

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,450.00	\$1,063.05	\$386.95	7.81%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,662.00	\$37,625.00	12.34%	7.81%

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	

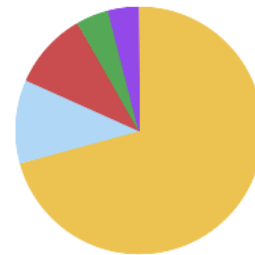
Down Payment:	\$35,000.00
Loan Amount:	\$140,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$751.55

Income



Rent	\$1,450.00
Total	\$1,450.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$43.50	Management	\$116.00
Insurance	\$107.00	Property Taxes	\$45.00
Mortgage Payment	\$751.55		
Total	\$1,063.05		

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Financial Projections

Total Initial Equity:	-\$140,000.00		
Gross Rent Multiplier:	10.06		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	7.81%	Debt Coverage Ratio:	1.51
ARV based on Cap Rate:	\$175,000.00		

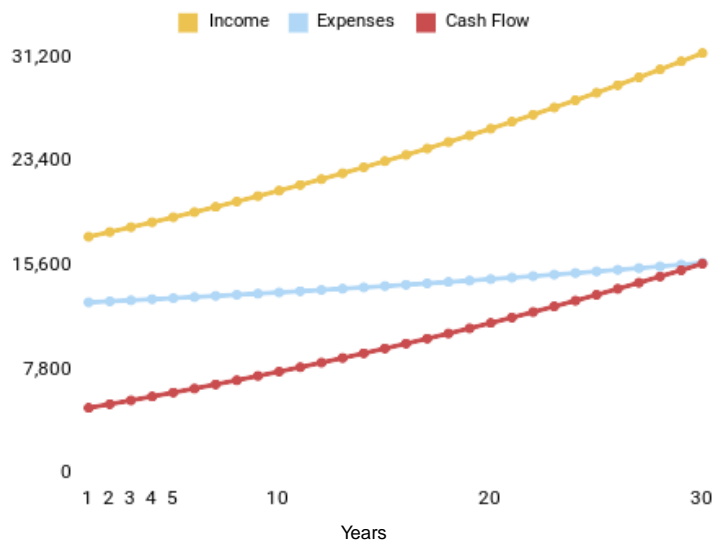
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,450.00
x50% for Expenses:	\$725.00
Monthly Payment/Interest Payment:	\$751.55
Total Monthly Cash Flow using 50% Rule:	-\$26.55

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	\$17,748	\$18,103	\$19,211	\$21,211	\$23,418	\$25,855	\$31,518
Total Annual Expenses	\$12,831	\$12,908	\$13,146	\$13,575	\$14,049	\$14,573	\$15,789
Total Annual Cashflow	\$4,917	\$5,195	\$6,065	\$7,635	\$9,369	\$11,282	\$15,728
Cash on Cash ROI	13.07%	13.81%	16.12%	20.29%	24.90%	29.99%	41.80%
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	\$7,857	\$18,794	\$54,455	\$124,221	\$208,573	\$309,776	\$574,131
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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