

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$3,600.00	\$1,473.37	\$2,126.63	30.87%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$29,232.00	\$35,675.00	71.53%	30.87%

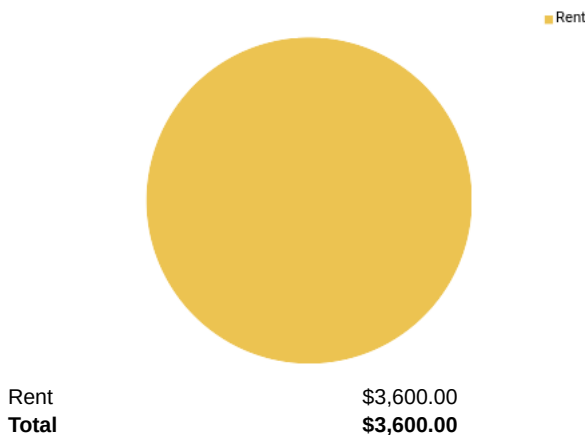
Property Information

Purchase Price:	\$94,700.00
Purchase Closing Costs:	\$5,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$99,700.00
After Repair Value	

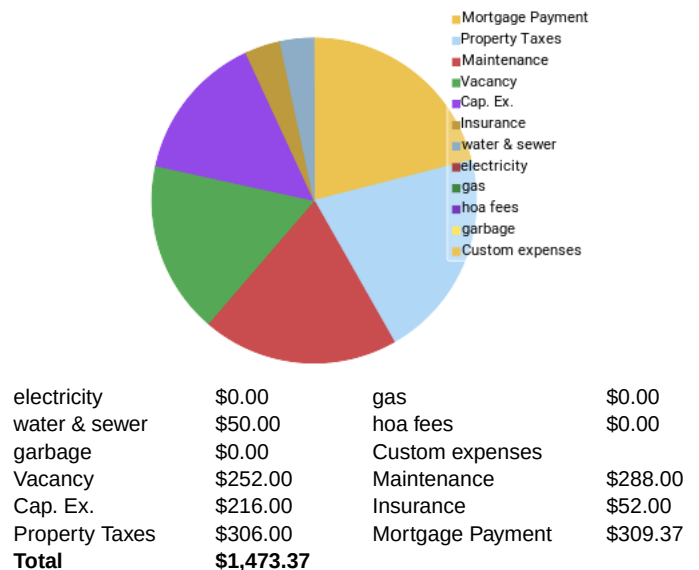
Down Payment:	\$30,675.00
Loan Amount:	\$64,025.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	4.100%
Monthly P&I:	\$309.37



Income



Expenses



Financial Projections

Total Initial Equity:	-	\$64,025.00		
Gross Rent Multiplier:		2.19		
Income-Expense Ratio (2% Rule):		3.61%		
Typical Cap Rate:		30.87%	Debt Coverage Ratio:	7.87
ARV based on Cap Rate:		\$94,700.00		

50% Rule Cash Flow Estimates

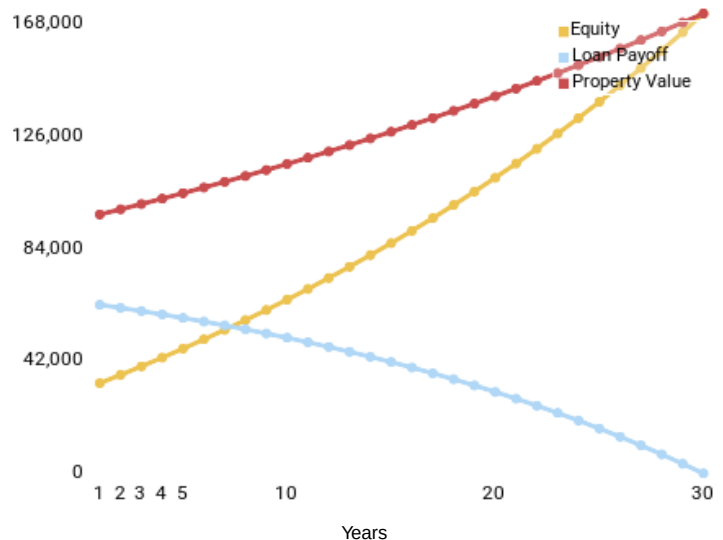
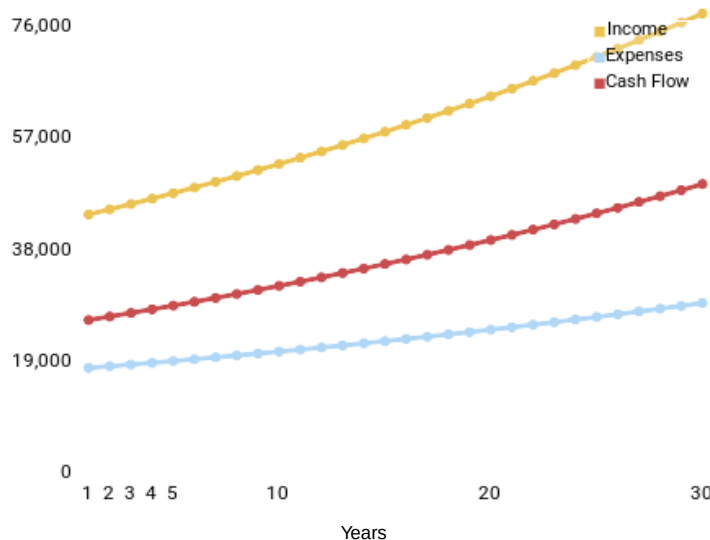
Total Monthly Income:	\$3,600.00
x50% for Expenses:	\$1,800.00
Monthly Payment/Interest Payment:	\$309.37
Total Monthly Cash Flow using 50% Rule:	\$1,490.63

Analysis Over Time

Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value				
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$44,064	\$44,945	\$47,696	\$52,661	\$58,142	\$64,193	\$78,251
Total Annual Expenses	\$17,960	\$18,245	\$19,134	\$20,739	\$22,512	\$24,468	\$29,014
Total Annual Cashflow	\$26,104	\$26,701	\$28,562	\$31,921	\$35,630	\$39,725	\$49,237
Cash on Cash ROI	73.17%	74.84%	80.06%	89.48%	99.87%	111.35%	138.02%
Property Value	\$96,594	\$98,526	\$104,556	\$115,439	\$127,454	\$140,719	\$171,536
Equity	\$33,677	\$36,763	\$46,554	\$64,828	\$85,912	\$110,306	\$171,536
Loan Balance	\$62,917	\$61,763	\$58,002	\$50,611	\$41,542	\$30,413	\$0
Total Profit if Sold	\$24,106	\$53,893	\$147,484	\$318,512	\$510,182	\$724,849	\$1,234,092
Compound Annual Growth Rate	68%	58%	39%	26%	20%	17%	13%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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