

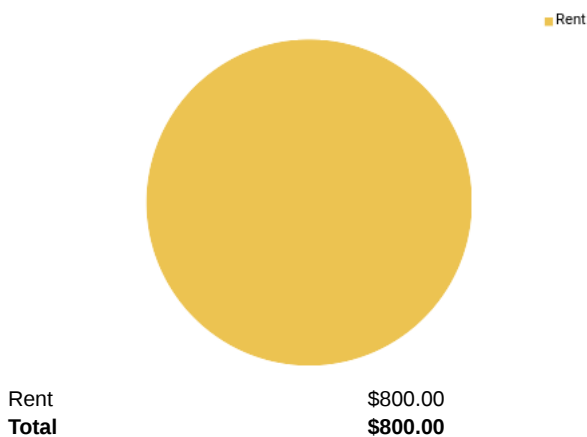
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$800.00	\$602.18	\$197.82	9.60%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,720.00	\$27,388.00	8.67%	10.18%

Property Information

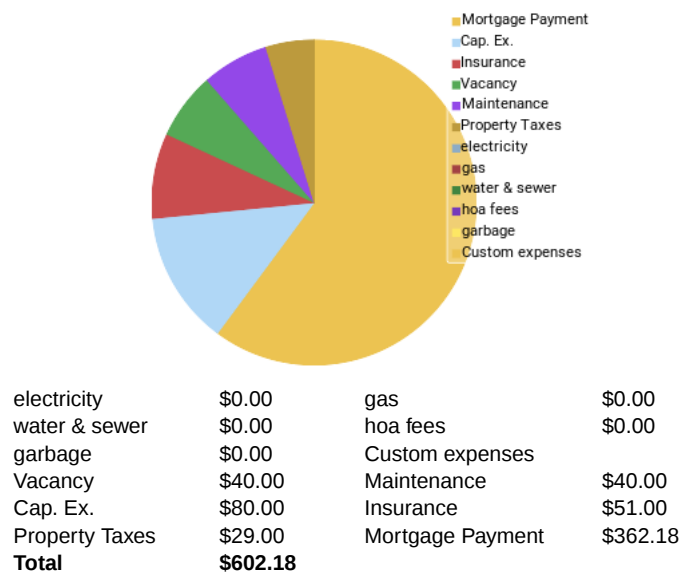
Purchase Price:	\$66,000.00
Purchase Closing Costs:	\$1,400.00
Estimated Repair Costs:	\$5,000.00
Total Cost of Project:	\$72,400.00
After Repair Value	\$70,000.00

Down Payment:	\$20,988.00
Loan Amount:	\$45,012.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	9.000%
Monthly P&I:	\$362.18

Income



Expenses



Financial Projections

Total Initial Equity:	\$24,988.00		
Gross Rent Multiplier:	6.88		
Income-Expense Ratio (2% Rule):	1.10%		
Typical Cap Rate:	10.18%	Debt Coverage Ratio:	1.55
ARV based on Cap Rate:	\$66,000.00		

50% Rule Cash Flow Estimates

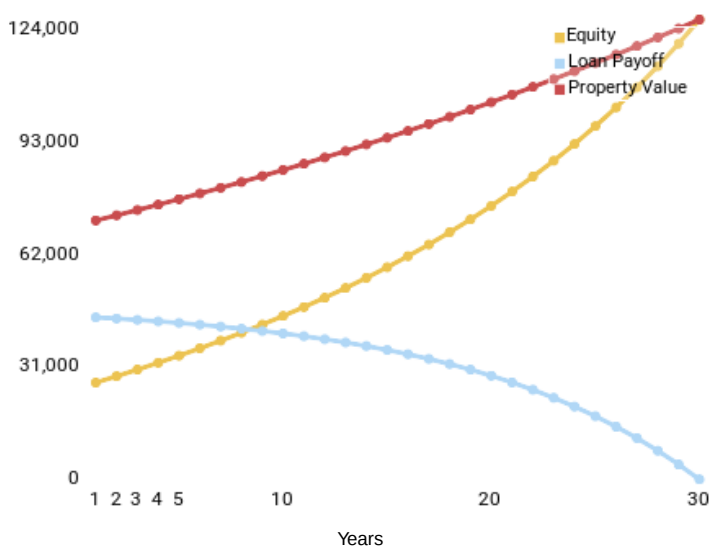
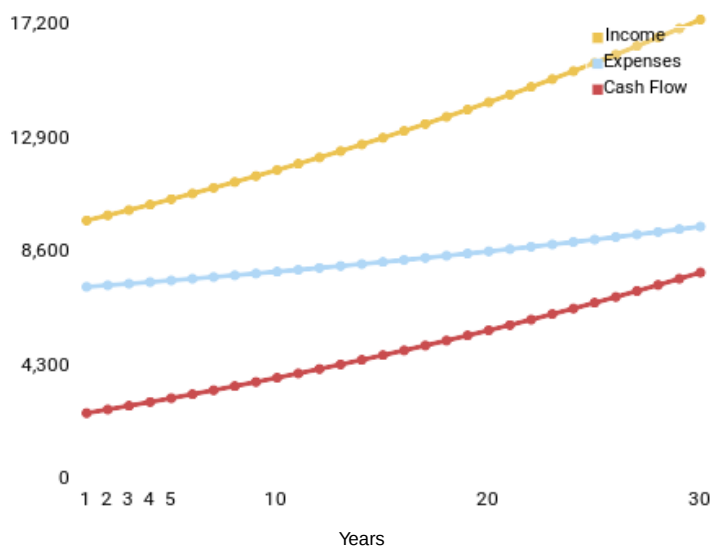
Total Monthly Income:	\$800.00
x50% for Expenses:	\$400.00
Monthly Payment/Interest Payment:	\$362.18
Total Monthly Cash Flow using 50% Rule:	\$37.82

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	\$9,792	\$9,988	\$10,599	\$11,702	\$12,920	\$14,265	\$17,389
Total Annual Expenses	\$7,284	\$7,342	\$7,526	\$7,857	\$8,222	\$8,626	\$9,563
Total Annual Cashflow	\$2,508	\$2,645	\$3,073	\$3,846	\$4,698	\$5,639	\$7,826
Cash on Cash ROI	9.16%	9.66%	11.22%	14.04%	17.15%	20.59%	28.58%
Property Value	\$71,400	\$72,828	\$77,286	\$85,330	\$94,211	\$104,016	\$126,795
Equity	\$26,696	\$28,460	\$34,128	\$45,075	\$58,503	\$75,425	\$126,795
Loan Balance	\$44,704	\$44,368	\$43,158	\$40,254	\$35,708	\$28,591	\$0
Total Profit if Sold	\$1,816	\$6,226	\$20,680	\$49,280	\$84,459	\$127,659	\$247,094
Compound Annual Growth Rate	7%	11%	12%	11%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

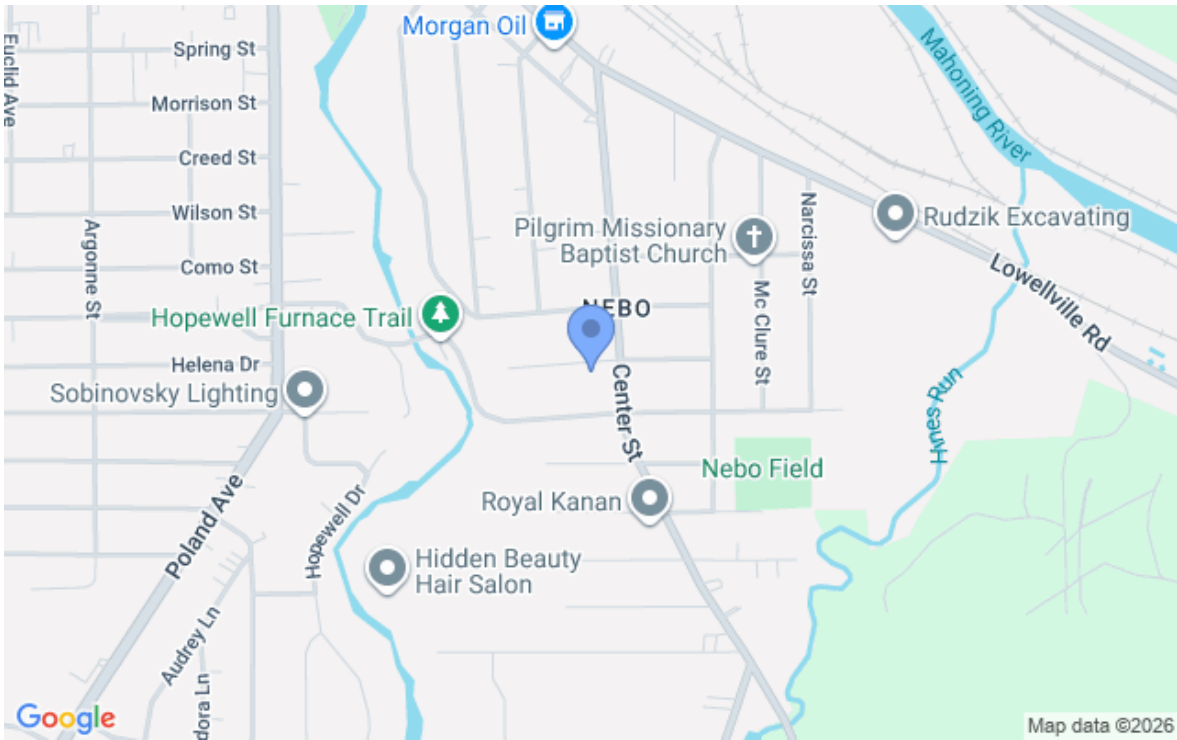


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Year Built

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