

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$2,500.00	\$1,893.08	\$606.92	8.61%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,960.00	\$54,825.00	13.28%	8.61%

Property Information

Purchase Price:	\$255,000.00
Purchase Closing Costs:	\$3,825.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$258,825.00
After Repair Value	

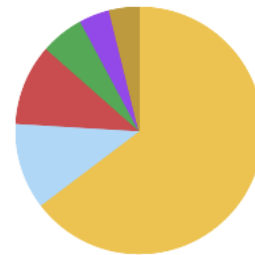
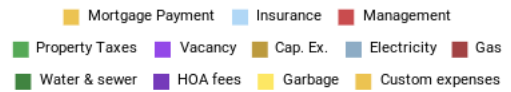
Down Payment:	\$51,000.00
Loan Amount:	\$204,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
Monthly P&I:	\$1,223.08

Income



Rent	\$2,500.00
Total	\$2,500.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$75.00	Cap. Ex.	\$75.00
Management	\$200.00	Insurance	\$213.00
Property Taxes	\$107.00	Mortgage Payment	\$1,223.08
Total	\$1,893.08		

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Financial Projections

Total Initial Equity:	-\$204,000.00		
Gross Rent Multiplier:	8.50		
Income-Expense Ratio (2% Rule):	0.97%		
Typical Cap Rate:	8.61%	Debt Coverage Ratio:	1.50
ARV based on Cap Rate:	\$255,000.00		

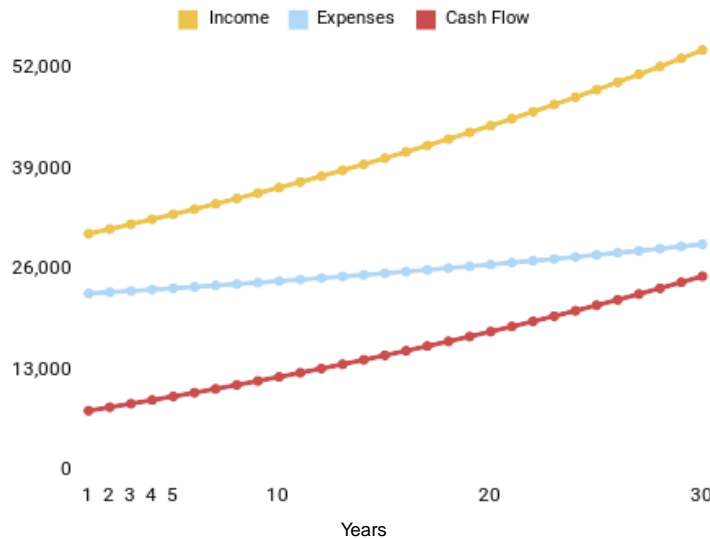
50% Rule Cash Flow Estimates

Total Monthly Income:	\$2,500.00
x50% for Expenses:	\$1,250.00
Monthly Payment/Interest Payment:	\$1,223.08
Total Monthly Cash Flow using 50% Rule:	\$26.92

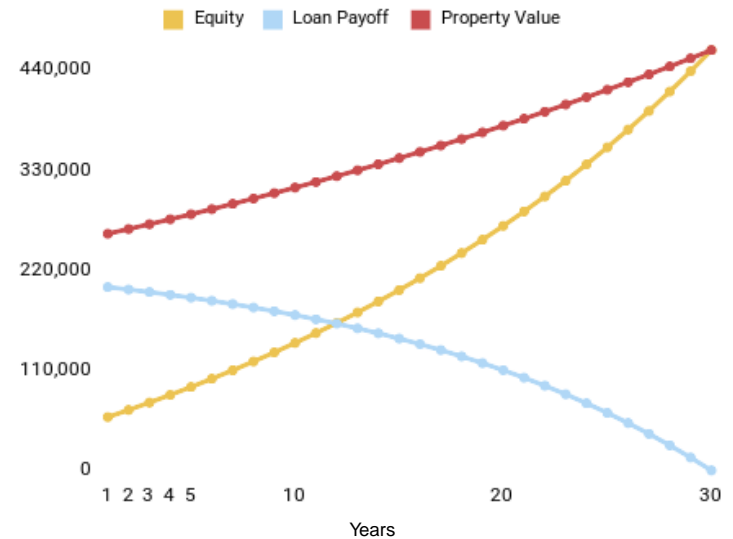
Analysis Over Time

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	\$30,600	\$31,212	\$33,122	\$36,570	\$40,376	\$44,578	\$54,341
Total Annual Expenses	\$22,878	\$23,042	\$23,554	\$24,478	\$25,498	\$26,624	\$29,240
Total Annual Cashflow	\$7,722	\$8,170	\$9,569	\$12,092	\$14,878	\$17,954	\$25,101
Cash on Cash ROI	14.09%	14.90%	17.45%	22.06%	27.14%	32.75%	45.78%
Property Value	\$260,100	\$265,302	\$281,541	\$310,844	\$343,196	\$378,917	\$461,897
Equity	\$58,605	\$66,467	\$91,710	\$140,125	\$198,257	\$268,749	\$461,897
Loan Balance	\$201,495	\$198,835	\$189,831	\$170,719	\$144,940	\$110,167	\$0
Total Profit if Sold	\$11,502	\$27,534	\$80,066	\$183,795	\$310,636	\$464,626	\$875,455
Annualized Total Return	21%	23%	20%	16%	13%	12%	10%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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