

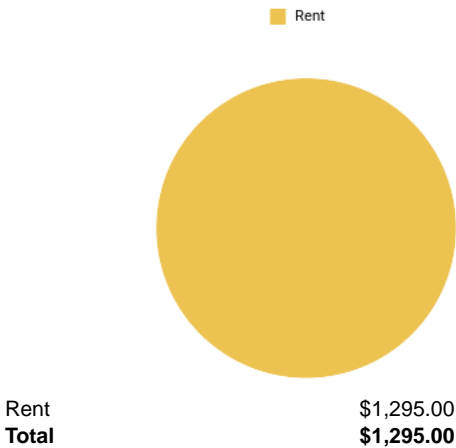
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,295.00	\$897.61	\$397.39	7.52%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$11,659.80	\$34,565.00	13.80%	7.52%

## Property Information

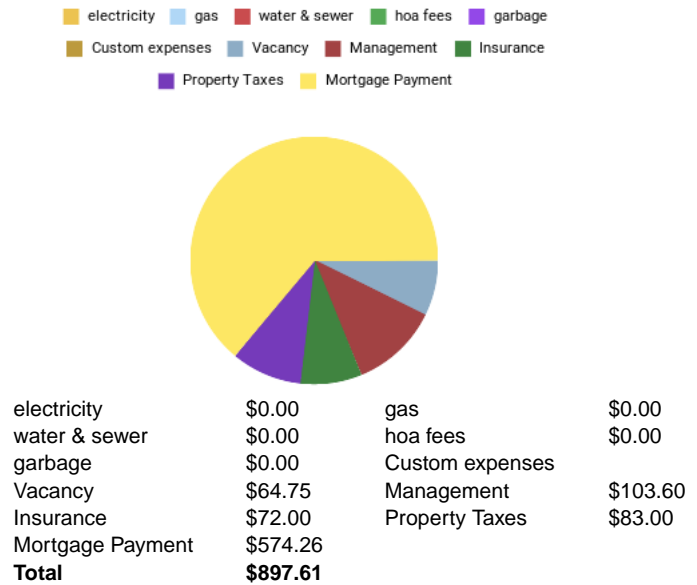
Purchase Price:	\$155,000.00
Purchase Closing Costs:	\$2,325.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$157,325.00</b>
After Repair Value	

Down Payment:	\$31,000.00
Loan Amount:	\$124,000.00
Loan Points:	1.0
Loan Fees:	\$1,240.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
<b>Monthly P&amp;I:</b>	<b>\$574.26</b>

## Income



## Expenses



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## Financial Projections

Total Initial Equity:	-\$124,000.00		
Gross Rent Multiplier:	9.97		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	7.52%	Debt Coverage Ratio:	1.69
ARV based on Cap Rate:	\$155,000.00		

## 50% Rule Cash Flow Estimates

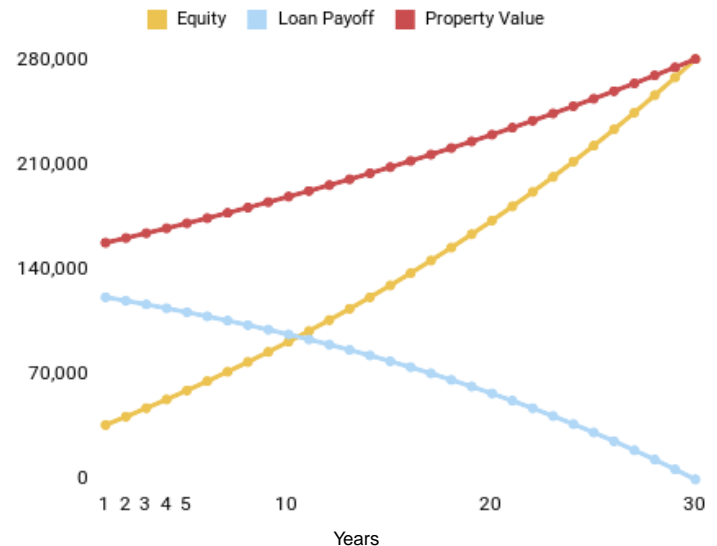
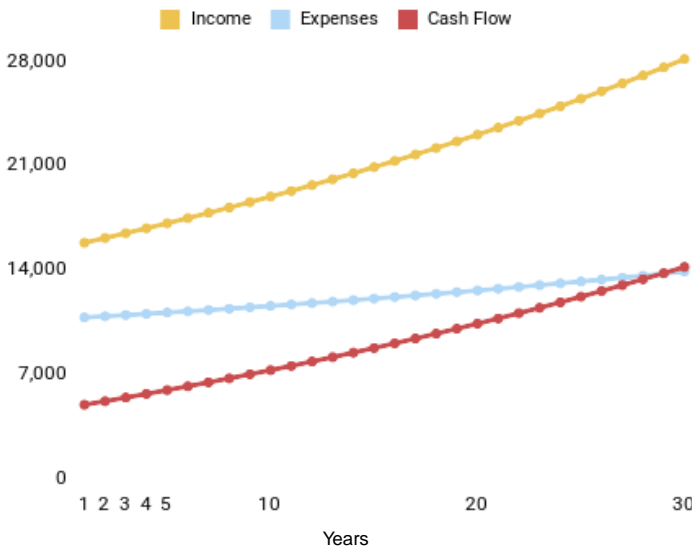
Total Monthly Income:	\$1,295.00
x50% for Expenses:	\$647.50
Monthly Payment/Interest Payment:	\$574.26
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$73.24</b>

## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	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	\$10,849	\$10,928	\$11,175	\$11,621	\$12,113	\$12,657	\$13,920
Total Annual Cashflow	\$5,002	\$5,240	\$5,982	\$7,322	\$8,801	\$10,435	\$14,229
Cash on Cash ROI	14.47%	15.16%	17.31%	21.18%	25.46%	30.19%	41.17%
Property Value	\$158,100	\$161,262	\$171,133	\$188,944	\$208,610	\$230,322	\$280,761
Equity	\$36,380	\$41,909	\$59,437	\$92,086	\$129,643	\$172,931	\$280,761
Loan Balance	\$121,720	\$119,353	\$111,696	\$96,859	\$78,967	\$57,391	\$0
Total Profit if Sold	\$6,817	\$17,586	\$52,307	\$118,834	\$197,381	\$289,511	\$521,937
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

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