

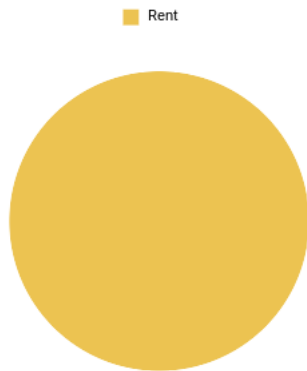
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,195.00	\$1,705.74	\$489.26	8.07%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$20,490.60	\$53,800.00	10.91%	8.07%

Property Information

Purchase Price:	\$254,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$257,000.00
After Repair Value	

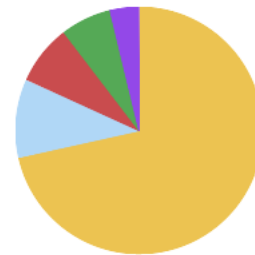
Down Payment:	\$50,800.00
Loan Amount:	\$203,200.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,218.29

Income



Rent	\$2,195.00
Total	\$2,195.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$65.85	Management	\$175.60
Insurance	\$133.00	Property Taxes	\$113.00
Mortgage Payment	\$1,218.29		
Total	\$1,705.74		

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Financial Projections

Total Initial Equity:	-\$203,200.00		
Gross Rent Multiplier:	9.64		
Income-Expense Ratio (2% Rule):	0.85%		
Typical Cap Rate:	8.07%	Debt Coverage Ratio:	1.40
ARV based on Cap Rate:	\$254,000.00		

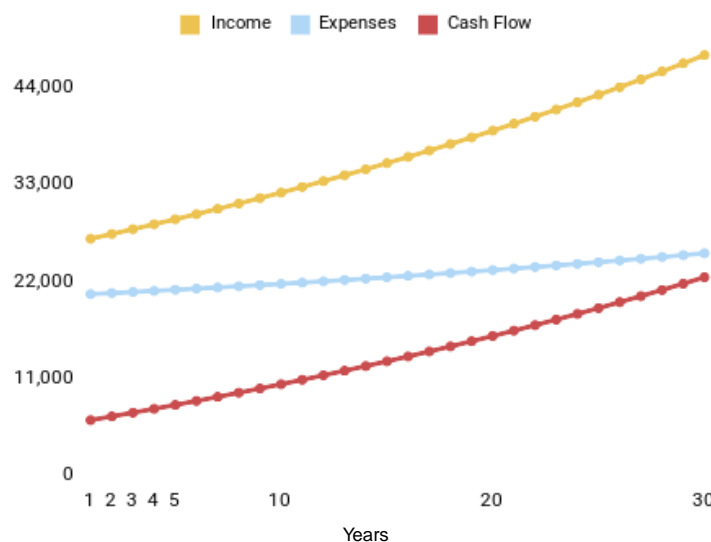
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,195.00
x50% for Expenses:	\$1,097.50
Monthly Payment/Interest Payment:	\$1,218.29
Total Monthly Cash Flow using 50% Rule:	-\$120.79

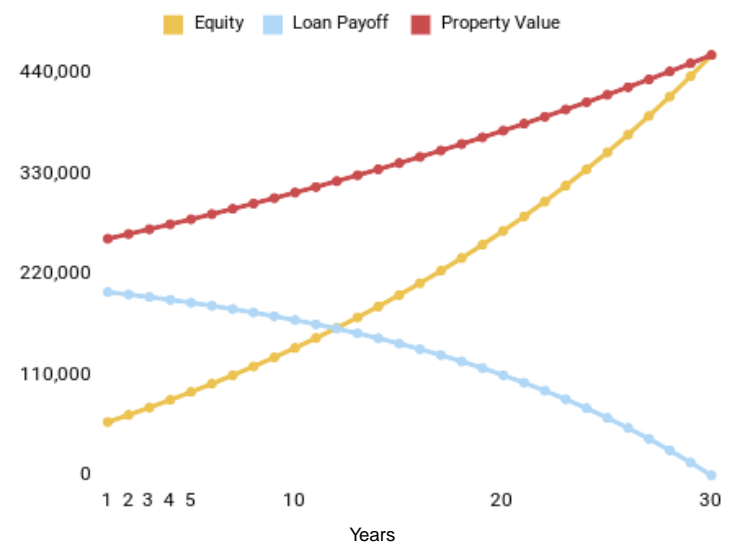
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$26,867	\$27,404	\$29,081	\$32,108	\$35,450	\$39,140	\$47,711
Total Annual Expenses	\$20,586	\$20,705	\$21,078	\$21,750	\$22,492	\$23,311	\$25,215
Total Annual Cashflow	\$6,281	\$6,699	\$8,004	\$10,358	\$12,958	\$15,829	\$22,496
Cash on Cash ROI	11.67%	12.45%	14.88%	19.25%	24.09%	29.42%	41.81%
Property Value	\$259,080	\$264,262	\$280,437	\$309,625	\$341,851	\$377,431	\$460,086
Equity	\$58,375	\$66,206	\$91,350	\$139,575	\$197,479	\$267,695	\$460,086
Loan Balance	\$200,705	\$198,055	\$189,086	\$170,049	\$144,371	\$109,735	\$0
Total Profit if Sold	\$10,856	\$25,386	\$73,219	\$168,434	\$285,827	\$429,332	\$815,592
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

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