

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,495.00	\$1,116.88	\$378.12	7.69%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$13,762.19	\$38,485.00	11.79%	7.69%

Property Information

Purchase Price:	\$179,000.00
Purchase Closing Costs:	\$2,685.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$181,685.00
After Repair Value	

Down Payment:	\$35,800.00
Loan Amount:	\$143,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.000%
Monthly P&I:	\$768.73

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	\$44.55	Management	\$119.60
Insurance	\$123.00	Property Taxes	\$61.00
Mortgage Payment	\$768.73		
Total	\$1,116.88		

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Financial Projections

Total Initial Equity:	-\$143,200.00		
Gross Rent Multiplier:	9.98		
Income-Expense Ratio (2% Rule):	0.82%		
Typical Cap Rate:	7.69%	Debt Coverage Ratio:	1.49
ARV based on Cap Rate:	\$179,000.00		

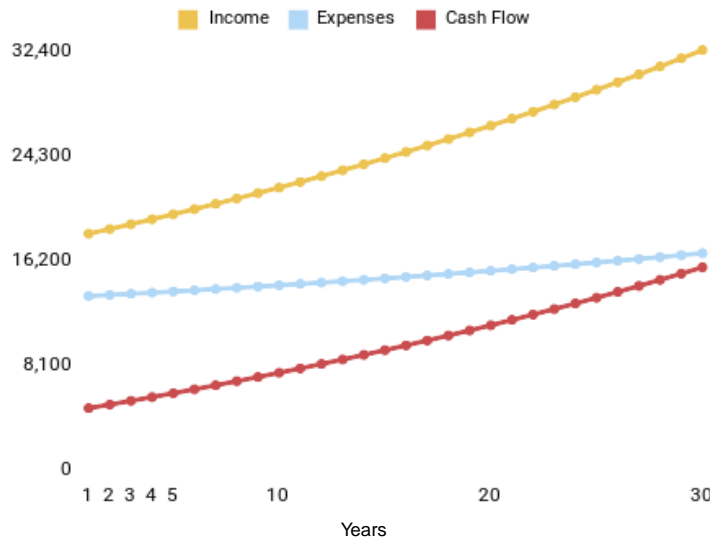
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,495.00
x50% for Expenses:	\$747.50
Monthly Payment/Interest Payment:	\$768.73
Total Monthly Cash Flow using 50% Rule:	-\$21.23

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	\$18,299	\$18,665	\$19,807	\$21,869	\$24,145	\$26,658	\$32,496
Total Annual Expenses	\$13,486	\$13,571	\$13,837	\$14,317	\$14,848	\$15,433	\$16,792
Total Annual Cashflow	\$4,813	\$5,093	\$5,970	\$7,551	\$9,297	\$11,225	\$15,704
Cash on Cash ROI	12.51%	13.23%	15.51%	19.62%	24.16%	29.17%	40.80%
Property Value	\$182,580	\$186,232	\$197,630	\$218,200	\$240,910	\$265,985	\$324,234
Equity	\$41,493	\$47,365	\$66,132	\$101,718	\$143,701	\$193,508	\$324,234
Loan Balance	\$141,087	\$138,866	\$131,499	\$116,482	\$97,210	\$72,477	\$0
Total Profit if Sold	\$7,820	\$18,786	\$54,574	\$124,692	\$209,600	\$311,601	\$578,478
Annualized Total Return	20%	22%	19%	16%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1900

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