\$22,062	\$22,738	\$23,957	\$25,303	\$26,789	\$19,215
Total Annual Cashflow	\$7,530	\$7,901	\$9,060	\$11,150	\$13,458	\$16,007	\$32,952
Cash on Cash ROI	16.11%	16.90%	19.38%	23.85%	28.79%	34.24%	70.49%
Property Value	\$166,260	\$169,585	\$179,965	\$198,696	\$219,377	\$242,209	\$295,252
Equity	\$38,249	\$43,706	\$61,454	\$96,473	\$140,243	\$195,808	\$295,252
Loan Balance	\$128,011	\$125,879	\$118,511	\$102,223	\$79,134	\$46,402	\$0
Total Profit if Sold	-\$13,441	-\$331	\$42,644	\$127,744	\$232,547	\$361,235	\$703,489
Compound Annual Growth Rate	-29%	0%	14%	14%	13%	11%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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