



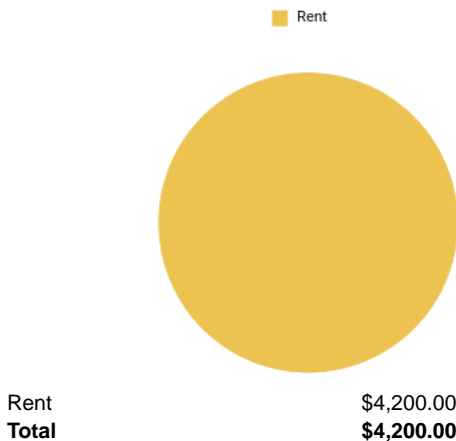
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$4,200.00	\$2,794.60	\$1,405.40	12.03%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$21,658.08	\$49,903.50	33.79%	18.83%

Property Information

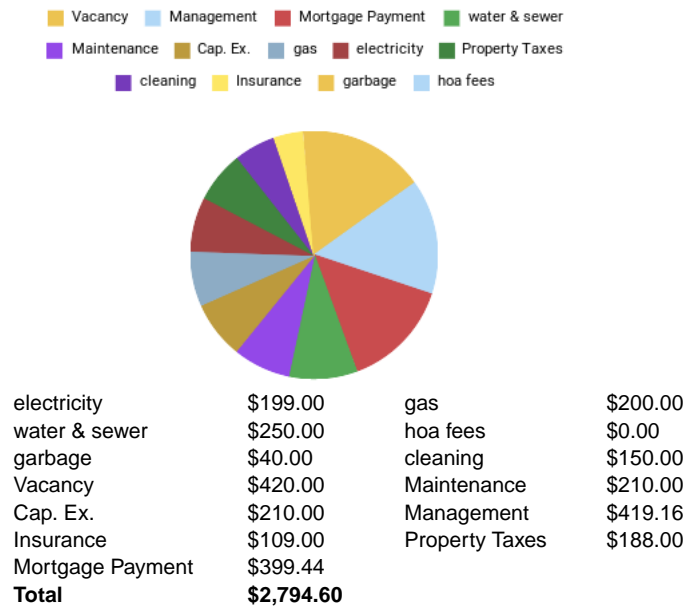
Purchase Price:	\$115,000.00
Purchase Closing Costs:	\$6,600.00
Estimated Repair Costs:	\$13,691.00
Total Cost of Project:	\$135,291.00
After Repair Value	\$180,000.00
Down Payment:	\$28,750.00
Loan Amount:	\$86,250.00
Loan Points:	1.0
Loan Fees:	\$862.50
Amortized Over:	30 years
Loan Interest Rate:	3.750%
Monthly P&I:	\$399.44



Income



Expenses



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Financial Projections

Total Initial Equity:	\$93,750.00		
Gross Rent Multiplier:	2.28		
Income-Expense Ratio (2% Rule):	3.10%		
Typical Cap Rate:	18.83%	Debt Coverage Ratio:	4.52
ARV based on Cap Rate:	\$115,000.00		

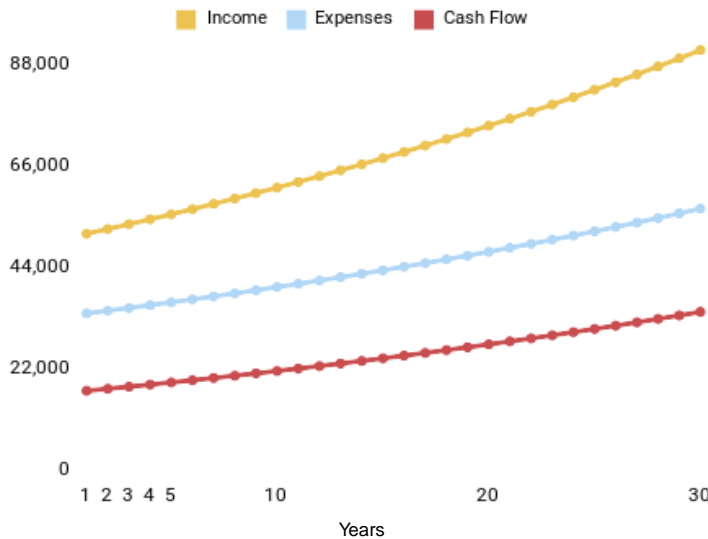
50% Rule Cash Flow Estimates

Total Monthly Income:	\$4,200.00
x50% for Expenses:	\$2,100.00
Monthly Payment/Interest Payment:	\$399.44
Total Monthly Cash Flow using 50% Rule:	\$1,700.56

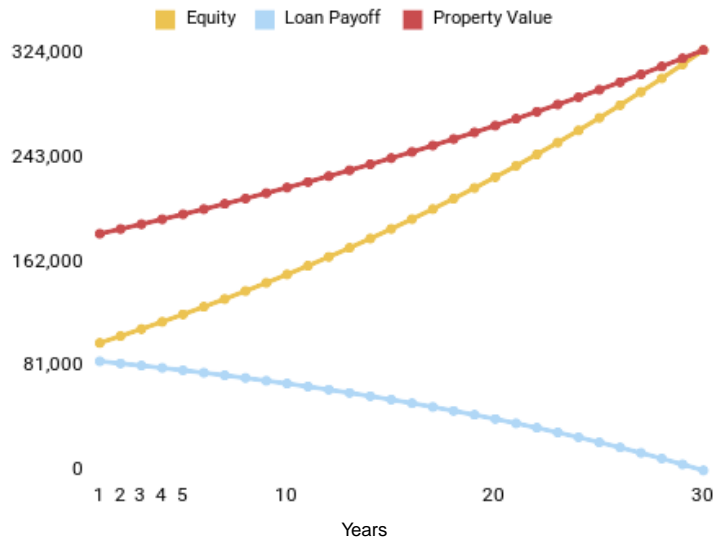
Analysis Over Time

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	\$51,408	\$52,436	\$55,646	\$61,437	\$67,832	\$74,892	\$91,293
Total Annual Expenses	\$34,110	\$34,696	\$36,527	\$39,829	\$43,476	\$47,502	\$56,855
Total Annual Cashflow	\$17,298	\$17,740	\$19,119	\$21,608	\$24,356	\$27,390	\$34,437
Cash on Cash ROI	34.66%	35.55%	38.31%	43.30%	48.81%	54.88%	69.01%
Property Value	\$183,600	\$187,272	\$198,735	\$219,419	\$242,256	\$267,471	\$326,045
Equity	\$98,936	\$104,254	\$121,043	\$152,048	\$187,330	\$227,551	\$326,045
Loan Balance	\$84,664	\$83,018	\$77,692	\$67,371	\$54,926	\$39,919	\$0
Total Profit if Sold	\$66,330	\$89,389	\$162,137	\$296,105	\$447,561	\$618,542	\$1,028,543
Annualized Total Return	133%	67%	34%	21%	17%	14%	11%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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Year Built

1969

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