

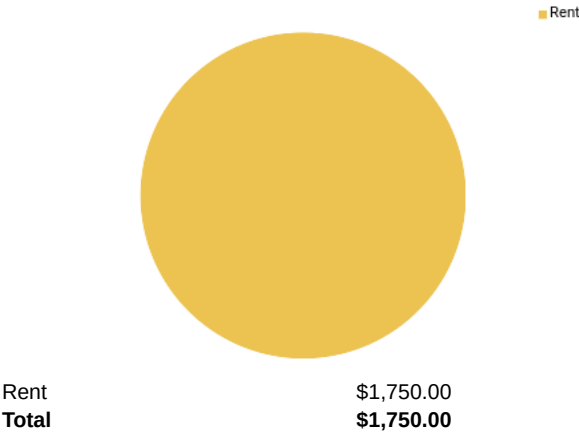


Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,750.00	\$1,338.41	\$411.59	7.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,620.00	\$20,900.00	23.63%	7.61%

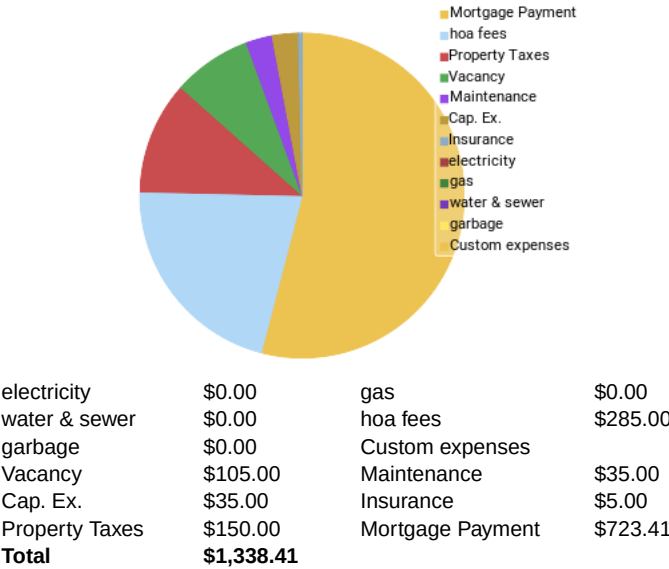
Property Information

Purchase Price:	\$179,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$182,000.00
After Repair Value	
Down Payment:	\$17,900.00
Loan Amount:	\$161,100.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.500%
Monthly P&I:	\$723.41

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$161,100.00		
Gross Rent Multiplier:	8.52		
Income-Expense Ratio (2% Rule):	0.96%		
Typical Cap Rate:	7.61%	Debt Coverage Ratio:	1.57
ARV based on Cap Rate:	\$179,000.00		

50% Rule Cash Flow Estimates

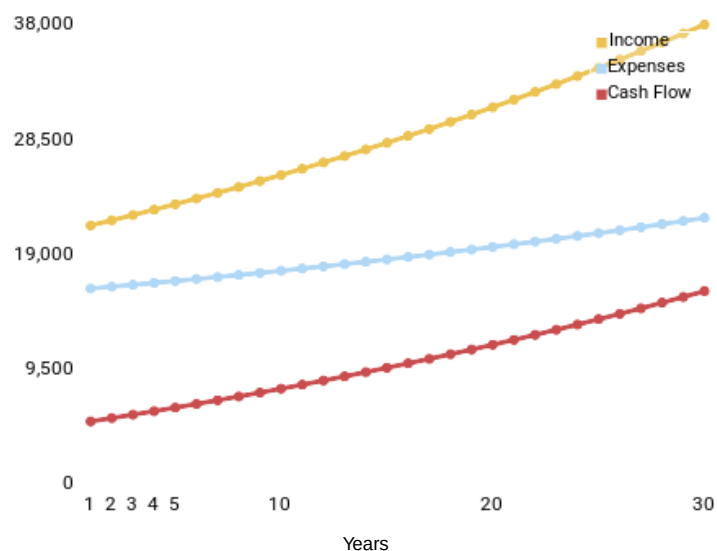
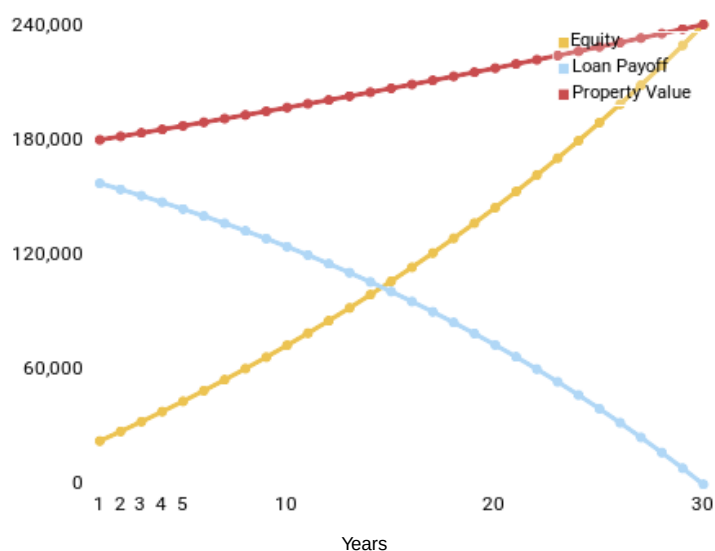
Total Monthly Income:	\$1,750.00
x50% for Expenses:	\$875.00
Monthly Payment/Interest Payment:	\$723.41
Total Monthly Cash Flow using 50% Rule:	\$151.59

Analysis Over Time

Annual Growth Assumptions	2%		2%		1%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$21,420	\$21,848	\$23,186	\$25,599	\$28,263	\$31,205	\$38,039
Total Annual Expenses	\$16,209	\$16,359	\$16,829	\$17,677	\$18,613	\$19,647	\$22,049
Total Annual Cashflow	\$5,211	\$5,489	\$6,357	\$7,922	\$9,650	\$11,558	\$15,990
Cash on Cash ROI	24.94%	26.26%	30.41%	37.90%	46.17%	55.30%	76.51%
Property Value	\$180,790	\$182,598	\$188,131	\$197,727	\$207,813	\$218,414	\$241,265
Equity	\$22,782	\$27,791	\$43,629	\$72,993	\$106,620	\$145,258	\$241,265
Loan Balance	\$158,008	\$154,807	\$144,502	\$124,735	\$101,193	\$73,156	\$0
Total Profit if Sold	-\$3,754	\$6,636	\$40,333	\$105,538	\$183,285	\$275,183	\$509,049
Compound Annual Growth Rate	-18%	15%	24%	20%	16%	14%	11%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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House Size (sq. ft)

1691.0

Year Built

1984

