

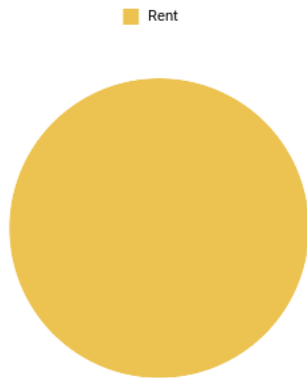
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,350.00	\$970.13	\$379.87	7.14%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,072.00	\$36,335.00	12.55%	7.14%

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	

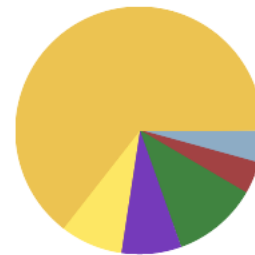
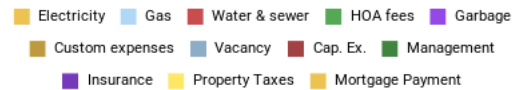
Down Payment:	\$33,800.00
Loan Amount:	\$135,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$626.13

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	\$40.50	Cap. Ex.	\$40.50
Management	\$108.00	Insurance	\$76.00
Property Taxes	\$79.00	Mortgage Payment	\$626.13
Total	\$970.13		

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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:	7.14%	Debt Coverage Ratio:	1.61
ARV based on Cap Rate:	\$169,000.00		

50% Rule Cash Flow Estimates

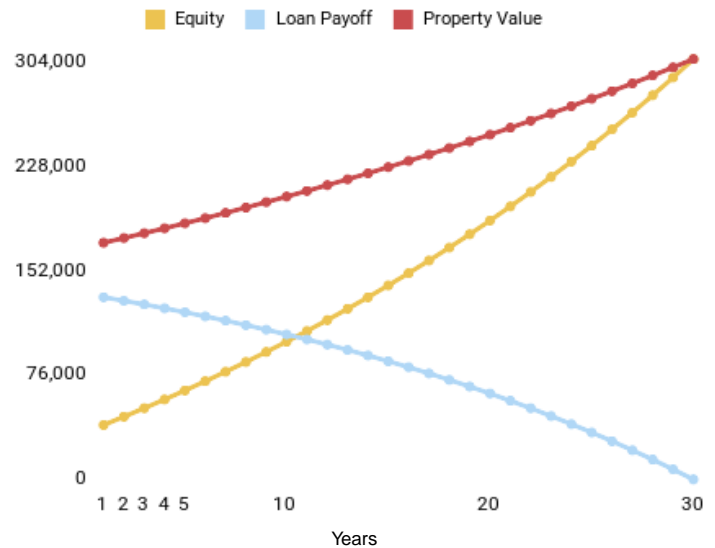
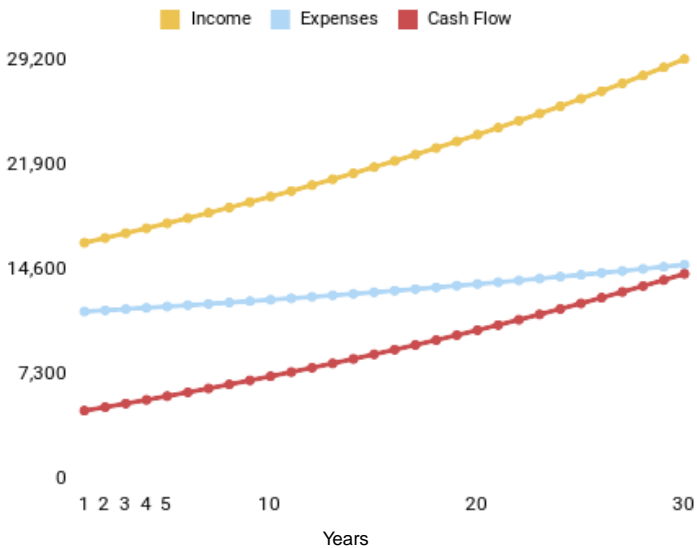
Total Monthly Income:	\$1,350.00
x50% for Expenses:	\$675.00
Monthly Payment/Interest Payment:	\$626.13
Total Monthly Cash Flow using 50% Rule:	\$48.87

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	\$11,724	\$11,808	\$12,071	\$12,546	\$13,069	\$13,648	\$14,991
Total Annual Cashflow	\$4,800	\$5,046	\$5,815	\$7,202	\$8,734	\$10,425	\$14,353
Cash on Cash ROI	13.21%	13.89%	16.00%	19.82%	24.04%	28.69%	39.50%
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	\$8,131	\$19,205	\$54,982	\$123,761	\$205,255	\$301,128	\$543,910
Annualized Total Return	22%	24%	20%	16%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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