REAL DEAL PROPERTIES

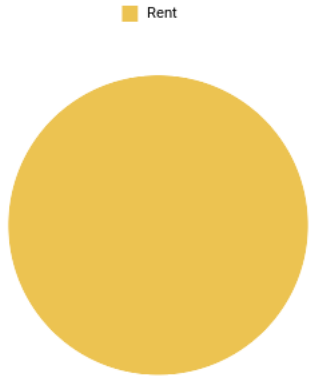
E Chicago Ave

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$1,250.00	$861.21	$388.79	7.66%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$11,112.00	$31,175.00	14.97%	7.66%

Property Information

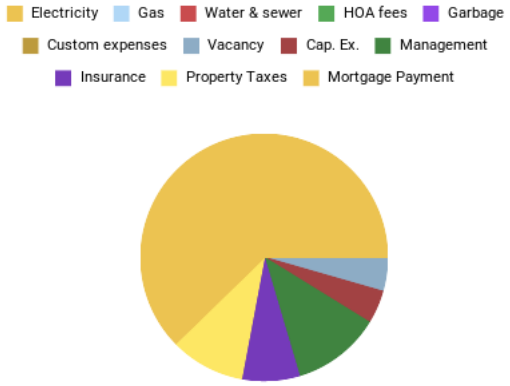
Purchase Price:	$145,000.00
Purchase Closing Costs:	$2,175.00
Estimated Repair Costs:	$0.00
Total Cost of Project:	**$147,175.00**
After Repair Value	
Down Payment:	$29,000.00
Loan Amount:	$116,000.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	**$537.21**

Income



Rent	$1,250.00
Total	**$1,250.00**

Expenses



Electricity	$0.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$0.00	Custom expenses	
Vacancy	$37.50	Cap. Ex.	$37.50
Management	$100.00	Insurance	$65.00
Property Taxes	$84.00	Mortgage Payment	$537.21
Total	**$861.21**		

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Financial Projections

Total Initial Equity:	-$116,000.00		
Gross Rent Multiplier:	9.67		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	7.66%	Debt Coverage Ratio:	1.72
ARV based on Cap Rate:	$145,000.00		

50% Rule Cash Flow Estimates

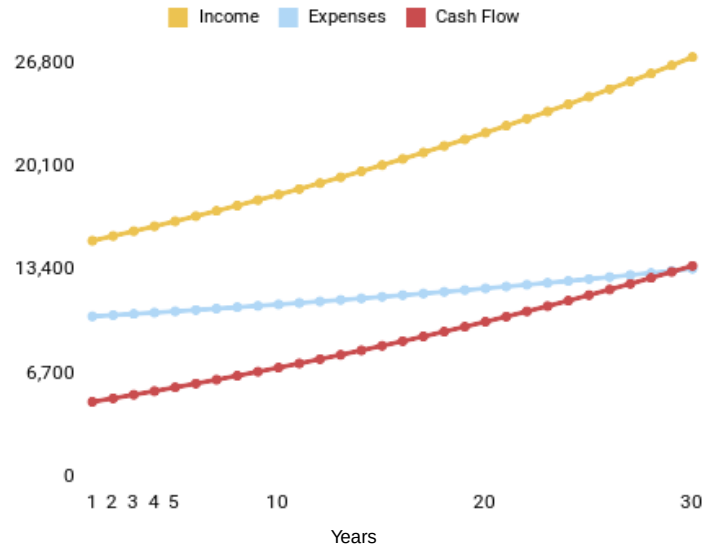
Total Monthly Income:	$1,250.00
x50% for Expenses:	$625.00
Monthly Payment/Interest Payment:	$537.21
Total Monthly Cash Flow using 50% Rule:	**$87.79**

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$15,300	$15,606	$16,561	$18,285	$20,188	$22,289	$27,170
Total Annual Expenses	$10,412	$10,492	$10,739	$11,186	$11,679	$12,224	$13,489
Total Annual Cashflow	$4,888	$5,114	$5,822	$7,099	$8,509	$10,065	$13,681
Cash on Cash ROI	15.68%	16.41%	18.68%	22.77%	27.29%	32.29%	43.89%
Property Value	$147,900	$150,858	$160,092	$176,754	$195,151	$215,462	$262,647
Equity	$34,033	$39,205	$55,602	$86,145	$121,279	$161,774	$262,647
Loan Balance	$113,867	$111,653	$104,490	$90,610	$73,872	$53,689	$0
Total Profit if Sold	$7,746	$18,032	$51,178	$114,611	$189,413	$277,060	$497,884
Annualized Total Return	25%	26%	21%	17%	14%	12%	10%

Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)

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