

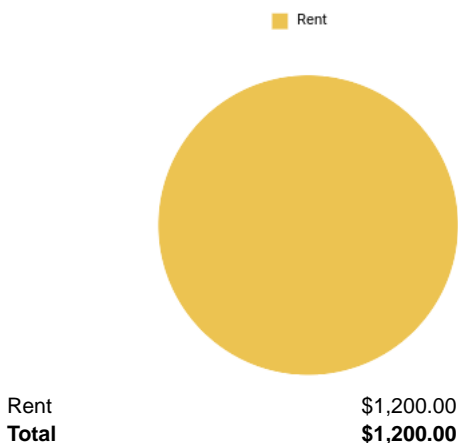


Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$889.89	\$310.11	7.65%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,400.00	\$32,035.00	11.62%	7.65%

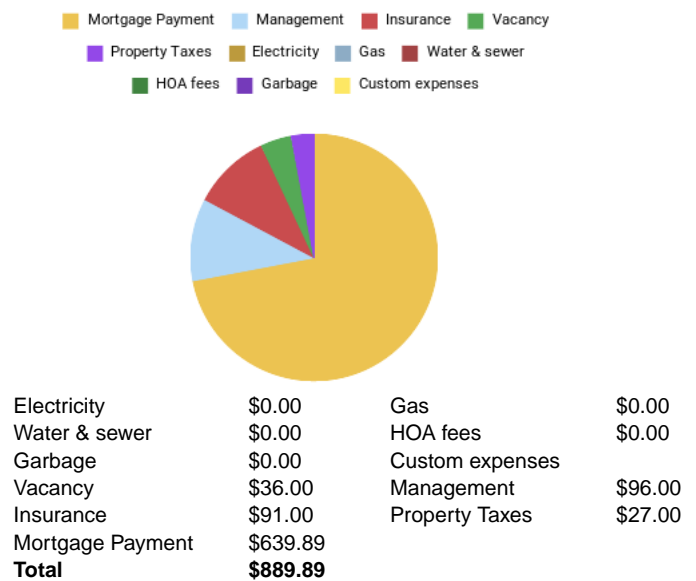
Property Information

Purchase Price:	\$149,000.00
Purchase Closing Costs:	\$2,235.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$151,235.00
After Repair Value	
Down Payment:	\$29,800.00
Loan Amount:	\$119,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$639.89

Income



Expenses



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Financial Projections

Total Initial Equity:	-\$119,200.00		
Gross Rent Multiplier:	10.35		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	7.65%	Debt Coverage Ratio:	1.48
ARV based on Cap Rate:	\$149,000.00		

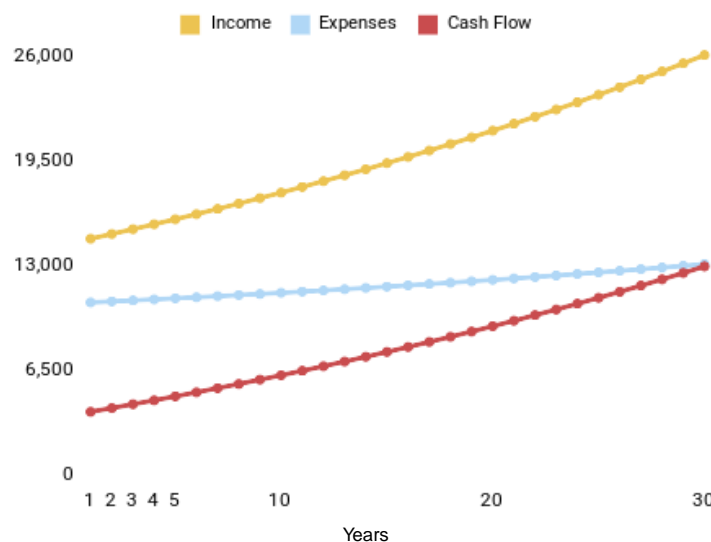
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$639.89
Total Monthly Cash Flow using 50% Rule:	-\$39.89

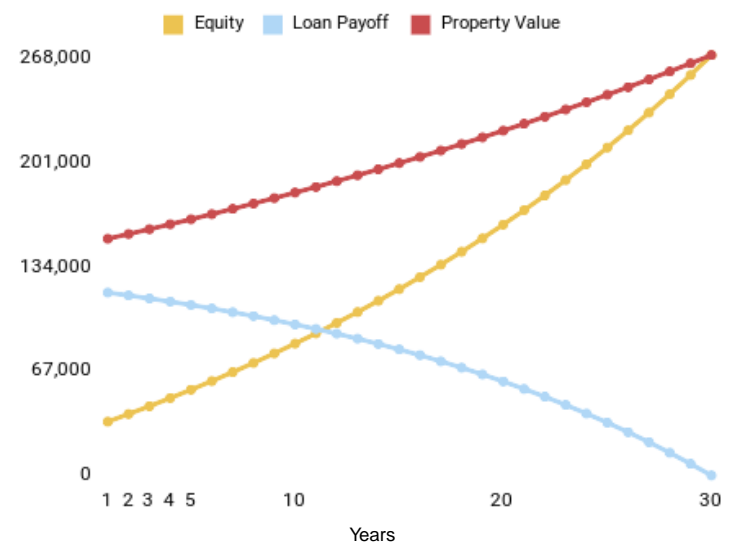
Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$10,739	\$10,800	\$10,991	\$11,336	\$11,716	\$12,137	\$13,113
Total Annual Cashflow	\$3,949	\$4,182	\$4,908	\$6,218	\$7,664	\$9,261	\$12,971
Cash on Cash ROI	12.33%	13.05%	15.32%	19.41%	23.92%	28.91%	40.49%
Property Value	\$151,980	\$155,020	\$164,508	\$181,630	\$200,534	\$221,406	\$269,893
Equity	\$34,539	\$39,427	\$55,048	\$84,670	\$119,617	\$161,076	\$269,893
Loan Balance	\$117,441	\$115,593	\$109,460	\$96,960	\$80,918	\$60,330	\$0
Total Profit if Sold	\$6,453	\$15,523	\$45,132	\$103,172	\$173,489	\$257,997	\$479,223
Annualized Total Return	20%	22%	19%	15%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1914

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