

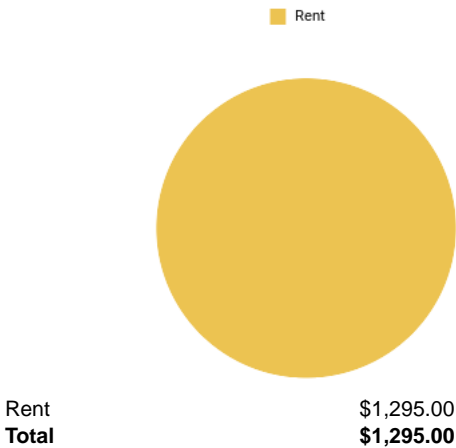
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,295.00	\$856.43	\$438.57	7.76%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,331.80	\$35,457.00	14.84%	7.76%

Property Information

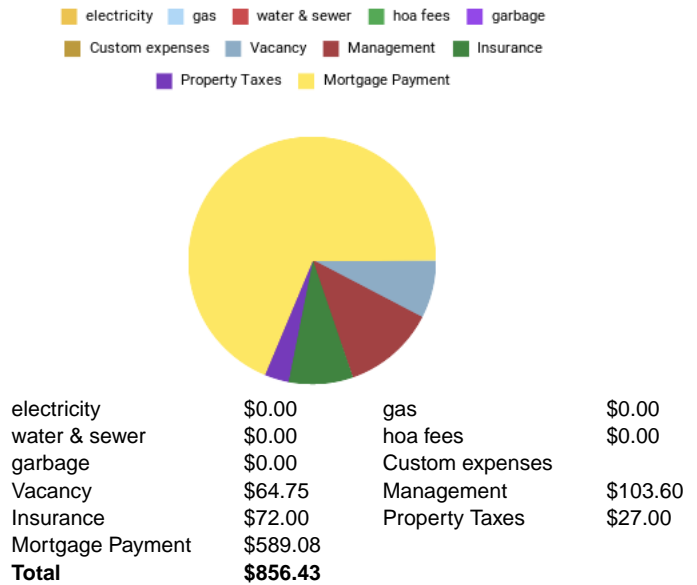
Purchase Price:	\$159,000.00
Purchase Closing Costs:	\$2,385.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$161,385.00
After Repair Value	

Down Payment:	\$31,800.00
Loan Amount:	\$127,200.00
Loan Points:	1.0
Loan Fees:	\$1,272.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$589.08

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$127,200.00		
Gross Rent Multiplier:	10.23		
Income-Expense Ratio (2% Rule):	0.80%		
Typical Cap Rate:	7.76%	Debt Coverage Ratio:	1.74
ARV based on Cap Rate:	\$159,000.00		

50% Rule Cash Flow Estimates

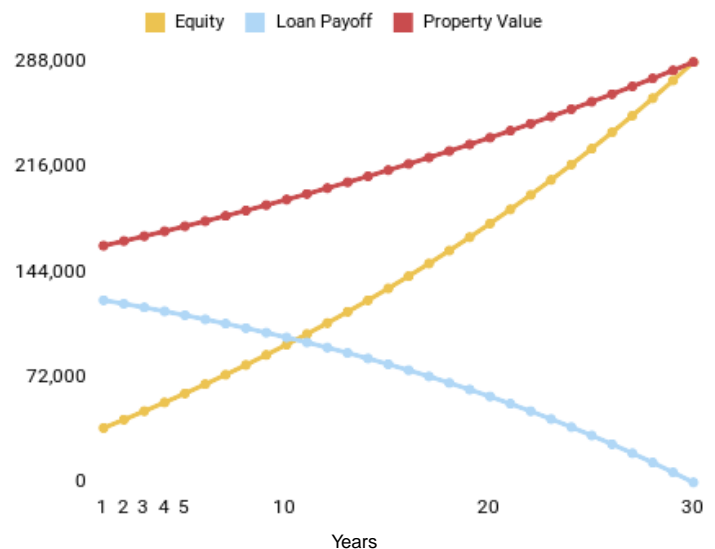
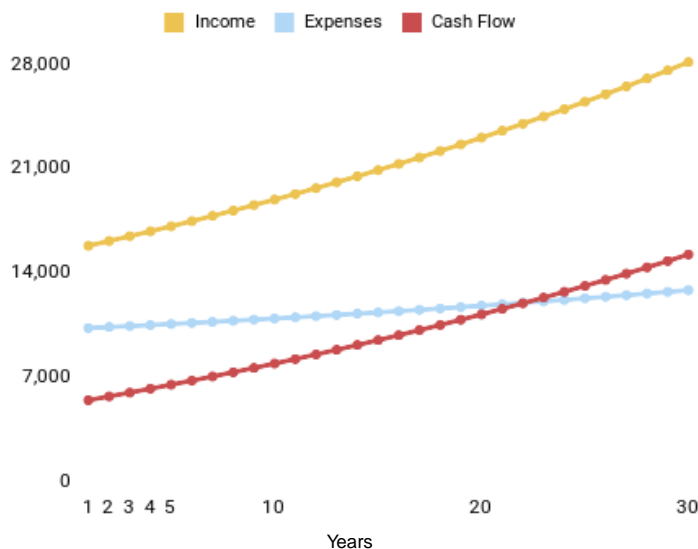
Total Monthly Income:	\$1,295.00
x50% for Expenses:	\$647.50
Monthly Payment/Interest Payment:	\$589.08
Total Monthly Cash Flow using 50% Rule:	\$58.42

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	\$15,851	\$16,168	\$17,157	\$18,943	\$20,915	\$23,092	\$28,149
Total Annual Expenses	\$10,341	\$10,407	\$10,611	\$10,980	\$11,387	\$11,836	\$12,880
Total Annual Cashflow	\$5,509	\$5,761	\$6,546	\$7,963	\$9,528	\$11,255	\$15,268
Cash on Cash ROI	15.54%	16.25%	18.46%	22.46%	26.87%	31.74%	43.06%
Property Value	\$162,180	\$165,424	\$175,549	\$193,820	\$213,993	\$236,266	\$288,006
Equity	\$37,319	\$42,991	\$60,971	\$94,462	\$132,989	\$177,393	\$288,006
Loan Balance	\$124,861	\$122,433	\$114,578	\$99,358	\$81,005	\$58,872	\$0
Total Profit if Sold	\$7,371	\$18,804	\$55,627	\$126,045	\$209,021	\$306,179	\$550,763
Annualized Total Return	21%	24%	21%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

1949

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