



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,600.00	\$1,344.10	\$255.90	5.66%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$11,719.20	\$46,399.00	6.62%	5.66%

Property Information

Purchase Price:	\$207,000.00
Purchase Closing Costs:	\$4,999.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$211,999.00
After Repair Value	

Down Payment:	\$41,400.00
Loan Amount:	\$165,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	3.250%
Monthly P&I:	\$720.70

Income



Rent	\$1,600.00
Total	\$1,600.00

Expenses



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$48.00	Maintenance	\$48.00
Cap. Ex.	\$48.00	Management	\$150.40
Insurance	\$125.00	Property Taxes	\$204.00
Mortgage Payment	\$720.70		
Total	\$1,344.10		

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Financial Projections

Total Initial Equity:	-\$165,600.00		
Gross Rent Multiplier:	10.78		
Income-Expense Ratio (2% Rule):	0.75%		
Typical Cap Rate:	5.66%	Debt Coverage Ratio:	1.36
ARV based on Cap Rate:	\$207,000.00		

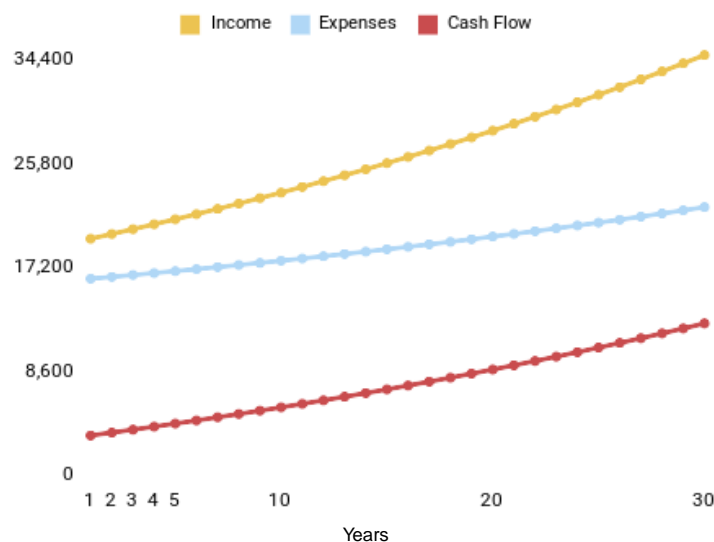
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,600.00
x50% for Expenses:	\$800.00
Monthly Payment/Interest Payment:	\$720.70
Total Monthly Cash Flow using 50% Rule:	\$79.30

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	\$19,584	\$19,976	\$21,198	\$23,405	\$25,841	\$28,530	\$34,778
Total Annual Expenses	\$16,279	\$16,431	\$16,908	\$17,767	\$18,717	\$19,764	\$22,199
Total Annual Cashflow	\$3,305	\$3,544	\$4,291	\$5,637	\$7,124	\$8,766	\$12,579
Cash on Cash ROI	7.12%	7.64%	9.25%	12.15%	15.35%	18.89%	27.11%
Property Value	\$211,140	\$215,363	\$228,545	\$252,332	\$278,595	\$307,591	\$374,952
Equity	\$48,856	\$56,503	\$80,653	\$125,268	\$176,028	\$233,839	\$374,952
Loan Balance	\$162,284	\$158,860	\$147,892	\$127,064	\$102,566	\$73,752	\$0
Total Profit if Sold	\$5,762	\$16,954	\$53,219	\$123,273	\$206,621	\$304,912	\$554,034
Annualized Total Return	12%	17%	17%	14%	12%	11%	9%

Income, Expenses and Cash Flow (in \$)

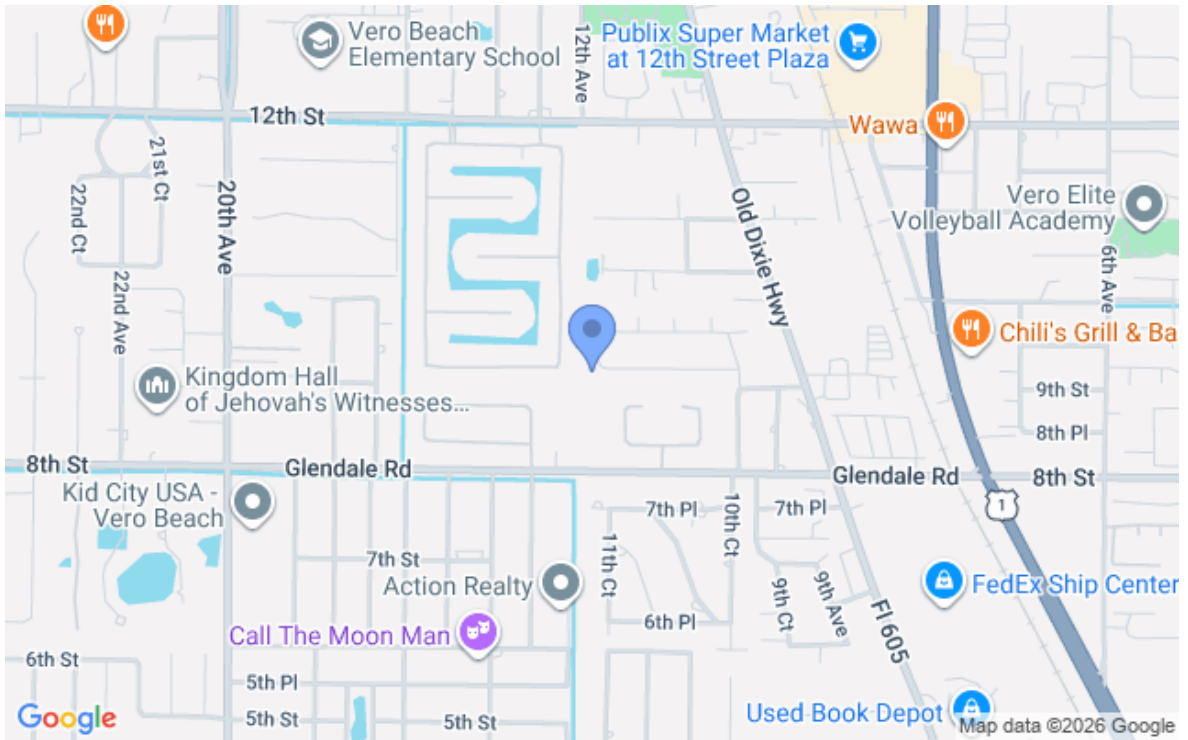


Loan Balance, Value and Equity (in \$)



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