

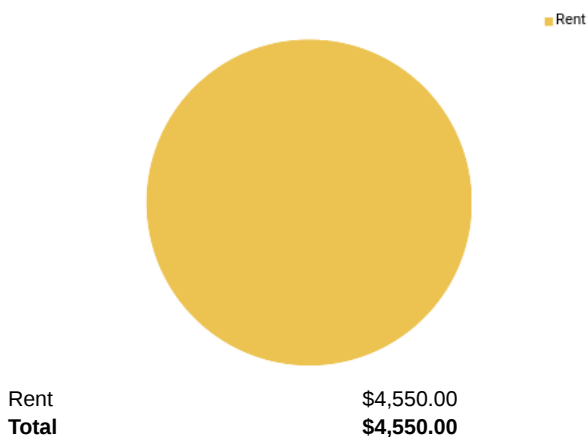
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,550.00	\$3,563.15	\$986.85	6.42%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$26,316.00	\$35,500.00	33.36%	6.42%

Property Information

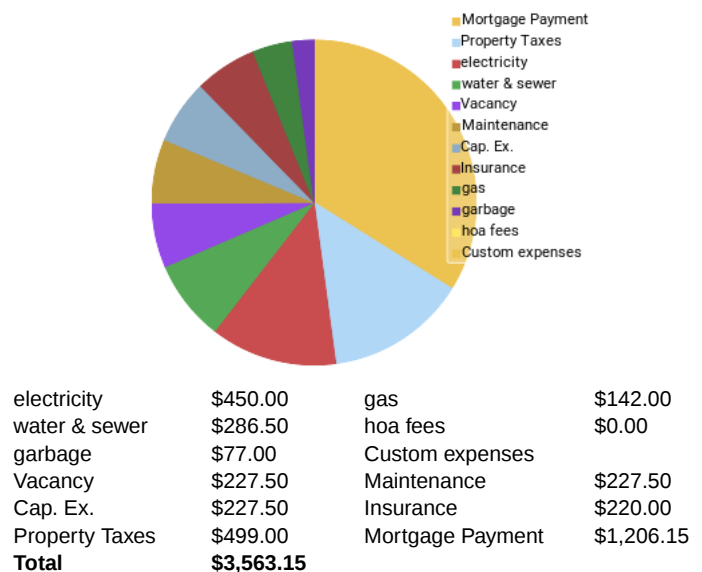
Purchase Price:	\$410,000.00
Purchase Closing Costs:	\$500.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$410,500.00
After Repair Value	

Down Payment:	\$35,000.00
Loan Amount:	\$375,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	1.000%
Monthly P&I:	\$1,206.15

Income



Expenses



Financial Projections

Total Initial Equity:	-\$375,000.00		
Gross Rent Multiplier:	7.51		
Income-Expense Ratio (2% Rule):	1.11%		
Typical Cap Rate:	6.42%	Debt Coverage Ratio:	1.82
ARV based on Cap Rate:	\$410,000.00		

50% Rule Cash Flow Estimates

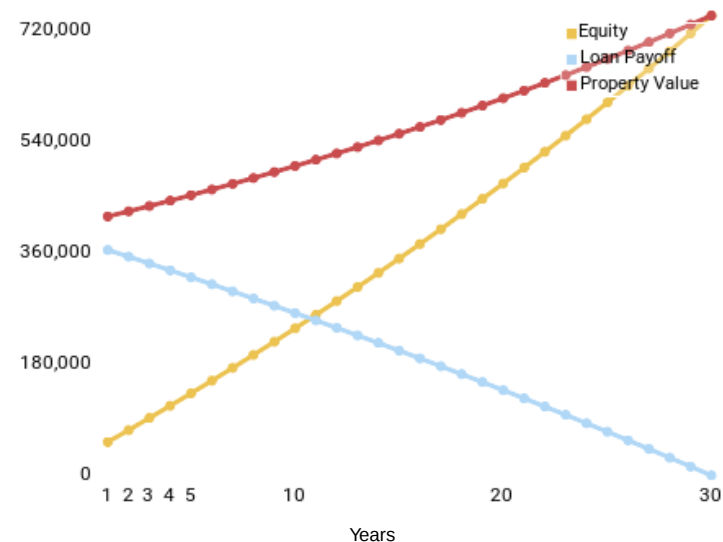
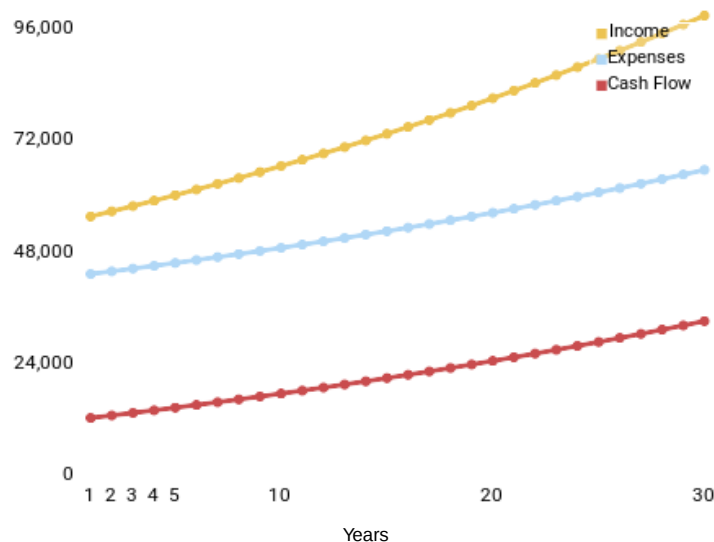
Total Monthly Income:	\$4,550.00
x50% for Expenses:	\$2,275.00
Monthly Payment/Interest Payment:	\$1,206.15
Total Monthly Cash Flow using 50% Rule:	\$1,068.85

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	\$55,692	\$56,806	\$60,283	\$66,557	\$73,484	\$81,133	\$98,900
Total Annual Expenses	\$43,323	\$43,900	\$45,702	\$48,952	\$52,540	\$56,502	\$65,706
Total Annual Cashflow	\$12,369	\$12,905	\$14,581	\$17,605	\$20,944	\$24,630	\$33,194
Cash on Cash ROI	34.84%	36.35%	41.07%	49.59%	59.00%	69.38%	93.50%
Property Value	\$418,200	\$426,564	\$452,673	\$499,788	\$551,806	\$609,238	\$742,658
Equity	\$53,973	\$73,218	\$132,632	\$237,521	\$350,276	\$471,557	\$742,658
Loan Balance	\$364,227	\$353,346	\$320,041	\$262,266	\$201,530	\$137,682	\$0
Total Profit if Sold	\$30,842	\$62,992	\$164,451	\$351,199	\$561,864	\$798,779	\$1,361,886
Compound Annual Growth Rate	87%	67%	41%	27%	21%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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