

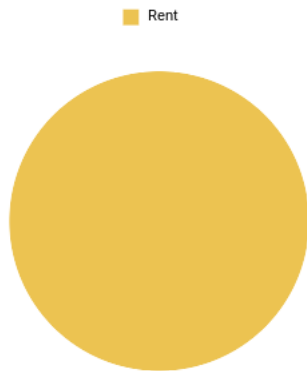
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,650.00	\$2,194.80	\$455.20	7.39%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$24,744.00	\$71,025.00	7.69%	7.39%

Property Information

Purchase Price:	\$335,000.00
Purchase Closing Costs:	\$4,025.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$339,025.00
After Repair Value	

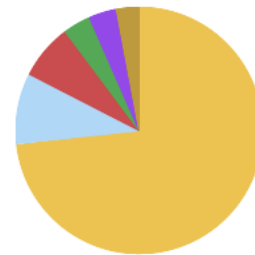
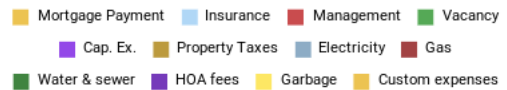
Down Payment:	\$67,000.00
Loan Amount:	\$268,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,606.80

Income



Rent	\$2,650.00
Total	\$2,650.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$79.50	Cap. Ex.	\$79.50
Management	\$159.00	Insurance	\$203.00
Property Taxes	\$67.00	Mortgage Payment	\$1,606.80
Total	\$2,194.80		

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Financial Projections

Total Initial Equity:	-\$268,000.00		
Gross Rent Multiplier:	10.53		
Income-Expense Ratio (2% Rule):	0.78%		
Typical Cap Rate:	7.39%	Debt Coverage Ratio:	1.28
ARV based on Cap Rate:	\$335,000.00		

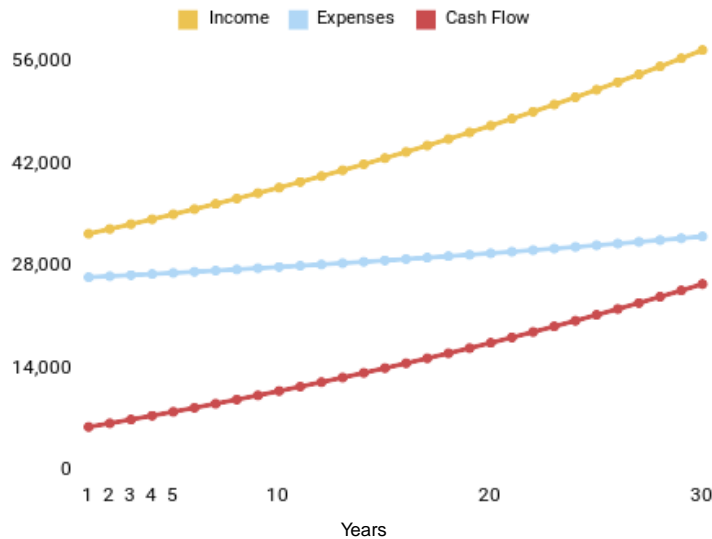
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,650.00
x50% for Expenses:	\$1,325.00
Monthly Payment/Interest Payment:	\$1,606.80
Total Monthly Cash Flow using 50% Rule:	-\$281.80

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	\$32,436	\$33,085	\$35,110	\$38,764	\$42,799	\$47,253	\$57,601
Total Annual Expenses	\$26,479	\$26,623	\$27,072	\$27,883	\$28,778	\$29,766	\$32,063
Total Annual Cashflow	\$5,957	\$6,462	\$8,038	\$10,881	\$14,021	\$17,487	\$25,539
Cash on Cash ROI	8.39%	9.10%	11.32%	15.32%	19.74%	24.62%	35.96%
Property Value	\$341,700	\$348,534	\$369,867	\$408,363	\$450,866	\$497,792	\$606,806
Equity	\$76,991	\$87,319	\$120,481	\$184,085	\$260,455	\$353,063	\$606,806
Loan Balance	\$264,709	\$261,215	\$249,386	\$224,278	\$190,411	\$144,730	\$0
Total Profit if Sold	\$11,923	\$28,714	\$84,393	\$196,604	\$336,673	\$509,645	\$981,228
Annualized Total Return	17%	19%	17%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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