

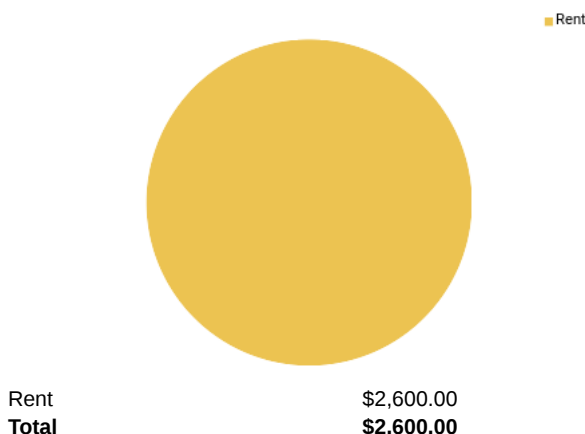
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,600.00	\$1,815.85	\$784.15	5.13%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,552.00	\$94,000.00	10.01%	7.18%

Property Information

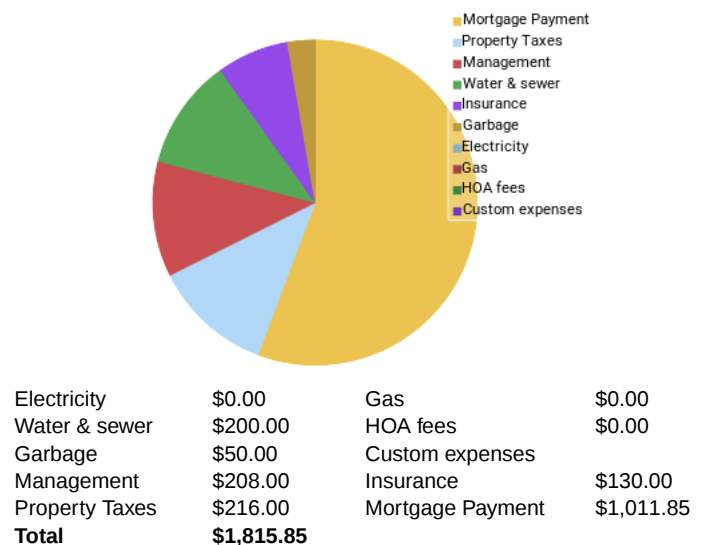
Purchase Price:	\$300,000.00
Purchase Closing Costs:	\$9,000.00
Estimated Repair Costs:	\$25,000.00
Total Cost of Project:	\$334,000.00
After Repair Value	\$420,000.00

Down Payment:	\$60,000.00
Loan Amount:	\$240,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,011.85

Income



Expenses



Financial Projections

Total Initial Equity:	\$180,000.00		
Gross Rent Multiplier:	9.62		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.18%	Debt Coverage Ratio:	1.77
ARV based on Cap Rate:	\$300,000.00		

50% Rule Cash Flow Estimates

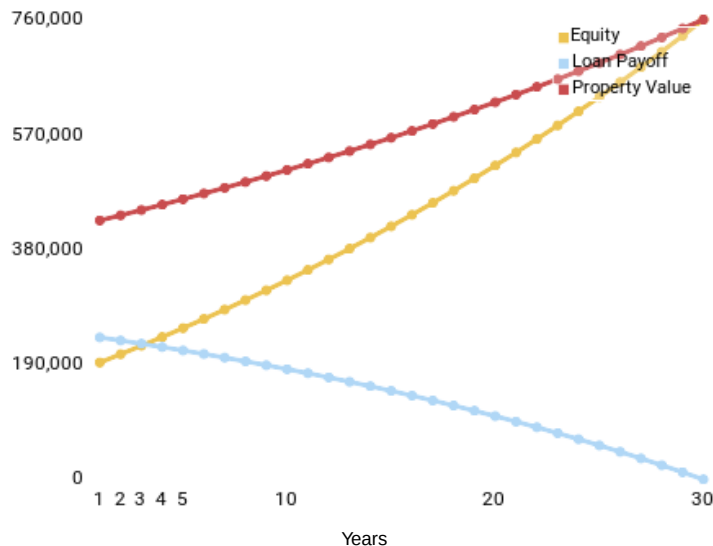
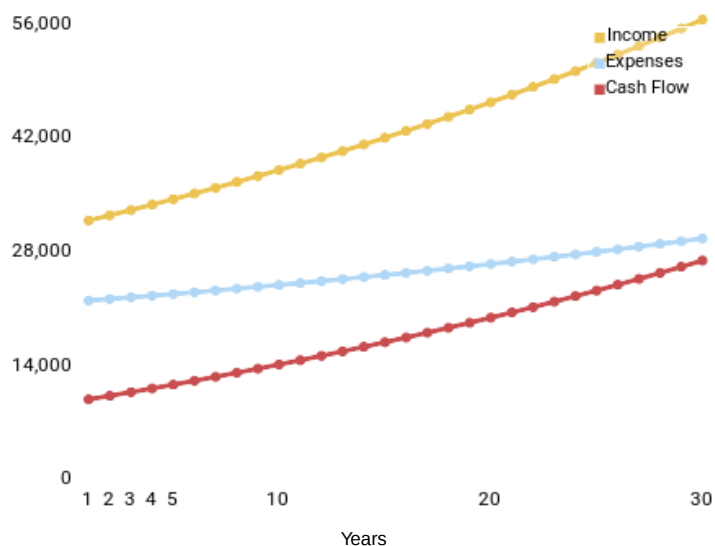
Total Monthly Income:	\$2,600.00
x50% for Expenses:	\$1,300.00
Monthly Payment/Interest Payment:	\$1,011.85
Total Monthly Cash Flow using 50% Rule:	\$288.15

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	\$31,824	\$32,460	\$34,447	\$38,033	\$41,991	\$46,362	\$56,514
Total Annual Expenses	\$21,983	\$22,180	\$22,794	\$23,903	\$25,127	\$26,479	\$29,618
Total Annual Cashflow	\$9,841	\$10,281	\$11,653	\$14,130	\$16,864	\$19,883	\$26,896
Cash on Cash ROI	10.47%	10.94%	12.40%	15.03%	17.94%	21.15%	28.61%
Property Value	\$428,400	\$436,968	\$463,714	\$511,978	\$565,265	\$624,098	\$760,772
Equity	\$193,411	\$207,142	\$250,339	\$329,530	\$418,743	\$519,309	\$760,772
Loan Balance	\$234,989	\$229,826	\$213,375	\$182,448	\$146,521	\$104,789	\$0
Total Profit if Sold	\$109,252	\$133,263	\$210,028	\$354,816	\$522,772	\$716,595	\$1,194,316
Compound Annual Growth Rate	116%	55%	26%	17%	13%	11%	9%

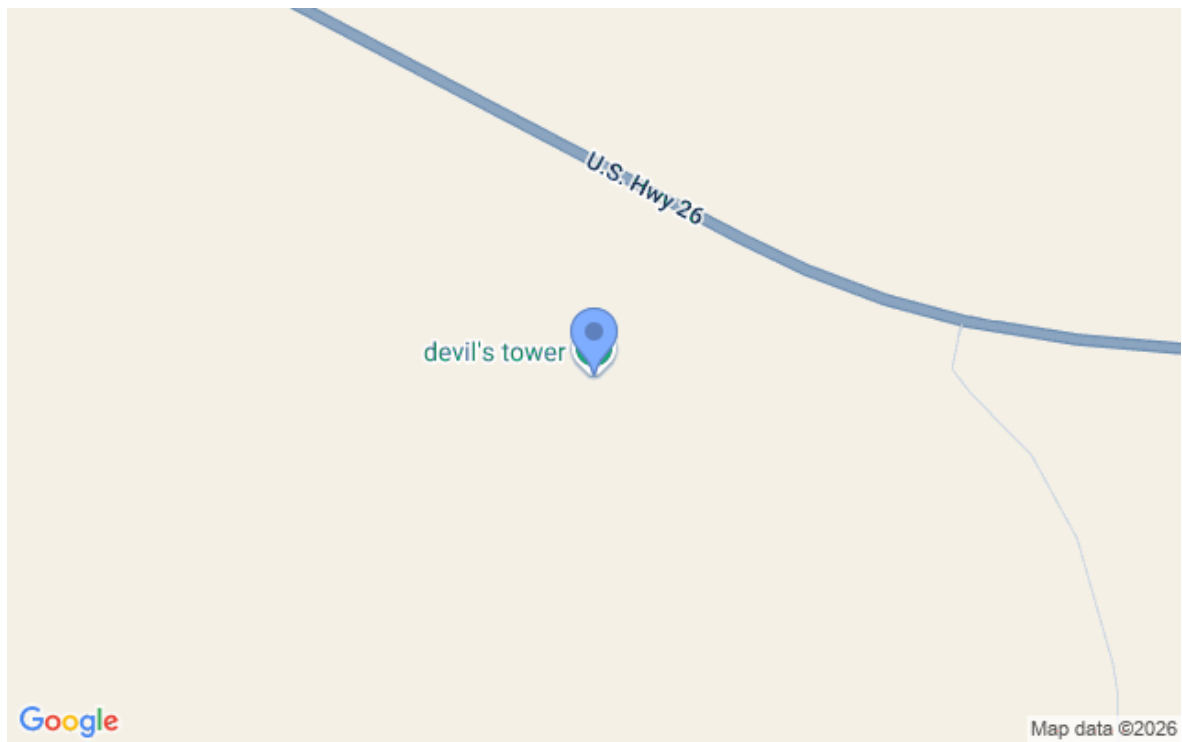
Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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