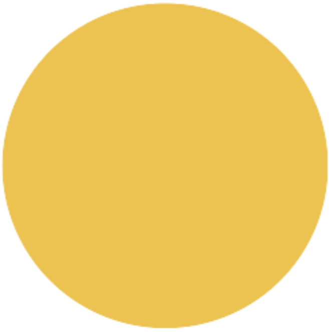
2028 Battle Row

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,300.00	$1,496.80	-$196.80	5.47%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$8,197.56	$32,980.00	-7.16%	5.47%

Property Information

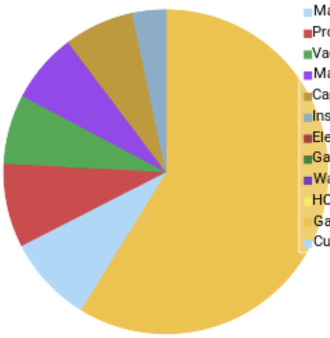
Purchase Price:	$149,900.00
Purchase Closing Costs:	$3,000.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$152,900.00**
After Repair Value	
Down Payment:	$29,980.00
Loan Amount:	$119,920.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.000%
Monthly P&I:	**$879.93**

Income



Rent	$1,300.00
Total	**$1,300.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$104.00	Maintenance	$104.00
Cap. Ex.	$103.87	Management	$130.00
Insurance	$50.00	Property Taxes	$125.00
Mortgage Payment	$879.93		
Total	**$1,496.80**		

Financial Projections

Total Initial Equity:	-$119,920.00		
Gross Rent Multiplier:	9.61		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	5.47%	Debt Coverage Ratio:	0.78
ARV based on Cap Rate:	$149,900.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	$1,300.00
x50% for Expenses:	$650.00
Monthly Payment/Interest Payment:	$879.93
Total Monthly Cash Flow using 50% Rule:	**-$229.93**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

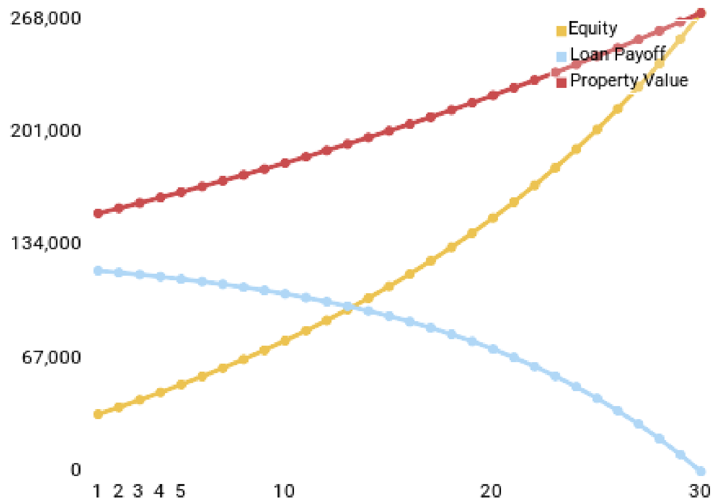
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$15,912	$16,230	$17,224	$19,016	$20,996	$23,181	$28,257
Total Annual Expenses	$18,110	$18,261	$18,732	$19,583	$20,522	$21,559	$23,968
Total Annual Cashflow	-$2,198	-$2,030	-$1,508	-$566	$474	$1,622	$4,290
Cash on Cash ROI	-6.66%	-6.16%	-4.57%	-1.72%	1.44%	4.92%	13.01%
Property Value	$152,898	$155,956	$165,502	$182,727	$201,746	$222,744	$271,523
Equity	$33,980	$38,123	$51,494	$77,528	$109,669	$150,218	$271,523
Loan Balance	$118,918	$117,833	$114,008	$105,199	$92,076	$72,525	$0
Total Profit if Sold	-$12,665	-$10,782	-$3,181	$16,808	$47,770	$92,512	$240,614
Compound Annual Growth Rate	-38%	-18%	-2%	4%	6%	7%	7%

Income, Expenses and Cash Flow (in $)

No Data

Years

Loan Balance, Value and Equity (in $)



Years

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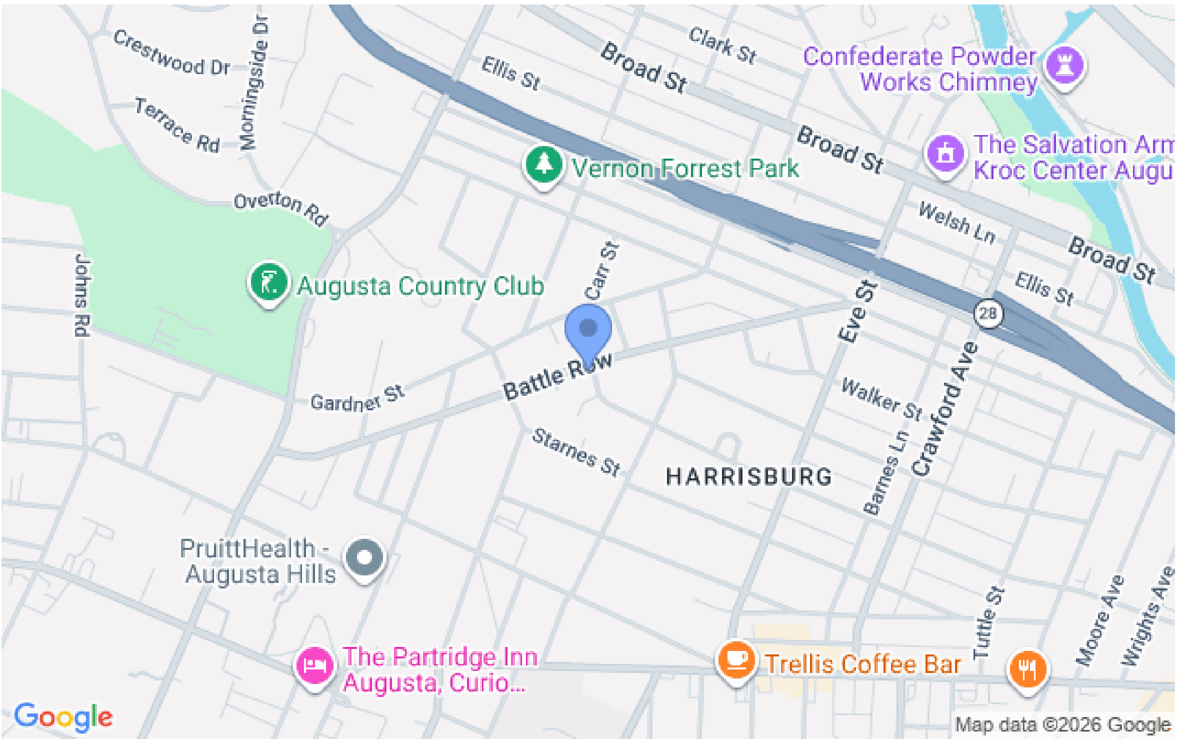
Crestwood Dr
Terrace Rd
Morningside Dr
Ellis St
Broad St
Clark St
Confederate Powder Works Chimney
Broad St
Vernon Forrest Park
The Salvation Arm
Kroc Center Augu
Overton Rd
Welsh Ln
Broad St
Johns Rd
Augusta Country Club
Carr St
Eve St
Ellis St
28
Battle Row
Gardner St
Walker St
Crawford Ave
Starnes St
HARRISBURG
Barnes Ln
PruittHealth - Augusta Hills
Tuttle St
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