

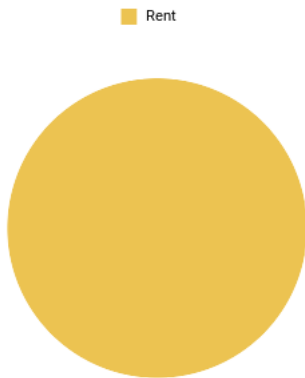
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,350.00	\$1,560.28	\$789.72	8.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,036.00	\$55,900.00	16.95%	8.09%

Property Information

Purchase Price:	\$260,000.00
Purchase Closing Costs:	\$3,900.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$263,900.00
After Repair Value	

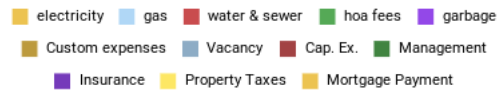
Down Payment:	\$52,000.00
Loan Amount:	\$208,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$963.28

Income



Rent	\$2,350.00
Total	\$2,350.00

Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$70.50	Cap. Ex.	\$70.50
Management	\$188.00	Insurance	\$104.00
Property Taxes	\$164.00	Mortgage Payment	\$963.28
Total	\$1,560.28		

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Financial Projections

Total Initial Equity:	-\$208,000.00		
Gross Rent Multiplier:	9.22		
Income-Expense Ratio (2% Rule):	0.89%		
Typical Cap Rate:	8.09%	Debt Coverage Ratio:	1.82
ARV based on Cap Rate:	\$260,000.00		

50% Rule Cash Flow Estimates

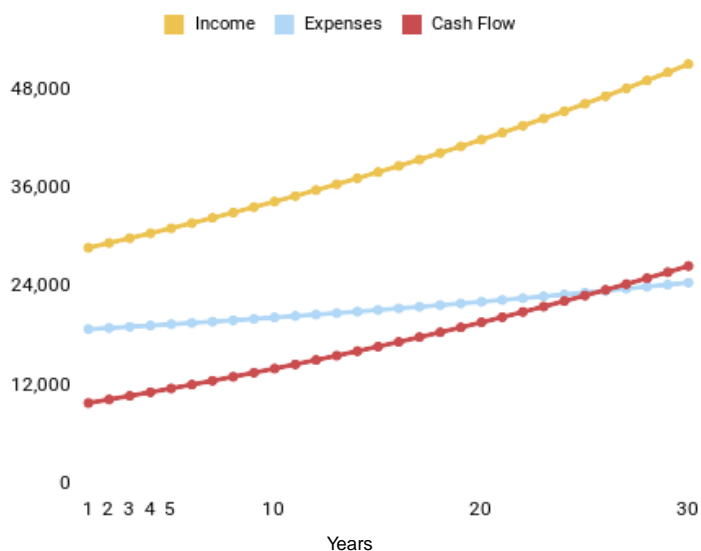
Total Monthly Income:	\$2,350.00
x50% for Expenses:	\$1,175.00
Monthly Payment/Interest Payment:	\$963.28
Total Monthly Cash Flow using 50% Rule:	\$211.72

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	\$28,764	\$29,339	\$31,135	\$34,376	\$37,953	\$41,904	\$51,080
Total Annual Expenses	\$18,867	\$19,013	\$19,469	\$20,292	\$21,201	\$22,205	\$24,536
Total Annual Cashflow	\$9,897	\$10,326	\$11,666	\$14,083	\$16,752	\$19,699	\$26,544
Cash on Cash ROI	17.71%	18.47%	20.87%	25.19%	29.97%	35.24%	47.49%
Property Value	\$265,200	\$270,504	\$287,061	\$316,939	\$349,926	\$386,346	\$470,954
Equity	\$61,025	\$70,299	\$99,700	\$154,466	\$217,466	\$290,077	\$470,954
Loan Balance	\$204,175	\$200,205	\$187,361	\$162,472	\$132,460	\$96,269	\$0
Total Profit if Sold	\$15,022	\$34,623	\$97,665	\$217,918	\$359,235	\$524,332	\$938,731
Annualized Total Return	27%	27%	22%	17%	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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