



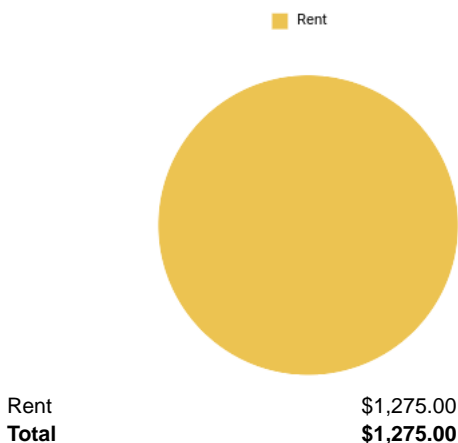
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,275.00	\$1,003.85	\$271.15	7.13%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,757.00	\$35,475.00	9.17%	7.13%

Property Information

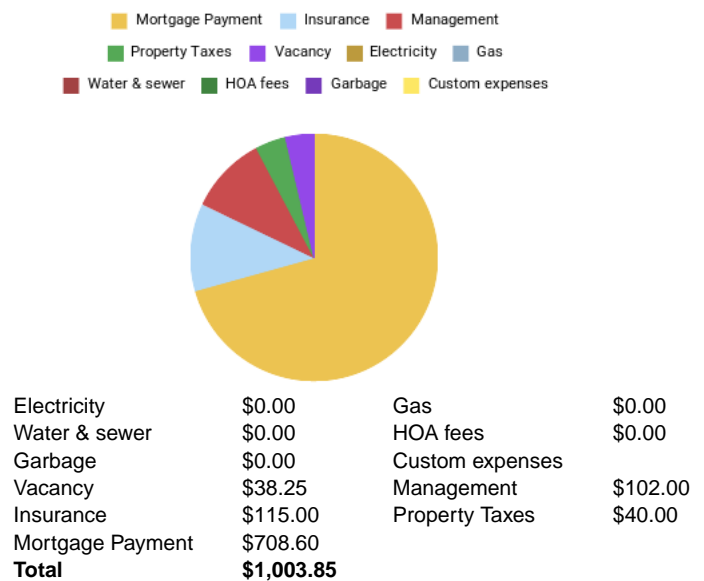
Purchase Price:	\$165,000.00
Purchase Closing Costs:	\$2,475.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$167,475.00
After Repair Value	

Down Payment:	\$33,000.00
Loan Amount:	\$132,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$708.60

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$132,000.00		
Gross Rent Multiplier:	10.78		
Income-Expense Ratio (2% Rule):	0.76%		
Typical Cap Rate:	7.13%	Debt Coverage Ratio:	1.38
ARV based on Cap Rate:	\$165,000.00		

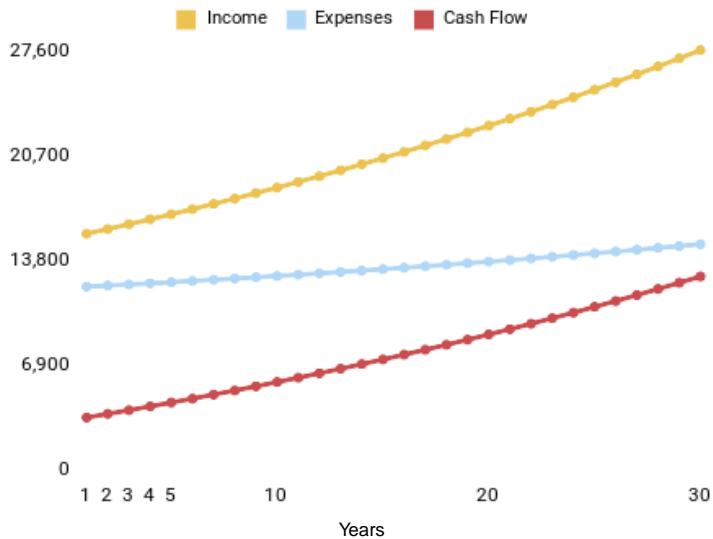
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,275.00
x50% for Expenses:	\$637.50
Monthly Payment/Interest Payment:	\$708.60
Total Monthly Cash Flow using 50% Rule:	-\$71.10

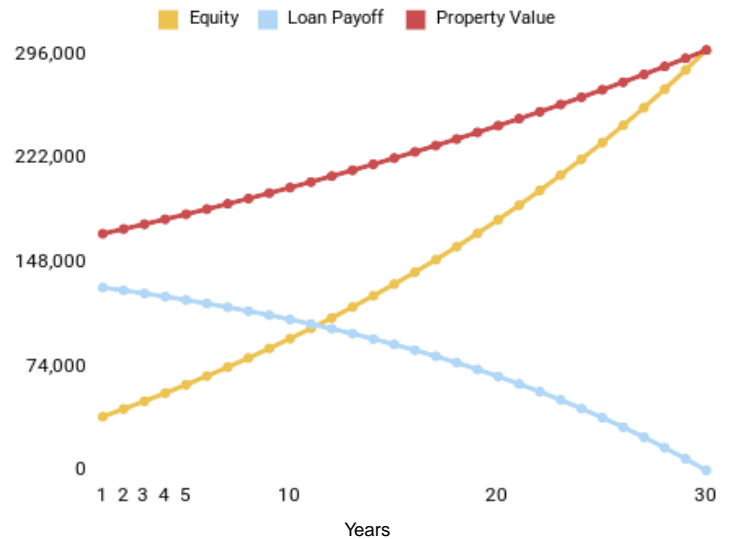
Analysis Over Time

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	\$15,606	\$15,918	\$16,892	\$18,651	\$20,592	\$22,735	\$27,714
Total Annual Expenses	\$12,117	\$12,189	\$12,415	\$12,822	\$13,272	\$13,768	\$14,921
Total Annual Cashflow	\$3,489	\$3,729	\$4,477	\$5,828	\$7,320	\$8,967	\$12,793
Cash on Cash ROI	9.83%	10.51%	12.62%	16.43%	20.63%	25.28%	36.06%
Property Value	\$168,300	\$171,666	\$182,173	\$201,134	\$222,068	\$245,181	\$298,875
Equity	\$38,247	\$43,661	\$60,959	\$93,763	\$132,462	\$178,373	\$298,875
Loan Balance	\$130,053	\$128,005	\$121,214	\$107,372	\$89,607	\$66,808	\$0
Total Profit if Sold	\$6,261	\$15,403	\$45,376	\$104,566	\$176,823	\$264,210	\$494,800
Annualized Total Return	18%	20%	18%	15%	13%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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