



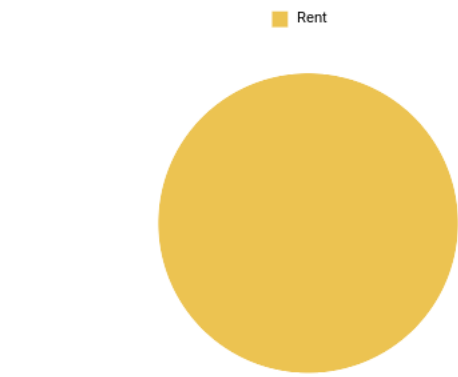
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,375.00	\$1,017.85	\$357.15	7.75%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$12,789.00	\$35,475.00	12.08%	7.75%

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	

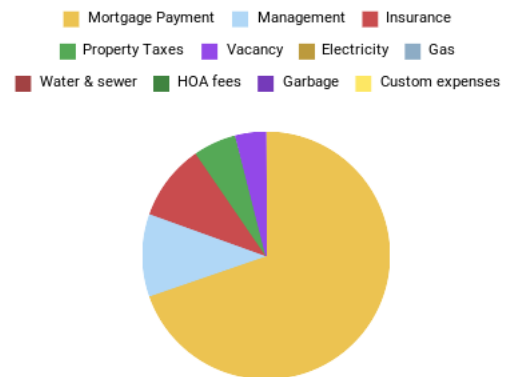
Down Payment:	\$33,000.00
Loan Amount:	\$132,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$708.60

Income



Rent	\$1,375.00
Total	\$1,375.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$41.25	Management	\$110.00
Insurance	\$101.00	Property Taxes	\$57.00
Mortgage Payment	\$708.60		
Total	\$1,017.85		

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Financial Projections

Total Initial Equity:	-\$132,000.00		
Gross Rent Multiplier:	10.00		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	7.75%	Debt Coverage Ratio:	1.50
ARV based on Cap Rate:	\$165,000.00		

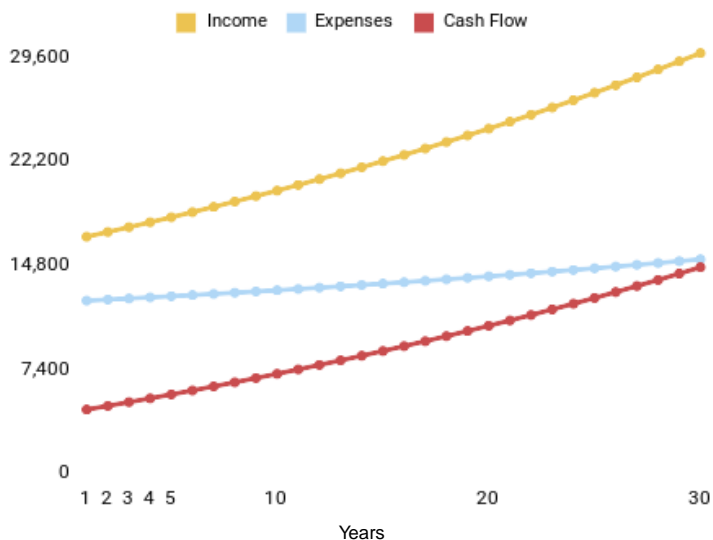
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,375.00
x50% for Expenses:	\$687.50
Monthly Payment/Interest Payment:	\$708.60
Total Monthly Cash Flow using 50% Rule:	-\$21.10

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	\$16,830	\$17,167	\$18,217	\$20,113	\$22,207	\$24,518	\$29,887
Total Annual Expenses	\$12,288	\$12,364	\$12,600	\$13,027	\$13,498	\$14,018	\$15,225
Total Annual Cashflow	\$4,542	\$4,802	\$5,617	\$7,086	\$8,709	\$10,501	\$14,662
Cash on Cash ROI	12.80%	13.54%	15.83%	19.98%	24.55%	29.60%	41.33%
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	\$7,314	\$17,530	\$50,854	\$116,092	\$195,027	\$289,787	\$537,504
Annualized Total Return	21%	22%	19%	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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