

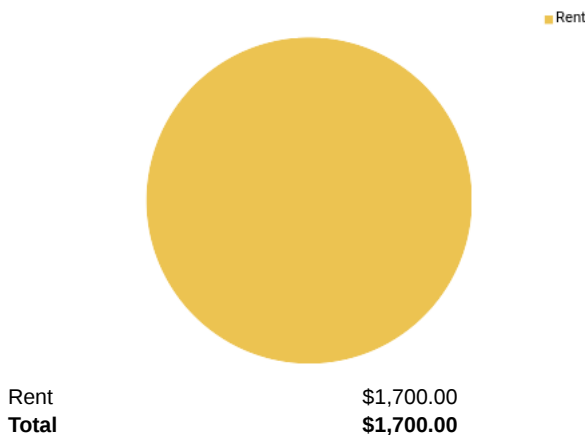
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,700.00	\$1,231.98	\$468.02	8.30%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,696.00	\$45,090.00	12.46%	8.30%

Property Information

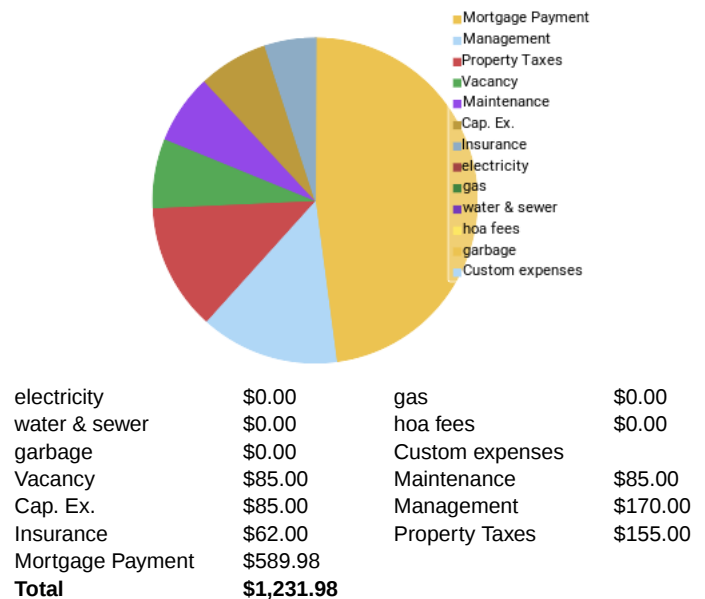
Purchase Price:	\$153,000.00
Purchase Closing Costs:	\$6,840.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$159,840.00
After Repair Value	

Down Payment:	\$38,250.00
Loan Amount:	\$114,750.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.625%
Monthly P&I:	\$589.98

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$114,750.00		
Gross Rent Multiplier:		7.50		
Income-Expense Ratio (2% Rule):		1.06%		
Typical Cap Rate:		8.30%	Debt Coverage Ratio:	1.79
ARV based on Cap Rate:		\$153,000.00		

50% Rule Cash Flow Estimates

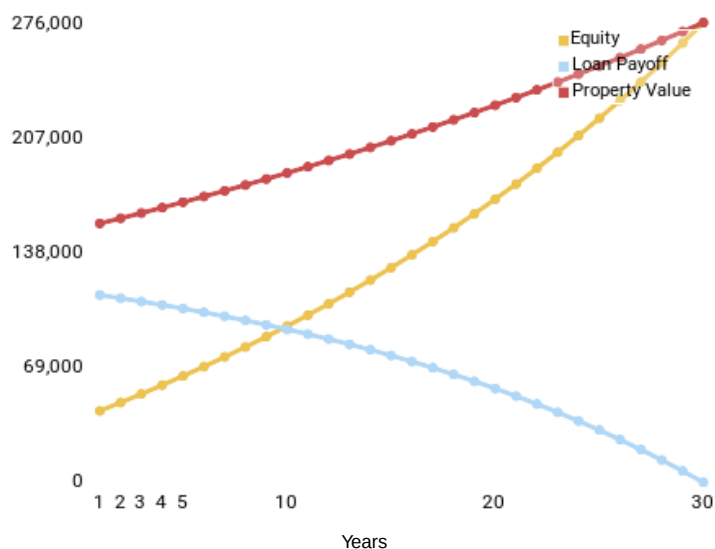
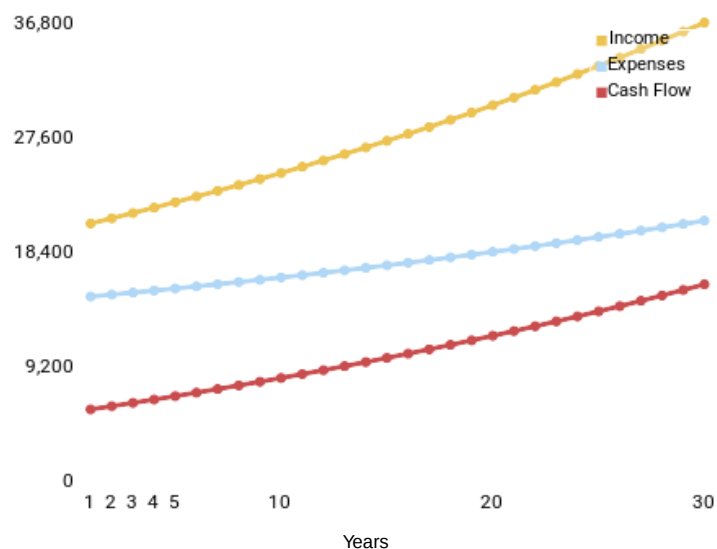
Total Monthly Income:	\$1,700.00
x50% for Expenses:	\$850.00
Monthly Payment/Interest Payment:	\$589.98
Total Monthly Cash Flow using 50% Rule:	\$260.02

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	\$20,808	\$21,224	\$22,523	\$24,867	\$27,456	\$30,313	\$36,952
Total Annual Expenses	\$14,938	\$15,095	\$15,586	\$16,471	\$17,448	\$18,527	\$21,034
Total Annual Cashflow	\$5,870	\$6,129	\$6,938	\$8,397	\$10,007	\$11,786	\$15,917
Cash on Cash ROI	13.02%	13.59%	15.39%	18.62%	22.19%	26.14%	35.30%
Property Value	\$156,060	\$159,181	\$168,924	\$186,506	\$205,918	\$227,350	\$277,138
Equity	\$43,121	\$48,138	\$64,124	\$94,238	\$129,436	\$170,753	\$277,138
Loan Balance	\$112,939	\$111,043	\$104,800	\$92,268	\$76,481	\$56,597	\$0
Total Profit if Sold	\$3,901	\$15,047	\$51,027	\$120,149	\$202,099	\$298,718	\$545,011
Compound Annual Growth Rate	9%	15%	16%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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