

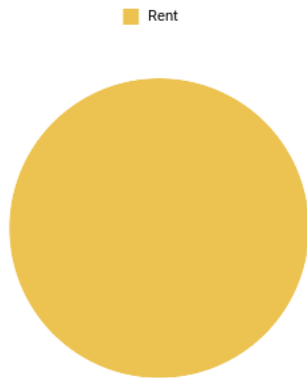
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,600.00	\$1,719.43	\$880.57	8.09%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$23,460.00	\$62,350.00	16.95%	8.09%

Property Information

Purchase Price:	\$290,000.00
Purchase Closing Costs:	\$4,350.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$294,350.00
After Repair Value	

Down Payment:	\$58,000.00
Loan Amount:	\$232,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$1,074.43

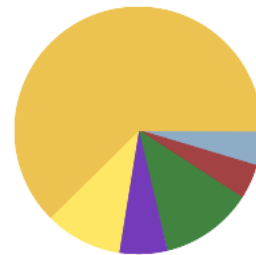
Income



Rent	\$2,600.00
Total	\$2,600.00

Expenses

- Electricity Gas Water & sewer HOA fees Garbage
- Custom expenses Vacancy Cap. Ex. Management
- Insurance Property Taxes Mortgage Payment



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$78.00	Cap. Ex.	\$78.00
Management	\$208.00	Insurance	\$108.00
Property Taxes	\$173.00	Mortgage Payment	\$1,074.43
Total	\$1,719.43		

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Financial Projections

Total Initial Equity:	-\$232,000.00		
Gross Rent Multiplier:	9.29		
Income-Expense Ratio (2% Rule):	0.88%		
Typical Cap Rate:	8.09%	Debt Coverage Ratio:	1.82
ARV based on Cap Rate:	\$290,000.00		

50% Rule Cash Flow Estimates

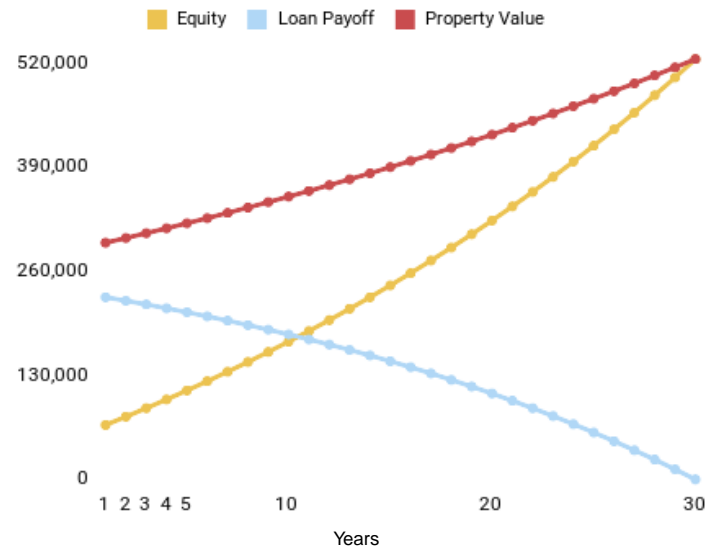
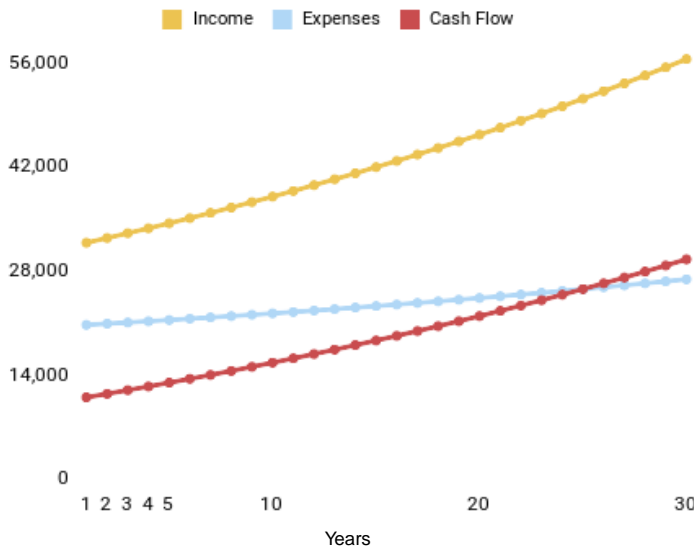
Total Monthly Income:	\$2,600.00
x50% for Expenses:	\$1,300.00
Monthly Payment/Interest Payment:	\$1,074.43
Total Monthly Cash Flow using 50% Rule:	\$225.57

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	\$31,824	\$32,460	\$34,447	\$38,033	\$41,991	\$46,362	\$56,514
Total Annual Expenses	\$20,788	\$20,946	\$21,439	\$22,328	\$23,310	\$24,394	\$26,913
Total Annual Cashflow	\$11,036	\$11,515	\$13,009	\$15,704	\$18,681	\$21,967	\$29,601
Cash on Cash ROI	17.70%	18.47%	20.86%	25.19%	29.96%	35.23%	47.48%
Property Value	\$295,800	\$301,716	\$320,183	\$353,508	\$390,302	\$430,925	\$525,295
Equity	\$68,066	\$78,411	\$111,204	\$172,289	\$242,558	\$323,548	\$525,295
Loan Balance	\$227,734	\$223,305	\$208,979	\$181,219	\$147,744	\$107,377	\$0
Total Profit if Sold	\$16,752	\$38,611	\$108,917	\$243,026	\$400,628	\$584,752	\$1,046,912
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

1962

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