

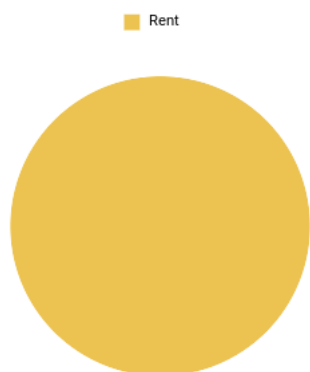
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,850.00	\$1,374.46	\$475.54	7.81%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$16,786.44	\$46,225.00	12.34%	7.81%

Property Information

Purchase Price:	\$215,000.00
Purchase Closing Costs:	\$3,225.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$218,225.00
After Repair Value	

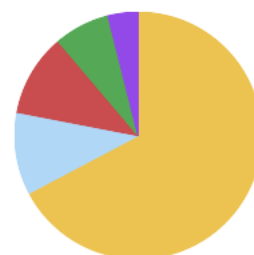
Down Payment:	\$43,000.00
Loan Amount:	\$172,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$923.33

Income



Rent	\$1,850.00
Total	\$1,850.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$55.13	Management	\$148.00
Insurance	\$148.00	Property Taxes	\$100.00
Mortgage Payment	\$923.33		
Total	\$1,374.46		

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Financial Projections

Total Initial Equity:	-\$172,000.00		
Gross Rent Multiplier:	9.68		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	7.81%	Debt Coverage Ratio:	1.52
ARV based on Cap Rate:	\$215,000.00		

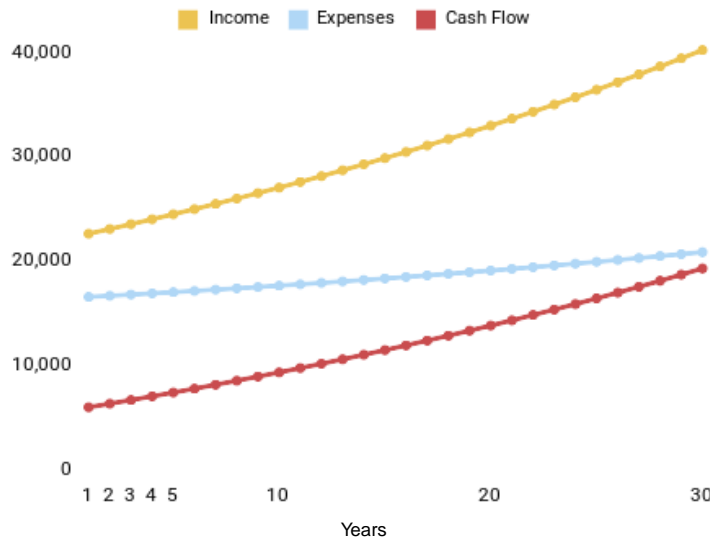
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,850.00
x50% for Expenses:	\$925.00
Monthly Payment/Interest Payment:	\$923.33
Total Monthly Cash Flow using 50% Rule:	\$1.67

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	\$22,644	\$23,097	\$24,511	\$27,062	\$29,878	\$32,988	\$40,212
Total Annual Expenses	\$16,602	\$16,712	\$17,057	\$17,679	\$18,366	\$19,124	\$20,886
Total Annual Cashflow	\$6,042	\$6,385	\$7,454	\$9,383	\$11,512	\$13,864	\$19,326
Cash on Cash ROI	13.07%	13.81%	16.12%	20.30%	24.91%	29.99%	41.81%
Property Value	\$219,300	\$223,686	\$237,377	\$262,084	\$289,362	\$319,479	\$389,443
Equity	\$49,838	\$56,891	\$79,432	\$122,175	\$172,601	\$232,426	\$389,443
Loan Balance	\$169,462	\$166,795	\$157,945	\$139,908	\$116,760	\$87,053	\$0
Total Profit if Sold	\$9,655	\$23,093	\$66,911	\$152,633	\$256,277	\$380,624	\$705,431
Annualized Total Return	21%	22%	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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