

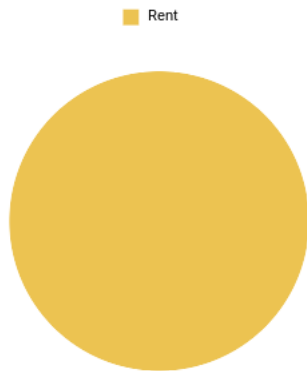
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,475.00	\$1,076.51	\$398.49	7.89%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,800.54	\$37,625.00	12.71%	7.89%

Property Information

Purchase Price:	\$175,000.00
Purchase Closing Costs:	\$2,625.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$177,625.00
After Repair Value	

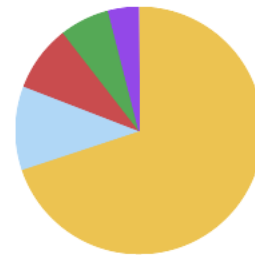
Down Payment:	\$35,000.00
Loan Amount:	\$140,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$751.55

Income



Rent	\$1,475.00
Total	\$1,475.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$43.96	Management	\$118.00
Insurance	\$93.00	Property Taxes	\$70.00
Mortgage Payment	\$751.55		
Total	\$1,076.51		

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Financial Projections

Total Initial Equity:	-\$140,000.00		
Gross Rent Multiplier:	9.89		
Income-Expense Ratio (2% Rule):	0.83%		
Typical Cap Rate:	7.89%	Debt Coverage Ratio:	1.53
ARV based on Cap Rate:	\$175,000.00		

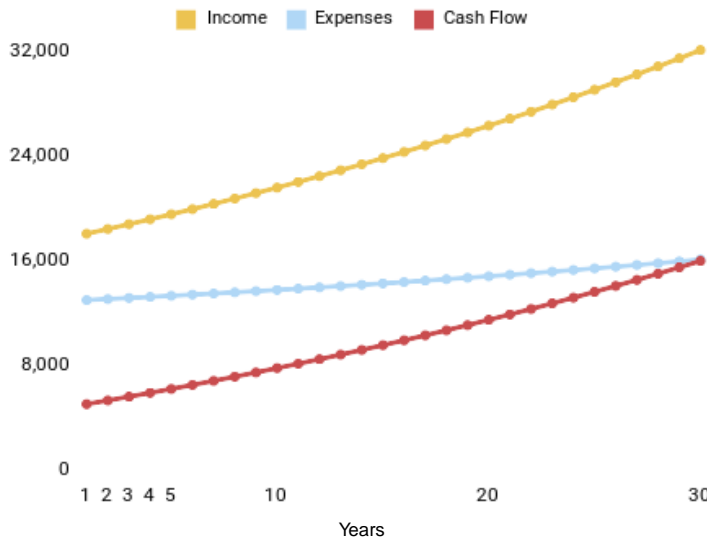
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,475.00
x50% for Expenses:	\$737.50
Monthly Payment/Interest Payment:	\$751.55
Total Monthly Cash Flow using 50% Rule:	-\$14.05

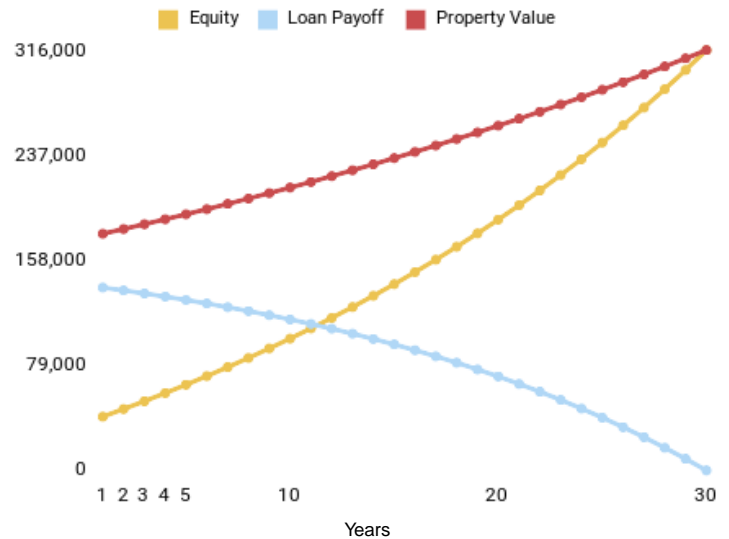
Analysis Over Time

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	\$18,054	\$18,415	\$19,542	\$21,576	\$23,822	\$26,301	\$32,061
Total Annual Expenses	\$12,996	\$13,076	\$13,324	\$13,772	\$14,267	\$14,813	\$16,082
Total Annual Cashflow	\$5,058	\$5,339	\$6,218	\$7,804	\$9,555	\$11,488	\$15,979
Cash on Cash ROI	13.44%	14.19%	16.53%	20.74%	25.40%	30.53%	42.47%
Property Value	\$178,500	\$182,070	\$193,214	\$213,324	\$235,527	\$260,041	\$316,988
Equity	\$40,566	\$46,307	\$64,654	\$99,445	\$140,489	\$189,184	\$316,988
Loan Balance	\$137,934	\$135,763	\$128,560	\$113,879	\$95,037	\$70,857	\$0
Total Profit if Sold	\$7,998	\$19,079	\$55,191	\$125,768	\$211,017	\$313,210	\$579,864
Annualized Total Return	21%	23%	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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