

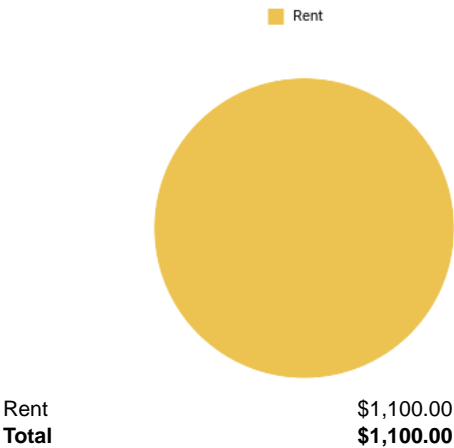
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,100.00	\$711.94	\$388.06	8.06%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$10,392.00	\$27,735.00	16.79%	8.06%

Property Information

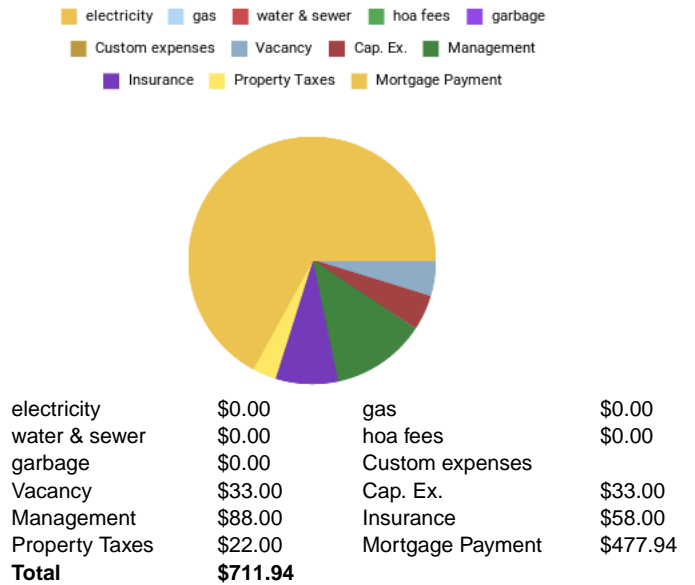
Purchase Price:	\$129,000.00
Purchase Closing Costs:	\$1,935.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$130,935.00
After Repair Value	

Down Payment:	\$25,800.00
Loan Amount:	\$103,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$477.94

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$103,200.00		
Gross Rent Multiplier:	9.77		
Income-Expense Ratio (2% Rule):	0.84%		
Typical Cap Rate:	8.06%	Debt Coverage Ratio:	1.81
ARV based on Cap Rate:	\$129,000.00		

50% Rule Cash Flow Estimates

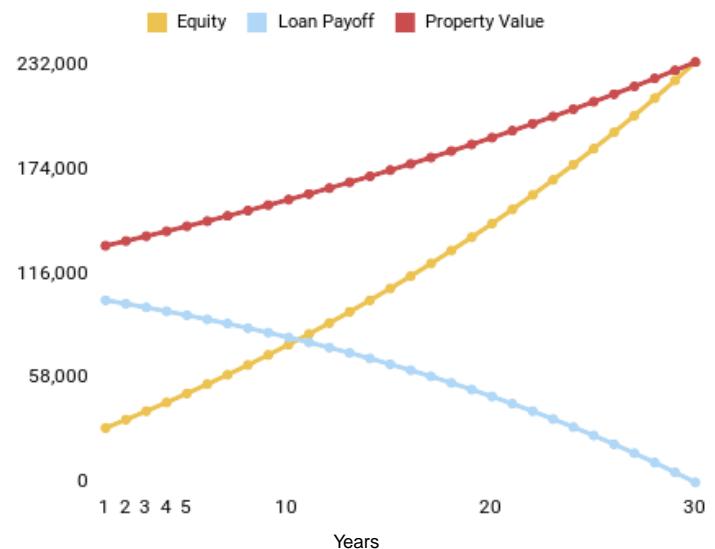
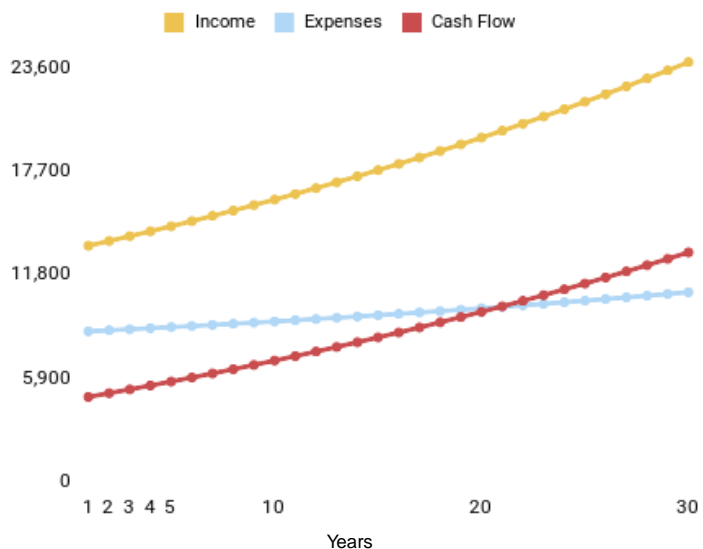
Total Monthly Income:	\$1,100.00
x50% for Expenses:	\$550.00
Monthly Payment/Interest Payment:	\$477.94
Total Monthly Cash Flow using 50% Rule:	\$72.06

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	\$13,464	\$13,733	\$14,574	\$16,091	\$17,765	\$19,615	\$23,910
Total Annual Expenses	\$8,599	\$8,657	\$8,835	\$9,158	\$9,514	\$9,908	\$10,822
Total Annual Cashflow	\$4,865	\$5,077	\$5,738	\$6,933	\$8,251	\$9,707	\$13,088
Cash on Cash ROI	17.54%	18.30%	20.69%	25.00%	29.75%	35.00%	47.19%
Property Value	\$131,580	\$134,212	\$142,426	\$157,250	\$173,617	\$191,687	\$233,666
Equity	\$30,278	\$34,879	\$49,467	\$76,639	\$107,896	\$143,923	\$233,666
Loan Balance	\$101,302	\$99,332	\$92,960	\$80,611	\$65,721	\$47,764	\$0
Total Profit if Sold	\$7,407	\$17,085	\$48,218	\$107,617	\$177,440	\$259,032	\$463,889
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

1925

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