



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$543.89	\$806.11	10.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,714.00	\$84,224.00	11.49%	23.12%

Property Information

Purchase Price:	\$55,000.00
Purchase Closing Costs:	\$2,299.00
Estimated Repair Costs:	\$80,000.00
Total Cost of Project:	\$137,299.00
After Repair Value	\$126,000.00

Property Description

2BR/2BA HausZwei Homes renovated and energy efficient. Open floor plan, hardwoods, in Meadowbrook Acres. 10 min to Decatur. Ensuite has 2 closets, a pocket door, bathroom with double vanity. The 2nd bedroom with the retro orange ceiling fan has a cool full hallway bath and plenty of storage. Kitchen has tons of storage pull out drawers, st...

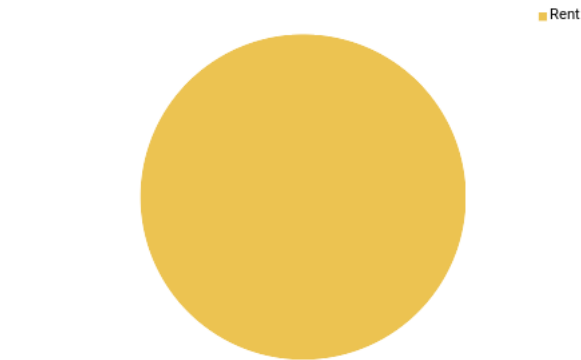


Down Payment:	\$1,925.00
Loan Amount:	\$53,075.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.000%
Monthly P&I:	\$253.39

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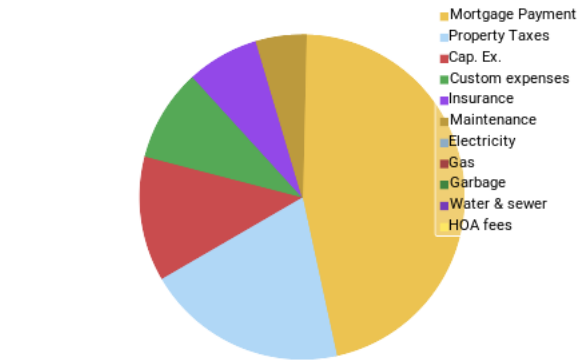
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Income



Rent	\$1,350.00
Total	\$1,350.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	-\$1.00	HOA fees	-\$1.00
Garbage	\$0.00	Custom expenses	\$50.00
Maintenance	\$27.00	Cap. Ex.	\$67.50
Insurance	\$39.00	Property Taxes	\$109.00
Mortgage Payment	\$253.39		
Total	\$543.89		

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Financial Projections

Total Initial Equity:	\$72,925.00		
Gross Rent Multiplier:	3.40		
Income-Expense Ratio (2% Rule):	0.98%		
Typical Cap Rate:	23.12%	Debt Coverage Ratio:	4.18
ARV based on Cap Rate:	\$55,000.00		

50% Rule Cash Flow Estimates

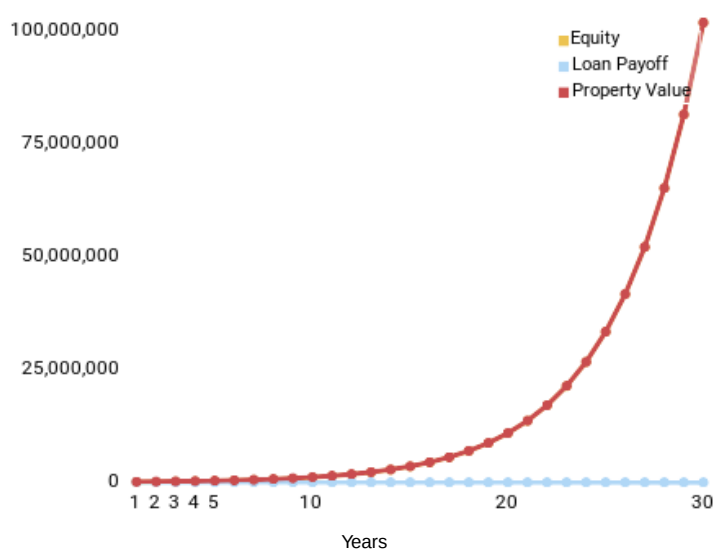
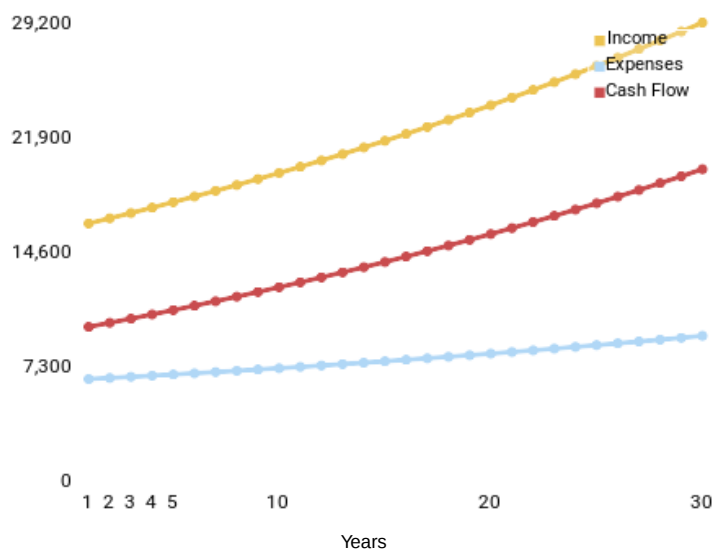
Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$253.39
Total Monthly Cash Flow using 50% Rule:	\$421.61

Analysis Over Time

Annual Growth Assumptions	2%		2%		25%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$16,524	\$16,854	\$17,886	\$19,748	\$21,803	\$24,072	\$29,344
Total Annual Expenses	\$6,596	\$6,667	\$6,889	\$7,290	\$7,732	\$8,221	\$9,355
Total Annual Cashflow	\$9,928	\$10,187	\$10,997	\$12,458	\$14,071	\$15,852	\$19,989
Cash on Cash ROI	11.79%	12.10%	13.06%	14.79%	16.71%	18.82%	23.73%
Property Value	\$157,500	\$196,875	\$384,521	\$1,173,466	\$3,581,135	\$10,928,758	\$101,781,989
Equity	\$105,360	\$145,707	\$336,516	\$1,131,652	\$3,546,879	\$10,903,731	\$101,781,989
Loan Balance	\$52,140	\$51,168	\$48,005	\$41,815	\$34,256	\$25,027	\$0
Total Profit if Sold	\$31,063	\$81,598	\$304,577	\$1,159,020	\$3,641,311	\$11,073,789	\$102,132,644
Compound Annual Growth Rate	37%	40%	36%	31%	29%	28%	27%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

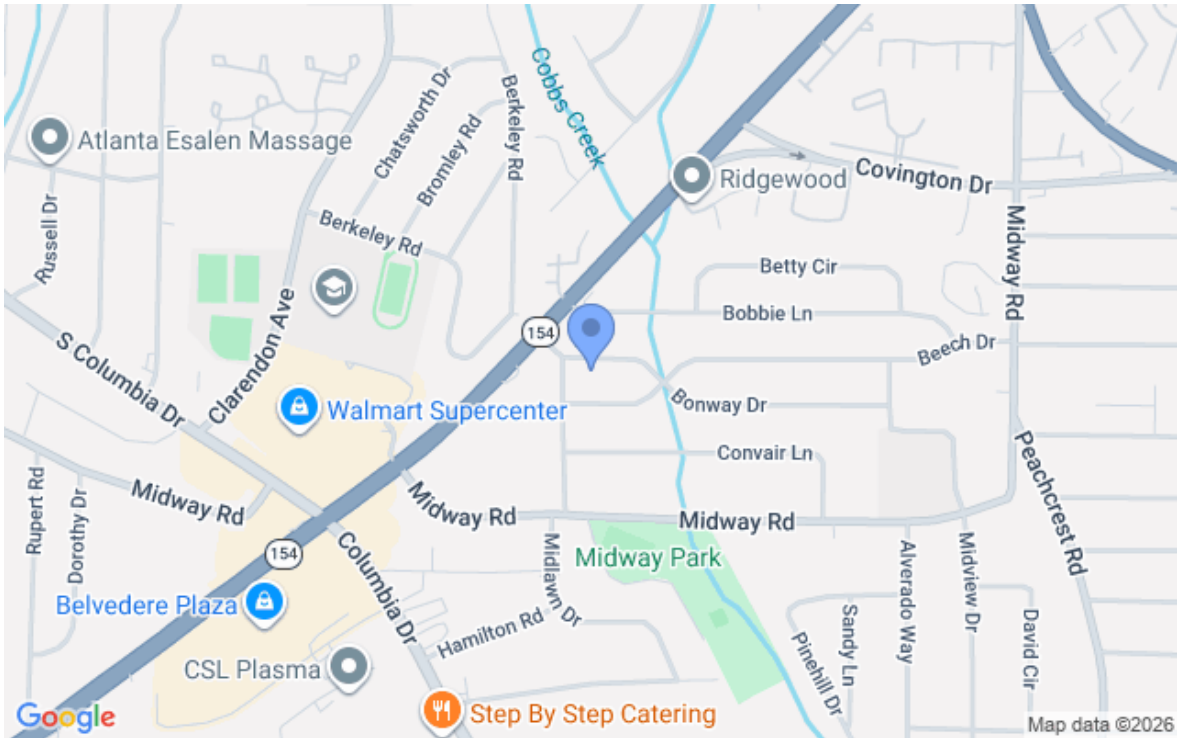


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House Size (sq. ft)
Year Built

1014.0
1954



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