

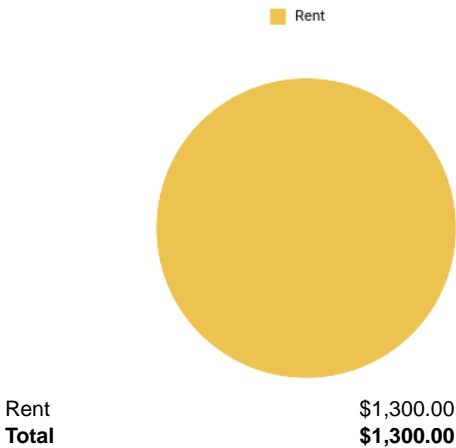
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,300.00	\$906.08	\$393.92	7.42%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,796.00	\$34,185.00	13.83%	7.42%

Property Information

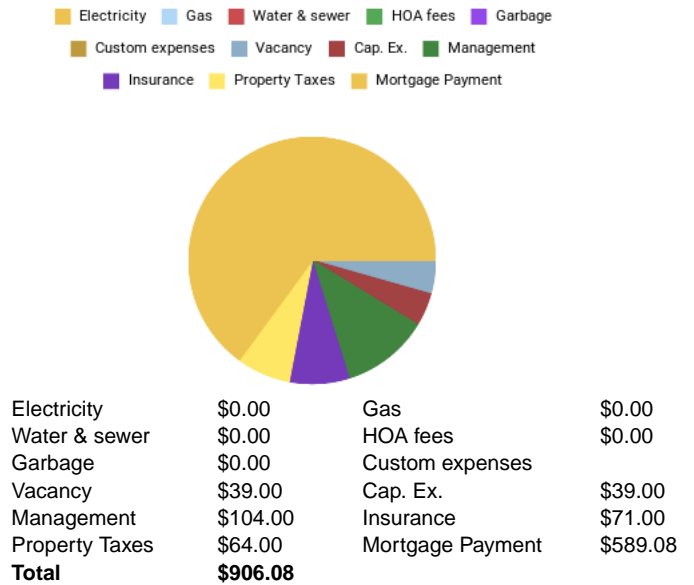
Purchase Price:	\$159,000.00
Purchase Closing Costs:	\$2,385.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$161,385.00
After Repair Value	

Down Payment:	\$31,800.00
Loan Amount:	\$127,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$589.08

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$127,200.00		
Gross Rent Multiplier:	10.19		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	7.42%	Debt Coverage Ratio:	1.67
ARV based on Cap Rate:	\$159,000.00		

50% Rule Cash Flow Estimates

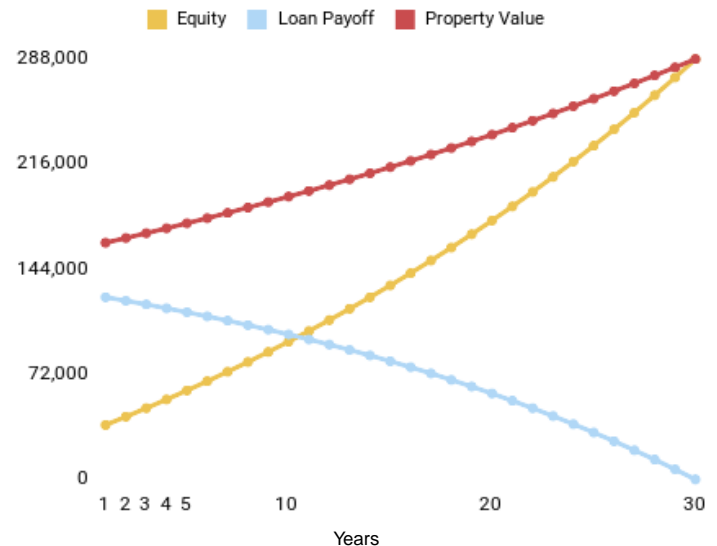
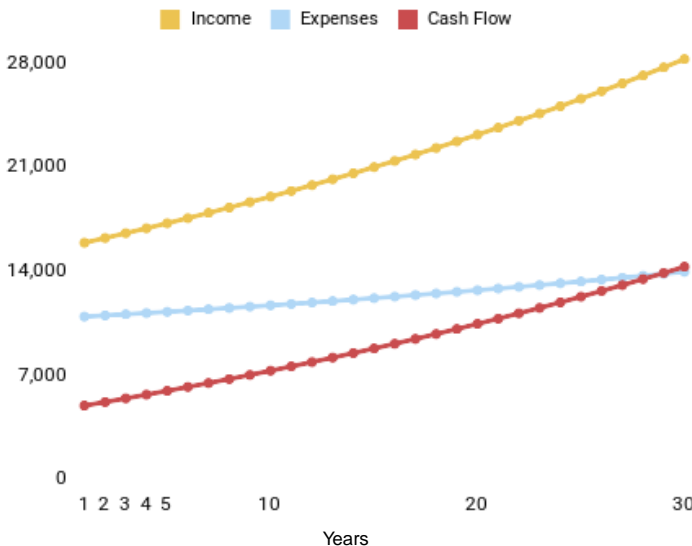
Total Monthly Income:	\$1,300.00
x50% for Expenses:	\$650.00
Monthly Payment/Interest Payment:	\$589.08
Total Monthly Cash Flow using 50% Rule:	\$60.92

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	\$15,912	\$16,230	\$17,224	\$19,016	\$20,996	\$23,181	\$28,257
Total Annual Expenses	\$10,949	\$11,027	\$11,269	\$11,706	\$12,189	\$12,722	\$13,959
Total Annual Cashflow	\$4,963	\$5,204	\$5,955	\$7,310	\$8,807	\$10,459	\$14,298
Cash on Cash ROI	14.52%	15.22%	17.42%	21.38%	25.76%	30.60%	41.82%
Property Value	\$162,180	\$165,424	\$175,549	\$193,820	\$213,993	\$236,266	\$288,006
Equity	\$37,319	\$42,991	\$60,971	\$94,462	\$132,989	\$177,393	\$288,006
Loan Balance	\$124,861	\$122,433	\$114,578	\$99,358	\$81,005	\$58,872	\$0
Total Profit if Sold	\$8,097	\$18,972	\$54,055	\$121,333	\$200,842	\$294,172	\$529,863
Annualized Total Return	24%	25%	21%	16%	14%	12%	10%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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