

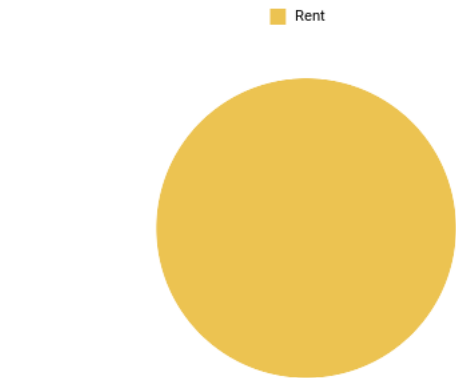
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$1,001.63	\$348.37	6.92%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,694.00	\$37,687.00	11.09%	6.92%

Property Information

Purchase Price:	\$169,000.00
Purchase Closing Costs:	\$2,535.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$171,535.00
After Repair Value	

Down Payment:	\$33,800.00
Loan Amount:	\$135,200.00
Loan Points:	1.0
Loan Fees:	\$1,352.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$626.13

Income



Rent	\$1,350.00
Total	\$1,350.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$67.50	Management	\$108.00
Insurance	\$80.00	Property Taxes	\$120.00
Mortgage Payment	\$626.13		
Total	\$1,001.63		

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Financial Projections

Total Initial Equity:	-\$135,200.00		
Gross Rent Multiplier:	10.43		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	6.92%	Debt Coverage Ratio:	1.56
ARV based on Cap Rate:	\$169,000.00		

50% Rule Cash Flow Estimates

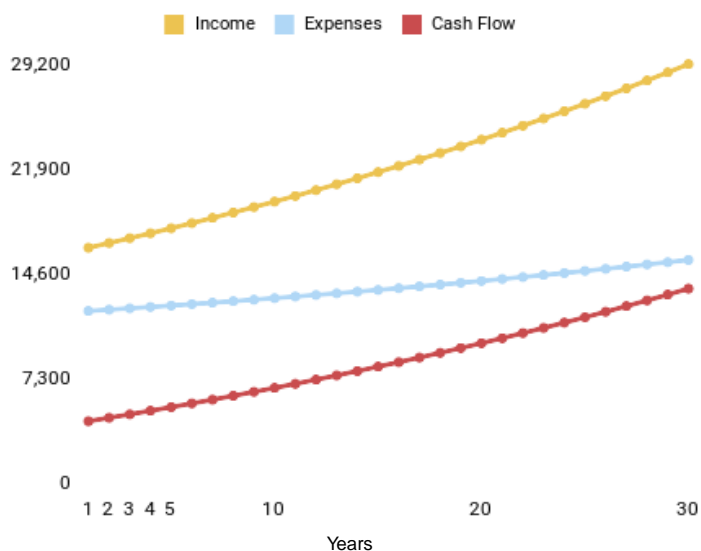
Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$626.13
Total Monthly Cash Flow using 50% Rule:	\$48.87

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	\$16,524	\$16,854	\$17,886	\$19,748	\$21,803	\$24,072	\$29,344
Total Annual Expenses	\$12,110	\$12,202	\$12,489	\$13,006	\$13,578	\$14,209	\$15,676
Total Annual Cashflow	\$4,414	\$4,653	\$5,398	\$6,741	\$8,225	\$9,863	\$13,668
Cash on Cash ROI	11.71%	12.35%	14.32%	17.89%	21.82%	26.17%	36.27%
Property Value	\$172,380	\$175,828	\$186,590	\$206,010	\$227,452	\$251,125	\$306,120
Equity	\$39,666	\$45,694	\$64,805	\$100,403	\$141,353	\$188,550	\$306,120
Loan Balance	\$132,714	\$130,133	\$121,785	\$105,607	\$86,099	\$62,575	\$0
Total Profit if Sold	\$6,393	\$17,075	\$51,623	\$118,187	\$197,236	\$290,408	\$526,917
Annualized Total Return	17%	21%	19%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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