

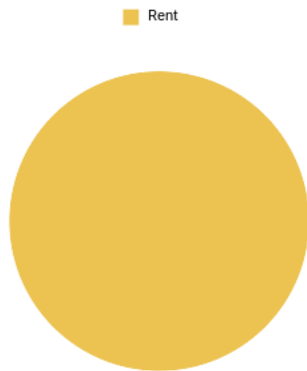
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,495.00	\$1,134.21	\$360.79	7.53%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,734.60	\$39,237.00	11.03%	7.53%

Property Information

Purchase Price:	\$182,500.00
Purchase Closing Costs:	\$2,737.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$185,237.00
After Repair Value	

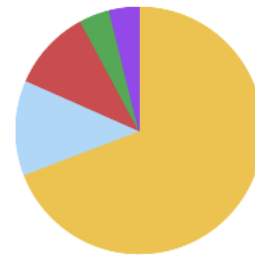
Down Payment:	\$36,500.00
Loan Amount:	\$146,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$783.76

Income



Rent	\$1,495.00
Total	\$1,495.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$44.85	Management	\$119.60
Insurance	\$141.00	Property Taxes	\$45.00
Mortgage Payment	\$783.76		
Total	\$1,134.21		

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Financial Projections

Total Initial Equity:	-\$146,000.00		
Gross Rent Multiplier:	10.17		
Income-Expense Ratio (2% Rule):	0.81%		
Typical Cap Rate:	7.53%	Debt Coverage Ratio:	1.46
ARV based on Cap Rate:	\$182,500.00		

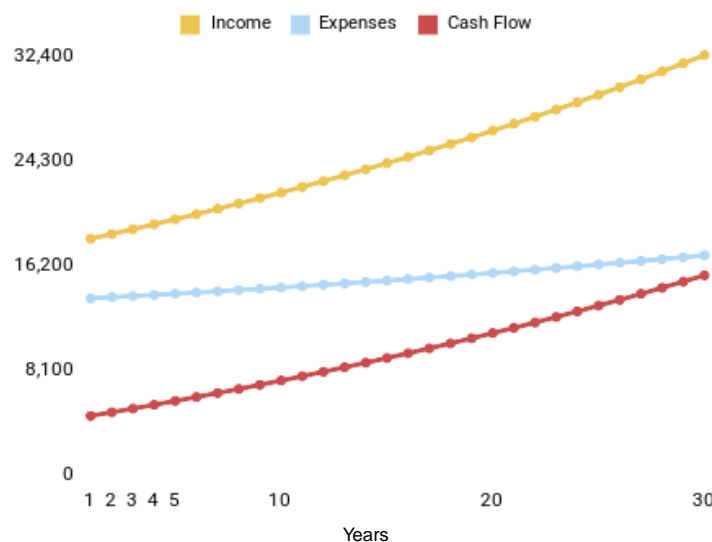
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,495.00
x50% for Expenses:	\$747.50
Monthly Payment/Interest Payment:	\$783.76
Total Monthly Cash Flow using 50% Rule:	-\$36.26

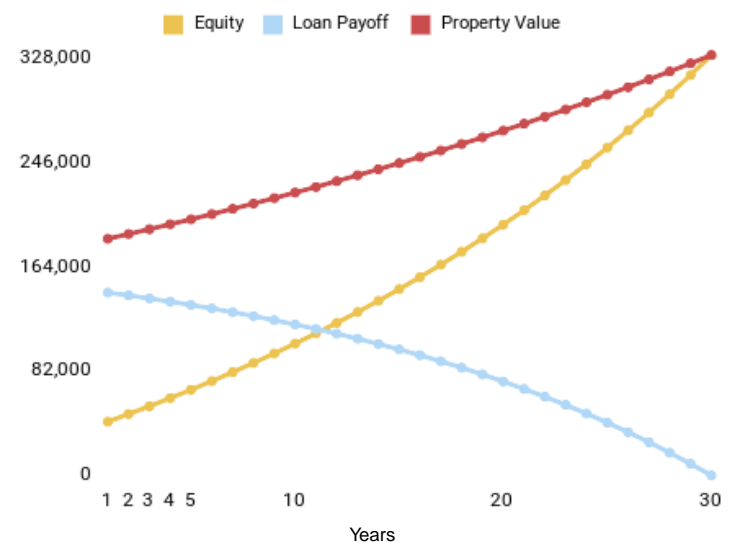
Analysis Over Time

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	\$18,299	\$18,665	\$19,807	\$21,869	\$24,145	\$26,658	\$32,496
Total Annual Expenses	\$13,695	\$13,780	\$14,048	\$14,531	\$15,065	\$15,654	\$17,023
Total Annual Cashflow	\$4,604	\$4,884	\$5,759	\$7,337	\$9,080	\$11,004	\$15,473
Cash on Cash ROI	11.73%	12.45%	14.68%	18.70%	23.14%	28.04%	39.44%
Property Value	\$186,150	\$189,873	\$201,495	\$222,466	\$245,621	\$271,185	\$330,573
Equity	\$42,304	\$48,291	\$67,425	\$103,707	\$146,510	\$197,291	\$330,573
Loan Balance	\$143,846	\$141,582	\$134,070	\$118,759	\$99,111	\$73,894	\$0
Total Profit if Sold	\$7,671	\$18,543	\$54,067	\$123,817	\$208,465	\$310,341	\$577,513
Annualized Total Return	20%	21%	19%	15%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1903

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