

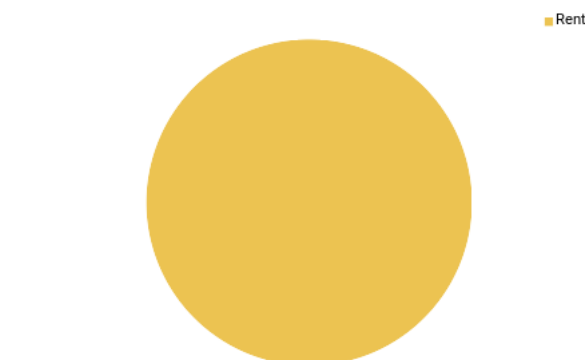
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,950.00	\$1,864.07	\$85.93	5.65%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$16,088.34	\$3,000.00	34.37%	5.65%

Property Information

Purchase Price:	\$285,000.00
Purchase Closing Costs:	\$3,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$288,000.00
After Repair Value	

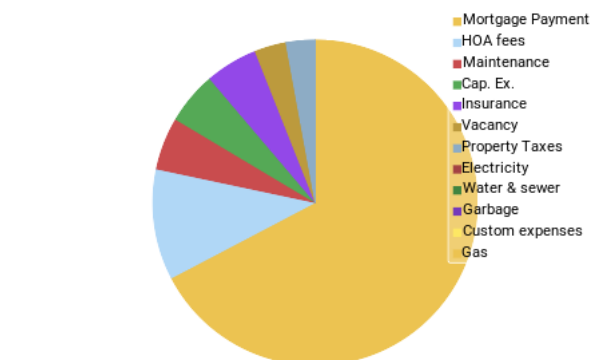
Down Payment:	\$0.00
Loan Amount:	\$285,000.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	28 years
Loan Interest Rate:	3.000%
Monthly P&I:	\$1,254.76

Income



Rent	\$1,950.00
Total	\$1,950.00

Expenses



Electricity	\$0.00	Gas	\$-1.00
Water & sewer	\$0.00	HOA fees	\$205.00
Garbage	\$0.00	Custom expenses	\$0.00
Vacancy	\$58.50	Maintenance	\$97.50
Cap. Ex.	\$97.31	Insurance	\$97.00
Property Taxes	\$55.00	Mortgage Payment	\$1,254.76
Total	\$1,864.07		

Financial Projections

Total Initial Equity:	-\$285,000.00		
Gross Rent Multiplier:	12.18		
Income-Expense Ratio (2% Rule):	0.68%		
Typical Cap Rate:	5.65%	Debt Coverage Ratio:	1.07
ARV based on Cap Rate:	\$285,000.00		

50% Rule Cash Flow Estimates

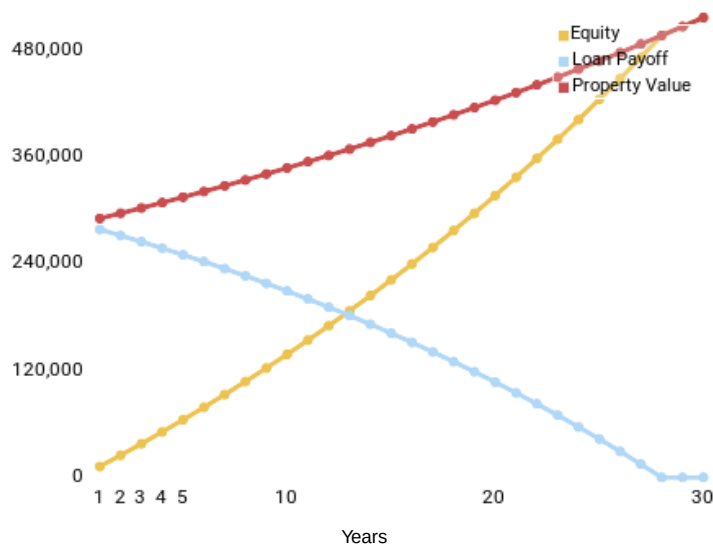
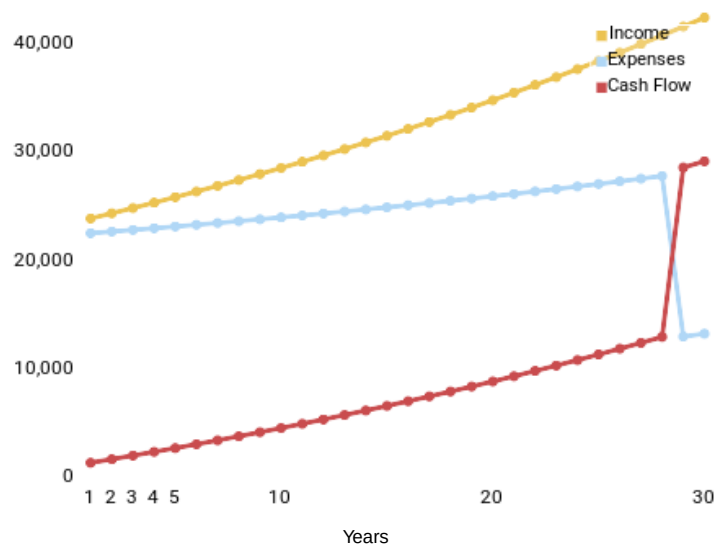
Total Monthly Income:	\$1,950.00
x50% for Expenses:	\$975.00
Monthly Payment/Interest Payment:	\$1,254.76
Total Monthly Cash Flow using 50% Rule:	-\$279.76

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	\$23,868	\$24,345	\$25,835	\$28,524	\$31,493	\$34,771	\$42,386
Total Annual Expenses	\$22,515	\$22,664	\$23,130	\$23,970	\$24,898	\$25,922	\$13,244
Total Annual Cashflow	\$1,353	\$1,681	\$2,706	\$4,554	\$6,596	\$8,849	\$29,142
Cash on Cash ROI	45.10%	56.04%	90.19%	151.82%	219.85%	294.98%	971.39%
Property Value	\$290,700	\$296,514	\$314,663	\$347,413	\$383,572	\$423,495	\$516,238
Equity	\$12,297	\$24,909	\$64,718	\$138,190	\$221,651	\$316,521	\$516,238
Loan Balance	\$278,403	\$271,605	\$249,945	\$209,224	\$161,921	\$106,974	\$0
Total Profit if Sold	\$10,650	\$24,944	\$71,832	\$164,305	\$276,581	\$411,100	\$757,364
Compound Annual Growth Rate	355%	205%	90%	49%	35%	28%	20%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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Year Built

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