

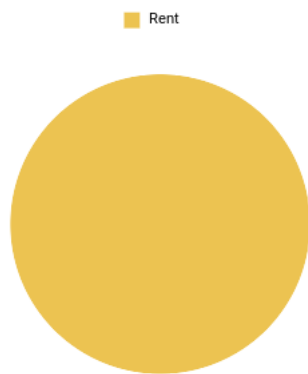
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,995.00	\$3,257.33	\$737.67	8.47%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$35,996.40	\$91,375.00	9.69%	8.47%

Property Information

Purchase Price:	\$425,000.00
Purchase Closing Costs:	\$6,375.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$431,375.00
After Repair Value	

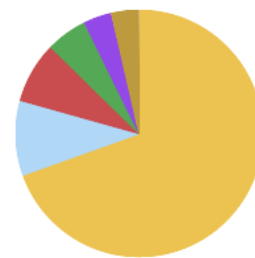
Down Payment:	\$85,000.00
Loan Amount:	\$340,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	7.000%
Monthly P&I:	\$2,262.03

Income



Rent	\$3,995.00
Total	\$3,995.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$119.85	Cap. Ex.	\$119.85
Management	\$319.60	Insurance	\$176.00
Property Taxes	\$260.00	Mortgage Payment	\$2,262.03
Total	\$3,257.33		

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Financial Projections

Total Initial Equity:	-\$340,000.00		
Gross Rent Multiplier:	8.87		
Income-Expense Ratio (2% Rule):	0.93%		
Typical Cap Rate:	8.47%	Debt Coverage Ratio:	1.33
ARV based on Cap Rate:	\$425,000.00		

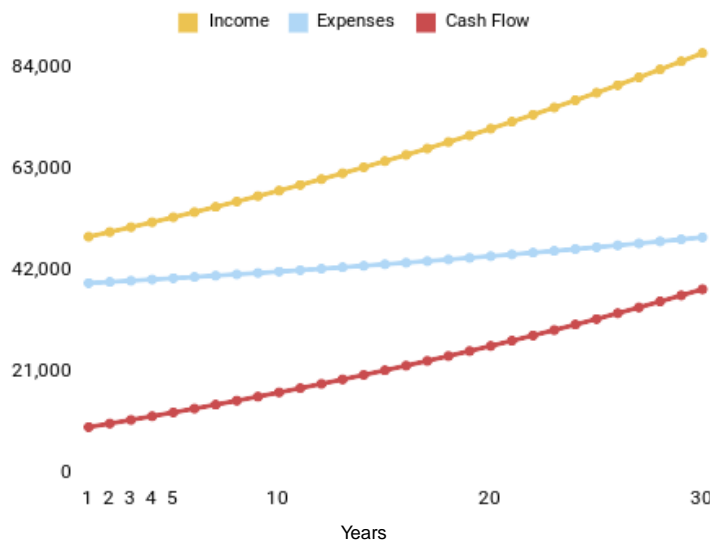
50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,995.00
x50% for Expenses:	\$1,997.50
Monthly Payment/Interest Payment:	\$2,262.03
Total Monthly Cash Flow using 50% Rule:	-\$264.53

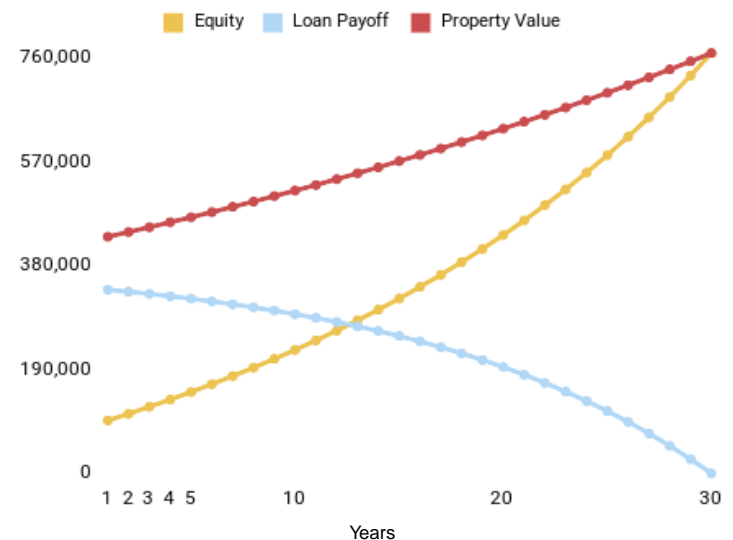
Analysis Over Time

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	\$48,899	\$49,877	\$52,930	\$58,439	\$64,521	\$71,236	\$86,837
Total Annual Expenses	\$39,327	\$39,570	\$40,331	\$41,704	\$43,219	\$44,892	\$48,779
Total Annual Cashflow	\$9,572	\$10,306	\$12,599	\$16,735	\$21,302	\$26,344	\$38,058
Cash on Cash ROI	10.48%	11.28%	13.79%	18.31%	23.31%	28.83%	41.65%
Property Value	\$433,500	\$442,170	\$469,234	\$518,073	\$571,994	\$631,528	\$769,829
Equity	\$96,954	\$109,327	\$149,187	\$226,311	\$320,330	\$436,707	\$769,829
Loan Balance	\$336,546	\$332,843	\$320,047	\$291,762	\$251,664	\$194,820	\$0
Total Profit if Sold	\$15,151	\$37,830	\$113,163	\$265,526	\$456,741	\$694,556	\$1,353,634
Annualized Total Return	17%	19%	17%	15%	13%	11%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1967



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