

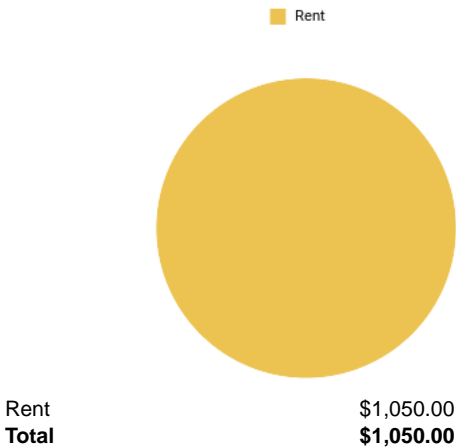
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,050.00	\$716.14	\$333.86	7.53%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,786.00	\$28,990.00	13.82%	7.53%

Property Information

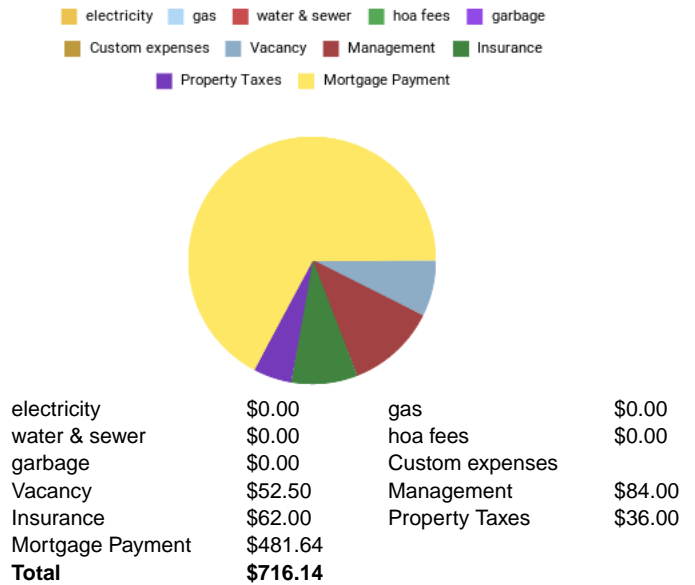
Purchase Price:	\$130,000.00
Purchase Closing Costs:	\$1,950.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$131,950.00
After Repair Value	

Down Payment:	\$26,000.00
Loan Amount:	\$104,000.00
Loan Points:	1.0
Loan Fees:	\$1,040.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$481.64

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$104,000.00		
Gross Rent Multiplier:	10.32		
Income-Expense Ratio (2% Rule):	0.80%		
Typical Cap Rate:	7.53%	Debt Coverage Ratio:	1.69
ARV based on Cap Rate:	\$130,000.00		

50% Rule Cash Flow Estimates

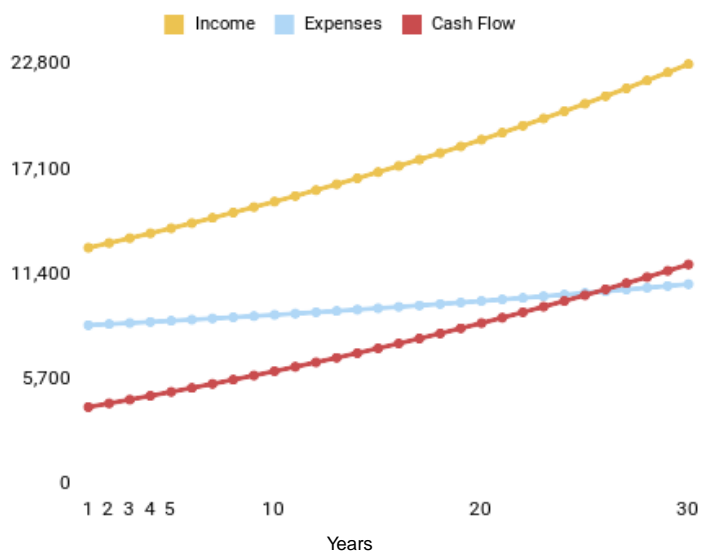
Total Monthly Income:	\$1,050.00
x50% for Expenses:	\$525.00
Monthly Payment/Interest Payment:	\$481.64
Total Monthly Cash Flow using 50% Rule:	\$43.36

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	\$12,852	\$13,109	\$13,911	\$15,359	\$16,958	\$18,723	\$22,823
Total Annual Expenses	\$8,650	\$8,707	\$8,887	\$9,210	\$9,567	\$9,961	\$10,877
Total Annual Cashflow	\$4,202	\$4,402	\$5,025	\$6,149	\$7,391	\$8,762	\$11,946
Cash on Cash ROI	14.49%	15.18%	17.33%	21.21%	25.49%	30.22%	41.21%
Property Value	\$132,600	\$135,252	\$143,531	\$158,469	\$174,963	\$193,173	\$235,477
Equity	\$30,512	\$35,150	\$49,850	\$77,233	\$108,733	\$145,039	\$235,477
Loan Balance	\$102,088	\$100,102	\$93,680	\$81,236	\$66,230	\$48,135	\$0
Total Profit if Sold	\$5,724	\$14,763	\$43,907	\$99,743	\$165,666	\$242,985	\$438,036
Annualized Total Return	20%	23%	20%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1925

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