

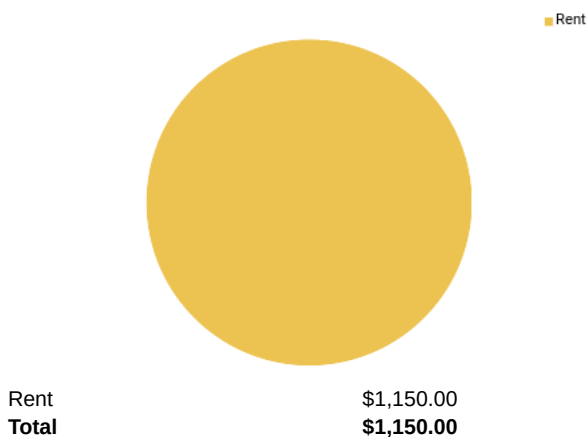
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,150.00	\$995.74	\$154.26	20.38%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,114.00	\$35,074.00	5.28%	9.13%

Property Information

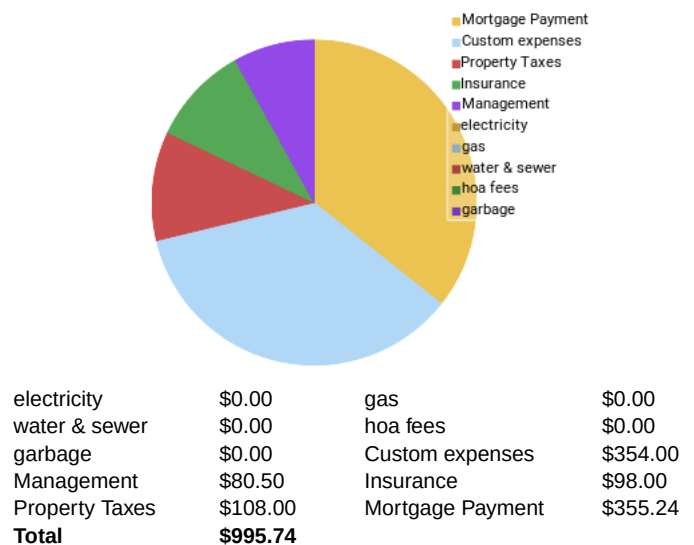
Purchase Price:	\$67,000.00
Purchase Closing Costs:	\$1,674.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$88,674.00
After Repair Value	\$30,000.00

Down Payment:	\$13,400.00
Loan Amount:	\$53,600.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	6.300%
Monthly P&I:	\$355.24

Income



Expenses



Financial Projections

Total Initial Equity:	-	\$23,600.00	
Gross Rent Multiplier:		4.86	
Income-Expense Ratio (2% Rule):		1.30%	
Typical Cap Rate:		9.13%	Debt Coverage Ratio:
ARV based on Cap Rate:		\$67,000.00	1.43

50% Rule Cash Flow Estimates

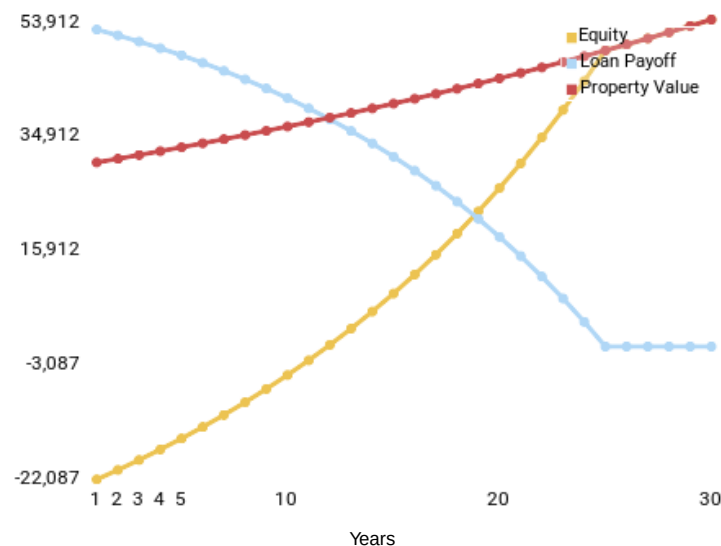
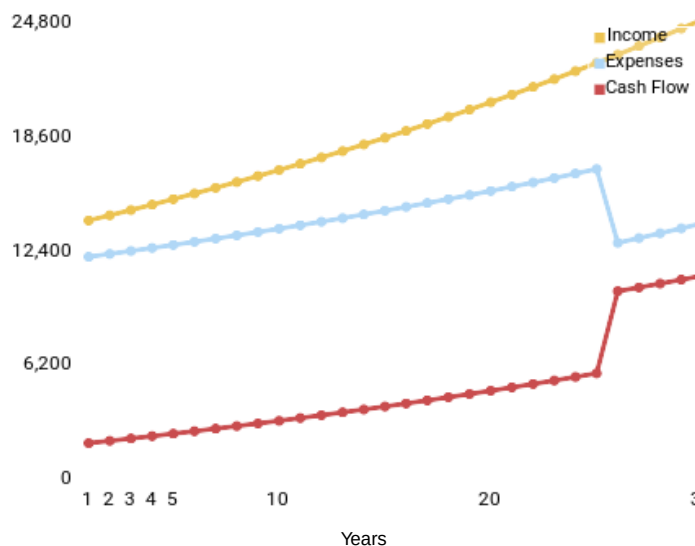
Total Monthly Income:	\$1,150.00
x50% for Expenses:	\$575.00
Monthly Payment/Interest Payment:	\$355.24
Total Monthly Cash Flow using 50% Rule:	\$219.76

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	\$14,076	\$14,358	\$15,236	\$16,822	\$18,573	\$20,506	\$24,997
Total Annual Expenses	\$12,103	\$12,259	\$12,749	\$13,632	\$14,607	\$15,684	\$13,922
Total Annual Cashflow	\$1,973	\$2,098	\$2,487	\$3,190	\$3,966	\$4,822	\$11,075
Cash on Cash ROI	5.63%	5.98%	7.09%	9.10%	11.31%	13.75%	31.58%
Property Value	\$30,600	\$31,212	\$33,122	\$36,570	\$40,376	\$44,578	\$54,341
Equity	-\$22,088	-\$20,505	-\$15,286	-\$4,730	\$8,808	\$26,335	\$54,341
Loan Balance	\$52,688	\$51,717	\$48,408	\$41,300	\$31,568	\$18,243	\$0
Total Profit if Sold	-\$55,188	-\$51,507	-\$39,220	-\$14,147	\$17,637	\$57,529	\$165,688
Compound Annual Growth Rate	0%	0%	0%	-5%	3%	5%	6%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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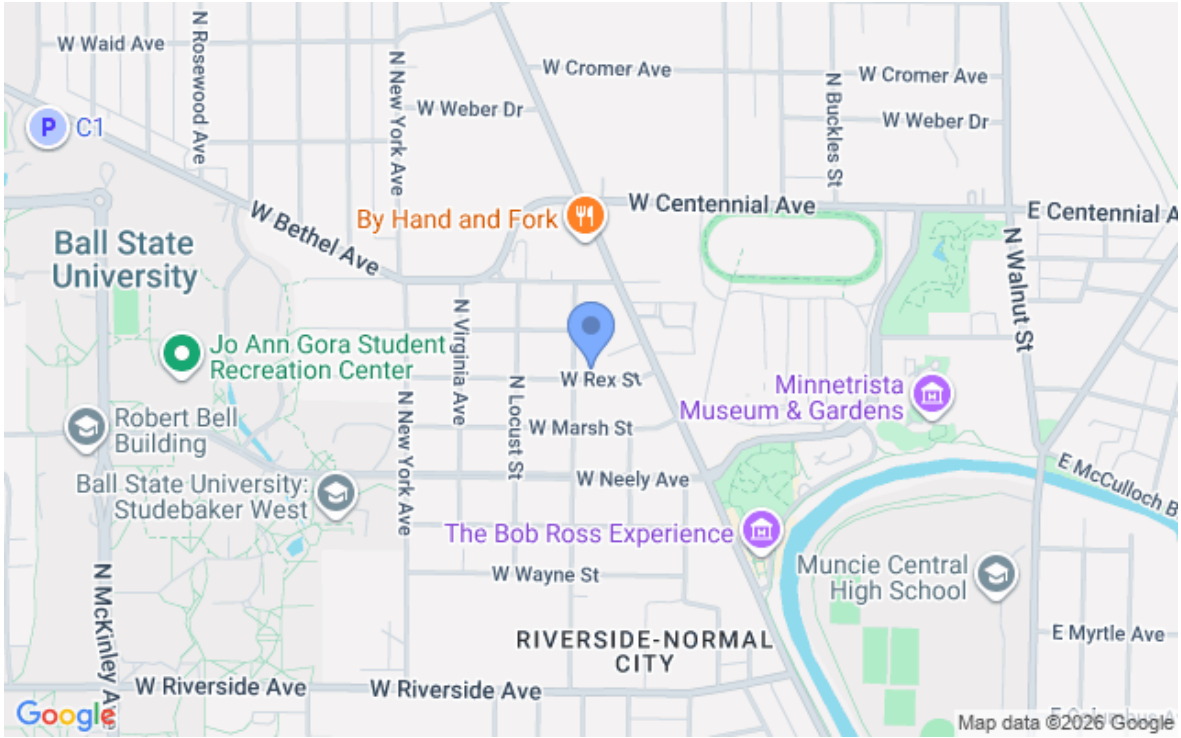
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House Size (sq. ft)

900.0

Year Built

1909



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